



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, January 14, 2025

6:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

HYBRID MEETING

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

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

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

3. Register to Speak or to Answer Questions: If you wish to speak at the hybrid meeting on an agenda item, you must register. You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak, you will be sent an email with the information you will need to join the hybrid meeting. You can participate in-person or virtually.

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

- In-person: Enter through the main doors at 210 Martin Luther King, Jr. Blvd and proceed to level 2.
- Livestream on the Madison City Channel website:
<https://www.cityofmadison.com/watchCouncil>
- 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: 842 6425 8722

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: Tishler.

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. | <u>85920</u> | Consent Agenda Document (1/14/25)

<u>Legislative History</u>

10/31/24 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.

PUBLIC HEARINGS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

2. [86143](#) Public Hearing - New License
 Taqueria Los Atlantes LLC • dba Los Atlantes Restaurant and Bakery
 2304 S Park St • Agent: Jonathan Falcon
 Estimated Capacity (in/out): 50/0
 Class B Combination Liquor & Beer • 25% alcohol, 40% food, 35% other
 Police Sector 309 (District 14)

Attachments: [LICLIB-2024-00999 App.pdf](#)
[LICLIB-2024-00999 Supplemental.pdf](#)
[2304 S Park St map.pdf](#)

Legislative History

11/18/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)
12/10/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

3. [86147](#) Public Hearing - New License
 Tacomadre LLC • dba Taco Madres
 2827 Atwood Ave • Agent: Jose Vicente Zecua
 Estimated Capacity (in/out): 75/0
 Class B Combination Liquor & Beer • 30% alcohol, 70% food
 Police Sector 602 (District 15)

Attachments: [LICLIB-2024-01015 App.pdf](#)
[LICLIB-2024-01015 Supplemental.pdf](#)
[2827 Atwood Ave map.pdf](#)
[LICLIB-2024-01015 App UPDATED 12-16-2024.pdf.pdf](#)

Legislative History

11/18/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)
12/10/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	Take Off The Table
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	Table
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE

AGENDA NOTE: the recommendation is to re-refer for recessed public hearing to The Alcohol License Review Committee (1/15/25), Common Council (2/11/25).

4. [86148](#) Public Hearing - New License
 Woodhouse Kitchen LLC • dba Haven
 430 W Gilman St • Agent: Ziyun Li
 Estimated Capacity (in/out): 70/0
 Class B Combination Liquor & Beer • 10% alcohol, 85% food, 5% other
 Police Sector 403 (District 2)

Attachments: [LICLIB-2024-01030 App.pdf](#)
[LICLIB-2024-01030 Supplemental.pdf](#)
[430 W Gilman St map.pdf](#)
[Application Addendum - Woodhouse Kitchen LLC.pdf](#)
[Opitz Comments](#)

Legislative History

11/18/24	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)
12/10/24	COMMON COUNCIL	Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING

The conditions are:
 1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday nights.
 2. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
 3. Food shall be available at all times.
 4. A refuse and recycling management plan shall be submitted to the Building Inspection Division for approval.

REPORT OF BOARD OF PUBLIC WORKS

5. [86458](#) Approving Plans, Specifications, And Schedule Of Assessments For
 Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District -
 2025. (District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [EvergreenOhioSommersOverallExhibit.pdf](#)
[Evergreen_Ohio_Sommers Questionnaire_Results_12_18_2024.pdf](#)
[Evergreen_Ohio_Sommers_BPWnotes_12_18_2024.pdf](#)
[AtwoodHudsonIntExhibit.pdf](#)
[11825_BPW EvergreenOhioSommers_AssessLtr.pdf](#)
[11825_revEvergreenOhioSommers_Assess.pdf](#)

Legislative History

12/11/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

END OF PUBLIC HEARINGS

BUSINESS PRESENTED BY THE MAYOR**APPOINTMENTS**

6. [86361](#) Report of the Mayor submitting resident committee appointments (introduction 12-10-2024; action 1-14-2025).
Legislative History
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|----------|-----------------------------------|--|
| 12/4/24 | Mayor's Office
Confirm 1/14/25 | Referred for Introduction |
| 12/10/24 | COMMON COUNCIL | Refer to a future Meeting to Confirm to the COMMON COUNCIL |
7. [86648](#) Report of the Mayor submitting resident committee appointments (introduction 1-14-2025; action 1-28-2025).
Legislative History
- | | | |
|--------|-----------------------------------|---------------------------|
| 1/8/25 | Mayor's Office
Confirm 1/28/25 | Referred for Introduction |
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BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

8. [85933](#) Confirming the Madison Common Council meeting formats through June 17, 2025:
1/28/25 - Hybrid (Virtual & CCB 201)
2/11/25 - Hybrid (Virtual & CCB 201)
2/25/25 - Hybrid (Virtual & CCB 201)
3/11/25 - Hybrid (Virtual & CCB 201)
3/25/25 - Hybrid (Virtual & CCB 201)
4/15/25 - Hybrid (Virtual & CCB 201)
5/6/25 - Hybrid (Virtual & CCB 201)
5/20/25 - Hybrid (Virtual & CCB 201)
6/3/25 - Hybrid (Virtual & CCB 201)
6/17/25 - Hybrid (Virtual & CCB 201)
Legislative History
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|----------|----------------|---|
| 10/31/24 | Council Office | RECOMMEND TO COUNCIL TO ACCEPT
- REPORT OF OFFICER |
|----------|----------------|---|
9. [86363](#) BY TITLE ONLY - Appointment of Members to the PCOB
Sponsors: Sabrina V. Madison
Legislative History
- | | | |
|----------|--|---|
| 12/4/24 | POLICE CIVILIAN
OVERSIGHT BOARD
Common Council (1/14/25) | Referred for Introduction |
| 12/10/24 | COMMON COUNCIL

Adopt (1/14/25) | Refer to a future Meeting to Adopt to the
COMMON COUNCIL |
10. [86528](#) Authorizing City of Madison Mayor and alders to encourage donations to the

Abundant Life Christian School Emergency Fund.

Sponsors: Jael Currie, Yannette Figueroa Cole And Derek Field

Legislative History

12/23/24 Council Office

RECOMMEND TO COUNCIL TO ADOPT
UNDER SUSPENSION OF MGO 2.055

REPORTS OF OFFICERS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

11. [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-C](#)
[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](#)
[Doss Comments.pdf](#)
[070924 CC public comment.pdf](#)
[092324 CC public comments.pdf](#)
[FastTrackRacialEquityAnalysis.pdf](#)
- Legislative History**
- | | | |
|---------|--|--|
| 5/28/24 | Attorney's Office
Alcohol License Review Committee (6/26/24), Common Council (7/2/24) | Referred for Introduction |
| 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 |
| 7/2/24 | COMMON COUNCIL | Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
| 8/6/24 | COMMON COUNCIL | Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE |
- Alcohol License Review Committee (9/18/24), Common Council (9/24/24).

9/24/24	COMMON COUNCIL	Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE
12/10/24	COMMON COUNCIL	Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE

AGENDA NOTE: Alcohol License Review Committee did not consider file 83669 at the 12/18/24 meeting. The recommendation is to re-refer to Alcohol License Review Committee (1/15/25), Common Council (1/28/25).

12. [86150](#) Change of Agent
Mos Espa LLC • dba Woody and Annes • 2236 Winnebago St
New Agent: Michael Randall
Class B Combination Liquor & Beer
(District 6)

Attachments: [LICLIB-2022-00537 Agent Change App.pdf](#)

Legislative History

12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER
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13. [86152](#) Entity Reorganization
Mos Espa LLC • dba Woody and Annes
2236 Winnebago St
Class B Combination Liquor & Beer
(District 6)
Remove one officer

Attachments: [LICLIB-2022-00537 Officer Change App.pdf](#)

Legislative History

12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER
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14. [86153](#) Change of Licensed Premises
Brennan's Cellars LLC • dba Brennan's Market
Current Capacity (in/out): 150/0 • Proposed Capacity (in/out): 230/0
8210 Watts Rd • Agent: Thea Miller
Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other
Police Sector 129 (District 1)
Request to extend premises into adjacent retail space.

Attachments: [LICPCH-2024-01003 App \(2\).pdf](#)

Legislative History

12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER
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15. [86260](#) Operator License Application
Patricia Lara- Establishment where employed: The Park Hotel

Attachments: [LOCOPR-2024-00874_Redacted.pdf](#)

Lara Face Sheet Redacted.pdf

Legislative History

11/27/24	ALCOHOL LICENSE REVIEW COMMITTEE	Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE
12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

16. [86493](#) Second 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 Mexican Restaurant LLC_License extension .pdf](#)

Legislative History

12/18/24	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER
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REPORT OF BOARD OF PARK COMMISSIONERS

17. [86257](#) Approving Park Commission President Resident Appointment to the Habitat Stewardship Subcommittee of the Board of Park Commissioners

Legislative History

12/11/24	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS
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REPORT OF BOARD OF PUBLIC WORKS

18. [86245](#) Authorizing the Mayor and City Clerk to enter into an inter-governmental agreement with Dane County for continuation of an ongoing Information and Education Program as part of the Madison Area Municipal Stormwater Permit group (MAMSWaP). (Citywide)

Sponsors: John P. Guequierre

Attachments: [2025-2029 MAMSWaP Intergovernmental Agreement_FINAL 11-20.pdf](#)

Legislative History

11/20/24	Engineering Division Board of Public Works (12/18/24), Common Council (1/14/25)	Referred for Introduction
11/26/24	COMMON COUNCIL	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

19. [86306](#) Report of Engineering of Non-Bid Contract for Waterways 2024 - Chester Dr. (District 7)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [Waterways 2024 Chester Dr Report to Council of Non-Bid.pdf](#)

Legislative History

11/26/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. [86307](#) Report of Engineering of Non-Bid Contract for Waterways 2024 - Storm Sewer Replacement near 7707 Old Sauk Rd. (District 9)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [Waterways 2024 Old Sauk Rd Report to Council of Non-Bid.pdf](#)

Legislative History

11/26/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. [86309](#) Accepting street and terrace improvements constructed by Private Contract for 823 E Washington Ave - Moxy Hotel, Private Contract No. 8980 (District 6).

Sponsors: BOARD OF PUBLIC WORKS

Legislative History

11/26/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. [86313](#) Awarding Public Works Contract No. 9535, CIPP UV Lining Rehabilitation of Sewers Phase 2 - 2024. (District 3, District 4, District 5, District 12, District 13, District 15, District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [9535.pdf](#)
[9535 award.pdf](#)

Legislative History

12/3/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. [86314](#) Awarding Public Works Contract No. 8759, Starker Avenue Resurfacing Assessment District - 2024. (District 16)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [8759.pdf](#)
[8759 award.pdf](#)

Legislative History

12/3/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. [86453](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2025 Semi-Permanent Epoxy Pavement Marking. (Citywide)
- Sponsors:** BOARD OF PUBLIC WORKS
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/11/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
25. [86454](#) Approving plans and specifications for public improvements necessary for the project known as 1 & 15 Ellis Potter Court and authorizing construction to be undertaken by the Developer, and Rescinding Resolution RES-24-00423, Private Contract No. 9514 (District 19)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9514 Exhibit rev 1.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/11/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
26. [86455](#) Approving plans and specifications for public improvements necessary for the project known as 1150 S Park Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9597 (District 13)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9597 Exhibit.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/11/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
27. [86456](#) Accepting street and terrace improvements constructed by Private Contract for 619-625 N. Henry Street and 145 Iota Court PUD, Private Contract No. 2338 (District 2).
- Sponsors:** BOARD OF PUBLIC WORKS
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/11/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
28. [86457](#) Accepting sanitary sewer, storm sewer, and street improvements constructed by Private Contract Anchorbank Redevelopment - 25 W. Main Street, Private Contract No. 2342 (District 4).
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [2342 Anchorbank Storm Schedule A Unit Cost.pdf](#)
[2342 Anchorbank Sanitary Schedule A Unit Cost.pdf](#)
[2342 Street Schedule A complete Schedule A.pdf](#)

Legislative History

12/11/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

29. [86459](#) Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Near Watershed Study. (District 2, District 4, District 5, District 8, and District 13)

Sponsors: Tag Evers

Legislative History

12/12/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

30. [86460](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Rennebohm Park Sprayground. (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [9551_Plans_12-10-2024.pdf](#)

Legislative History

12/12/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

31. [86461](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bartillon Sidewalk. (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [14890EN-Bartillon Sidewalk-BPW Exhibit.pdf](#)
[14890-BartillonSidewalk_BPWNotes.pdf](#)

Legislative History

12/12/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

32. [86462](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Park Sun Shelter Installation. (District 1, District 3, District 17)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [Contract 9529 Plans.pdf](#)

Legislative History

12/12/24	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
12/18/24	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

33. [86464](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Imagination Center at Reindahl Park. (District

12)

Sponsors: BOARD OF PUBLIC WORKS**Attachments:** [17085_selectedDrawings.pdf](#)**Legislative History**

12/11/24 Engineering Division Refer to the BOARD OF PUBLIC WORKS

12/18/24 BOARD OF PUBLIC WORKS RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

34. [86467](#) Accepting sanitary sewer improvements constructed by Private Contract In 5604 Schroeder Road, Private Contract No. 9302 (District 19).

Sponsors: BOARD OF PUBLIC WORKS**Attachments:** [9302 Sanitary Schedule A Unit Cost.pdf](#)**Legislative History**

12/12/24 Engineering Division Refer to the BOARD OF PUBLIC WORKS

12/18/24 BOARD OF PUBLIC WORKS RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

35. [86468](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Truax Apartments PV - Roofing Alterations. (District 12)

Sponsors: BOARD OF PUBLIC WORKS**Attachments:** [Truax Apartments PV - Roofing Alterations BPW.pdf](#)**Legislative History**

12/12/24 Engineering Division Refer to the BOARD OF PUBLIC WORKS

12/18/24 BOARD OF PUBLIC WORKS RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

36. [86469](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Solar PV - Water Utility Olin Ave. (District 14)

Sponsors: BOARD OF PUBLIC WORKS**Attachments:** [Solar PV - Water Utility Olin Ave BPW.pdf](#)**Legislative History**

12/12/24 Engineering Division Refer to the BOARD OF PUBLIC WORKS

12/18/24 BOARD OF PUBLIC WORKS RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

37. [86470](#) Approving plans and specifications for public improvements necessary for the project known as 4502 Regent Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9602 (District 11)

Sponsors: BOARD OF PUBLIC WORKS**Attachments:** [9602_exhibit.pdf](#)**Legislative History**

12/12/24 Engineering Division Refer to the BOARD OF PUBLIC WORKS

12/18/24 BOARD OF PUBLIC WORKS RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

38. [86471](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Safe Streets Madison 2025. (District 2, District 3, District 5, District 10, District 11, District 13, District 14, District 15, District 16, District 18)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [14658 Safe Streets 2025 BPWEXHIBIT.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/12/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
39. [86472](#) Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 136-FT of new water main on Powers Ave. (District 12)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Non-Bid Construction Request to MWU GM_Powers Ave - signed.pdf](#)
[15293 Expense Report.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/12/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
40. [86473](#) Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 93-FT of new water main on Nancy & Bonner Ln. (District 18)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Non-Bid Construction Request to MWU GM_Nancy-Bonner - signed.pdf](#)
[15291 Expense Report.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/12/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
41. [86474](#) Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 141-FT of new water main on N Bryant Street. (District 15)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Non-Bid Construction Request to MWU GM_N Bryant - signed.pdf](#)
[15292 Expense Report.pdf](#)
- Legislative History**
- | | | |
|----------|-----------------------|---|
| 12/12/24 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

REPORT OF CITY CLERK

42. [86223](#) Report of Operator License Applications January 14, 2025. See attached report for list of operators.
Attachments: [New Operators](#)
Legislative History
11/20/24 Clerk's Office RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER
43. [86624](#) Designating City of Madison Polling Locations for the 2025 Spring Primary.
Sponsors: Sabrina V. Madison, Michael E. Verveer, Tag Evers, Yannette Figueroa Cole, Derek Field, Bill Tishler, John W. Duncan, Marsha A. Rummel, Jael Currie, Isadore Knox Jr. And MGR Govindarajan
Legislative History
1/7/25 Clerk's Office RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055
44. [86666](#) Establishing in-person absentee voting locations for the 2025 Spring Primary and Election.
Sponsors: Satya V. Rhodes-Conway, Bill Tishler, Tag Evers, Dina Nina Martinez-Rutherford, John P. Guequierre, Marsha A. Rummel, John W. Duncan, Isadore Knox Jr., Michael E. Verveer, Nikki Conklin And MGR Govindarajan
Legislative History
1/8/25 Clerk's Office RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055

REPORT OF COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

45. [86356](#) Awarding up to \$4,160,497 in federal HOME Investment Partnerships Program grant funds from the U.S. Department of Housing and Urban Development (HUD), as allocated to the City of Madison by the American Rescue Plan Act (a/k/a HOME-ARP), to Housing Initiatives, Inc. to support the development of 16 units of affordable housing and supportive services; and authorizing the Mayor and the City Clerk to enter into agreements to implement the development project (District 12).
Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, John P. Guequierre, Nikki Conklin And Amani Latimer Burris
Attachments: [Housing Initiatives Application NTC.pdf](#)
Legislative History
12/3/24 Community Development Division Referred for Introduction
Community Development Block Grant Committee (1/9/25), Finance Committee (1/6/25), Common Council (1/14/25)
12/10/24 COMMON COUNCIL Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
Additional referral to Finance Committee (1/16/25)
12/11/24 COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE Referred to the FINANCE COMMITTEE

1/6/25	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE
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AGENDA NOTE: Community Development Block Grant Committee meets 1/9/25 and a recommendation will be made from the floor.

46. [86357](#) Approving a loan of up to \$300,000 to the Urban League of Greater Madison from the Community Facilities Loan Program to help finance the buildout of a shared commercial kitchen at the Black Business Hub located at 2352 South Park Street; and authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 14)
- Sponsors:** Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, John P. Guequierre, Nikki Conklin, Isadore Knox Jr., Regina M. Vidaver And Amani Latimer Burris
- Attachments:** [City of Madison CFLP Application - ULGM Shared Kitchen - Signed.pdf](#)
- Legislative History**
- | | | |
|----------|--|--|
| 12/3/24 | Community Development Division
Community Development Block Grant Committee (1/9/25), Finance Committee (1/6/25), Common Council (1/14/25) | Referred for Introduction |
| 12/10/24 | COMMON COUNCIL
Additional referral to Finance Committee (1/16/25) | Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE |
| 12/11/24 | COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE | Referred to the FINANCE COMMITTEE |
| 1/6/25 | FINANCE COMMITTEE | Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE |

AGENDA NOTE: Community Development Block Grant Committee meets 1/9/25 and a recommendation will be made from the floor.

REPORT OF ETHICS BOARD

47. [85413](#) Hearing re: Ethics Board Complaint filed by Emily Samson against Shadayra Kilfoy-Flores
- Attachments:** [Complaint Form - Ethics Board - filed by Emily Samson against Shadayra Kilfoy](#)
[Ethics Board Statement from Ryan Kimberley.pdf](#)
[Ethics Board Report and Recommendation Kilfoy-Flores.pdf](#)
[Madison City Channel: December 17, 2024 Ethics Board Hearing on Complaint](#)
- Legislative History**
- | | | |
|----------|--------------|---|
| 10/1/24 | ETHICS BOARD | Discuss and continue |
| 11/25/24 | ETHICS BOARD | Defer |
| 12/17/24 | ETHICS BOARD | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |

On December 17, 2024, following a complaint hearing, the Ethics Board deliberated in closed session. The Board unanimously found that Shadayra Kilfoy-Flores had violated MGO 3.35(5)(a)1 by attempting to use her position as the Chair of the Police Civilian Oversight Board to gain an advantage, privilege or treatment for the private benefit of herself or her immediate family. The Board also unanimously determined to recommend to the Common Council that Ms. Kilfoy-Flores not be appointed to a City board, commission or committee for a period of 12 months and that, if she is appointed to a City body in the future, she undergo training regarding the Ethics Code during the first month of service.

REPORT OF FINANCE COMMITTEE

48. [85469](#) SUBSTITUTE: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use towards contracts covering eligible expenses incurred on or after beginning in January 1, 2025 (Citywide).

Sponsors: Michael E. Verveer, Isadore Knox Jr. And Yannette Figueroa Cole

Attachments: [Older Adult Funding Staff Recommendations.pdf](#)
[Committee on Aging - Funding Recommendations 2024.pdf](#)
[100724-100824 CC public comments.pdf](#)
[100824 CC public comments.pdf](#)
[For file 85469 Memo to CC Re Older Adult Services RFP Sept 30'24.doc](#)
[FC Public Comment -- File 85469 -- 10.28.2024.pdf](#)
[100924-102924 CC public comments.pdf](#)
[Additional FC Comment - File 85469.pdf](#)
[85469-version1.pdf](#)

Legislative History

10/1/24	Community Development Division Finance Committee (10/28/24), Committee on Aging (10/23/24), Common Council (10/29/24)	Referred for Introduction
10/8/24	COMMON COUNCIL Additional referral to Committee on Aging.	Refer to the FINANCE COMMITTEE
10/8/24	FINANCE COMMITTEE	Referred to the COMMITTEE ON AGING
10/28/24	FINANCE COMMITTEE	Re-refer to the COMMITTEE ON AGING
10/29/24	COMMON COUNCIL Additional referral to Committee on Aging.	Re-refer to the FINANCE COMMITTEE
10/29/24	FINANCE COMMITTEE	Referred to the COMMITTEE ON AGING
12/4/24	COMMITTEE ON AGING	Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE

The recommendations include allocating the additional \$103,870 authorized by the Common Council to three organizations to support their provision of case management services to BIPOC clients, including \$50,000 more to NewBridge Madison, \$26,935 to The Hmong Institute, and \$26,935 to Bridge Lake Point Waunona Neighborhood Center; and, that should any additional funds become available prior to the next Older Adult funding process that the funds be allocated in consultation with and subject to the review and approval of the Committee on Aging.

1/6/25 FINANCE COMMITTEE RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

49. [85825](#) SUBSTITUTE: Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from the Stormwater Utility Citywide Flood Mitigation Program to the Mineral Point Road project, and authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 9)
- Sponsors:** Nikki Conklin
- Legislative History**
- | | | |
|----------|--|--|
| 10/23/24 | Engineering Division
Finance Committee (1/6/25), Board of Public Works (12/18/24), Common Council (1/14/25) | Referred for Introduction |
| 11/26/24 | COMMON COUNCIL
Additional referral to Board of Public Works | Refer to the FINANCE COMMITTEE |
| 11/26/24 | FINANCE COMMITTEE | Referred to the BOARD OF PUBLIC WORKS |
| 12/18/24 | BOARD OF PUBLIC WORKS | Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE |
| 1/6/25 | FINANCE COMMITTEE | RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER |

50. [86169](#) Authorizing the eventual forgiveness of \$1,613,365 of debt held by Madison Ice Inc. for the Madison Ice Arena (725 Forward Drive) and Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue), authorizing the termination of existing land contracts for both ice arenas with Madison Ice Hartmeyer, LLC and Madison Ice MIA, LLC (Madison Ice, Inc.), authorizing the fee simple sale of Hartmeyer Ice Arena to East Madison Ice Collective and the fee simple sale of Madison Ice Arena to Madison Ice, Inc. for \$1, authorizing a fundraising requirement of approximately \$3 million by East Madison Ice Collective for capital improvements to Hartmeyer Ice Arena, and authorizing additional terms related to the renegotiation of the City's relationship to the ice arenas (District 12 and District 19).
- Sponsors:** Satya V. Rhodes-Conway And John P. Guequierre

Attachments:

[City Staff Ice Arena Presentation Version 2 12-18-24.pdf](#)
[Economic Development Committee Public Comments Legistar 86169.pdf](#)
[Economic Development Committee Public Comments Legistar 86169 Part 2.pdf](#)
[112524-112624 CC public comments.pdf](#)
[112724-121024 CC public comments.pdf](#)
[City Staff Ice Arena Presentation Version 1 12-12-24.pdf](#)
[3953021 Land Contract ORES 7949.pdf](#)
[4757306 1st Amendment to Land Contract ORES 7949 .pdf](#)
[5346757 2nd Amendment to Land Contract ORES 7949.pdf](#)
[7948 Land Contract 3956005.pdf](#)
[7948 1st Amendment to Land Contract 4757307.pdf](#)
[7948 2nd Amendment to Land Contract 5347429.pdf](#)
[_File 86169 -- FC Public Comment 01.06.25.pdf](#)
[121324-010625 CC public comments.pdf](#)
[_File 86169 -- Additional FC Public Comment 01.06.25.pdf](#)
[_File 86169 -- Additional FC Public Comment 01.06.25 \(2\).pdf](#)

Legislative History

11/19/24	Economic Development Division Finance Committee (12/2/24), Common Council (12/10/24)	Referred for Introduction
11/26/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Economic Development Committee.
11/26/24	FINANCE COMMITTEE	Referred to the ECONOMIC DEVELOPMENT COMMITTEE
12/18/24	ECONOMIC DEVELOPMENT COMMITTEE	Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE A motion was made by Wehelie and seconded by Bah to Return to Lead with a recommendation to approve with four amendments to the resolution: <ol style="list-style-type: none"> 1. Ownership of the properties returns to the City with long-term leases with the non-profit operator(s). 2. If the Common Council approves a resolution that keeps the ownership of the properties private, that a deed restriction be placed on the properties that requires ownership to be maintained with non-profit entities. 3. Within the three-year fundraising period, the non-profits complete and furnish to the City a financial audit, a market analysis, and an equity analysis. 4. New deed restrictions regarding use and ownership of the property require a super-majority vote of the Common Council to be released in the future. The motion passed unanimously by voice vote.
1/6/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER The Finance Committee discussed the recommendations from the Economic Development Committee (EDC) and made a separate recommendation for the resolution. Figuroa Cole made a motion, seconded by Evers, to adopt with an additional deed restriction that requires ownership to be maintained by a non-profit. The motion passed unanimously by voice vote.

51. [86271](#) Authorizing the Parks Superintendent to Enter into Boat Launch Use Agreements with Construction Companies to Use Designated Boat Launches for Private Purposes (Citywide)

Sponsors: John P. Guequierre And Yannette Figueroa Cole

Legislative History

11/22/24	Parks Division Finance Committee (1/6/25), Board of Park Commissioners (12/11/24), Common Council (1/14/25)	Referred for Introduction
12/10/24	COMMON COUNCIL Additional referral to Board of Park Commissioner (12/11/2024)	Refer to the FINANCE COMMITTEE
12/11/24	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
12/11/24	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
1/6/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

52. [86305](#) Authorizing the City to execute an agreement with Marshall Boats LLC to conduct boat rental and instruction, concessions, and other recreational activities at Marshall Park from the years of 2025-2039. (District 19)

Sponsors: John P. Guequierre And Yannette Figueroa Cole

Attachments: [Marshall Park Use Agreement \(Marshall Boats\) \(2025-2039\) \(Final\).pdf](#)

Legislative History

11/26/24	Parks Division Finance Committee (1/6/25), Board of Park Commissioners (12/11/24), Common Council (1/14/25)	Referred for Introduction
12/10/24	COMMON COUNCIL Additional referral to Board of Park Commissioners (12/11/24)	Refer to the FINANCE COMMITTEE
12/11/24	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
12/11/24	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
1/6/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

53. [86353](#) Authorizing the Mayor and City Clerk to enter into a non-competitive contract with Sustain Dane, Inc. for the amount of \$235,000 to implement the Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin funded by a grant from the U.S. DOE's Energy Future grant program.

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, MGR Govindarajan, Derek Field, Yannette Figueroa Cole, Regina M. Vidaver And Amani Latimer Burris

Attachments: [Non-Competitive Selection Request - Sustain Dane Inc DOE Energy Future Gr](#)

Legislative History

12/2/24	Mayor's Office Finance Committee (1/6/25), Common Council (1/14/25)	Referred for Introduction
12/10/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

1/6/25 FINANCE COMMITTEE RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

54. [86354](#) Authorizing the Economic Development Division to submit, and if awarded, accept a grant of up to \$250,000 from the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program; and, if awarded amending the 2025 Economic Development Division's Operating Budget by up to \$250,000, and authorizing the Mayor and City Clerk to execute a contract with WEDC for the grant.

Sponsors: Satya V. Rhodes-Conway, Sabrina V. Madison, John W. Duncan And Amani Latimer Burris

Legislative History

12/2/24	Economic Development Division Finance Committee (1/6/25), Common Council (1/14/25)	Referred for Introduction
12/10/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
1/6/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

55. [86355](#) Authorizing the Mayor and City Clerk to enter into a 6-year service contract with two optional 1-year renewal terms with Pictometry International Corp DBA EagleView.

Sponsors: Satya V. Rhodes-Conway

Legislative History

12/2/24	Assessor's Office Finance Committee (1/6/25), Common Council (1/14/25)	Referred for Introduction
12/10/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
1/6/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF POLICE CIVILIAN OVERSIGHT BOARD

56. [85327](#) Amending Section 5.20 of the Madison General Ordinances to modify the Police Civilian Oversight Board appointment process.

Sponsors: Yannette Figueroa Cole

Legislative History

9/19/24	Attorney's Office Police Civilian Oversight Board (9/26/24), Common Council (10/8/24)	Referred for Introduction
9/24/24	COMMON COUNCIL	Refer to the POLICE CIVILIAN OVERSIGHT BOARD
10/8/24	COMMON COUNCIL	Re-refer to the POLICE CIVILIAN OVERSIGHT BOARD
11/26/24	COMMON COUNCIL	Re-refer to the POLICE CIVILIAN OVERSIGHT BOARD
12/19/24	POLICE CIVILIAN OVERSIGHT BOARD Re-refer to Police Civilian Oversight Board - Policy and Procedure Subcommittee (2/27/25), Common Council (3/11/25)	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

REPORT OF RISK MANAGER

57. [84216](#) J. Martin - Vehicle Damage - \$6,000.00
Legislative History
7/16/24 COMMON COUNCIL Referred to the Risk Manager
1/8/25 Risk Manager RECOMMEND TO COUNCIL TO
DISALLOW - REPORT OF OFFICER
58. [86119](#) M. Hackworthy - Property Damage - \$68,500.00
Legislative History
11/26/24 COMMON COUNCIL Referred to the Risk Manager
1/8/25 Risk Manager RECOMMEND TO COUNCIL TO
DISALLOW - REPORT OF OFFICER
59. [86344](#) L. Maloto - Property Damage - \$708.77
Legislative History
12/10/24 COMMON COUNCIL Refer to the Risk Manager
1/8/25 Risk Manager RECOMMEND TO COUNCIL TO
DISALLOW - REPORT OF OFFICER

REPORT OF STREET USE STAFF COMMISSION

60. [86213](#) Amending Sections 10.056, 9.136, 38.07(8), and 33.27 of the Madison General Ordinances to eliminate the Street Use Staff Commission and assign their duties to relevant City staff.
Sponsors: Satya V. Rhodes-Conway, Yannette Figueroa Cole And Michael E. Verveer
Attachments: [86213 Body](#)
Legislative History
11/20/24 Attorney's Office Referred for Introduction
Street Use Staff Commission (12/10/24), Common Council (1/14/25)
11/26/24 COMMON COUNCIL Refer to the STREET USE STAFF
COMMISSION
12/10/24 STREET USE STAFF RECOMMEND TO COUNCIL TO ADOPT -
COMMISSION REPORT OF OFFICER

REPORT OF TRANSPORTATION COMMISSION

61. [86177](#) Authorizing the Traffic Engineering Division to accept a federal grant for \$91,000 to maintain and expand a safety education program and authorizing the Mayor and City Clerk to enter into the grant contracts and State/Municipal Agreements with Wisconsin Department of Transportation. (Citywide)
Sponsors: Satya V. Rhodes-Conway, Barbara Harrington-McKinney, Yannette Figueroa Cole, Derek Field And Isadore Knox Jr.
Legislative History
11/19/24 Traffic Engineering Division Referred for Introduction

		Transportation Commission (12/11/24), Finance Committee (12/2/24), Common Council (1/14/25)	
11/26/24	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION	
		Additional referral to Finance Committee	
11/26/24	TRANSPORTATION COMMISSION	Refer to the FINANCE COMMITTEE	
12/2/24	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION	
12/11/24	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	

ITEMS REFERRED TO THIS MEETING

ORDINANCES

62. [86434](#) Amending Section 39.03(8)(i)3.b. of the Madison General Ordinances related to the Equal Opportunities Ordinance to align with state law.
- Sponsors:** Dina Nina Martinez-Rutherford
- Legislative History**
- | | | |
|----------|---|--|
| 12/10/24 | Attorney's Office
Common Council (1/14/25) | Referred for Introduction |
| 12/10/24 | COMMON COUNCIL | Refer to a future Meeting to Adopt to the COMMON COUNCIL |

RECONSIDERATION

Reconsideration of file 86251 is at the request of Alders Bennett, Rummel, and Tishler.

63. [86251](#) SUBSTITUTE Amending the Parks Division 2025 Adopted Operating Budget to remove the paid parking pilot and associated revenues and expenditures
- Sponsors:** Tag Evers, Isadore Knox Jr., Amani Latimer Burris And Nikki Conklin
- Attachments:** [111324-112524 CC public comments.pdf](#)
[File 86251 -- FC Comment 12.2.24.pdf](#)
[File 86251, FC Additional Comment.pdf](#)
[112524-121024 CC public comments.pdf](#)
[121124 CC public comment.pdf](#)
[86251 v1.pdf](#)
[File 86251 Registration Report.pdf](#)

Legislative History

11/21/24	Finance Department Finance Committee (12/2/24), Common Council (12/10/24)	Referred for Introduction
11/26/24	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

12/2/24	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER
	The motion to adopt failed.	
12/10/24	COMMON COUNCIL	Adopt Substitute - 15 Votes Required
	The motion to adopt failed.	

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

ORDINANCES

64. [86606](#) Amending Section 3.70 of the Madison General Ordinances related to Public Records to align with current technology, City practices, and State law.
- Sponsors:** Satya V. Rhodes-Conway
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 1/6/25 | Attorney's Office | Referred for Introduction |
| | Common Council Executive Committee (2/25/25), Public Safety Review Committee (2/12/25), Common Council (2/25/25) | |
65. [86625](#) Amending Section 3.54(9)(b) of the Madison General Ordinances to add the position of CDA Housing Director to Compensation Group (CG) 21 and adding or retitling the position from CG18 Housing Operations Program Manager and correcting current CG 21 titles here and elsewhere in the ordinances.
- Sponsors:** Satya V. Rhodes-Conway
- Legislative History**
- | | | |
|--------|--------------------------|---------------------------|
| 1/8/25 | Attorney's Office | Referred for Introduction |
| | Common Council (1/28/25) | |
66. [86649](#) Repealing and recreating Section 28.185 and creating Section 41.28 of the Madison General Ordinances related to demolition of buildings to update the approval processes.
- Sponsors:** Satya V. Rhodes-Conway, Derek Field, John P. Guequierre And Regina M. Vidaver
- Attachments:** [Zoning Text Memo 2-17-25 Housing Package & Non-Historic Demolition.pdf](#)
- Legislative History**
- | | | |
|--------|---|---------------------------|
| 1/8/25 | Attorney's Office | Referred for Introduction |
| | Plan Commission (2/17/25), Landmarks Commission (2/10/25), Common Council (2/25/25) | |
67. [86650](#) Amending Sections in Chapter 28 of the Madison General Ordinances related to single-family homes, accessory dwelling units, and small residential infill projects.
- Sponsors:** Satya V. Rhodes-Conway, Derek Field, John P. Guequierre And Regina M. Vidaver
- Attachments:** [86650 Body](#)
[Zoning Text Memo 2-17-25 Housing Package & Non-Historic Demolition.pdf](#)
- Legislative History**
- | | | |
|--------|-------------------|---------------------------|
| 1/8/25 | Attorney's Office | Referred for Introduction |
|--------|-------------------|---------------------------|

Plan Commission (Public Hearing - 2/17/25), Common Council (2/25/25)

68. [86652](#) Amending Section 4.26, City Purchasing, of the Madison General Ordinances to increase the threshold requiring competitive selection of service contracts from \$50,000 to \$75,000 and make other clarifications.

Sponsors: Satya V. Rhodes-Conway

Legislative History

1/8/25 Attorney's Office Referred for Introduction
Finance Committee (1/21/25), Common Council (1/28/25)

RESOLUTIONS

69. [86178](#) Authorizing the City Attorney, in consultation with the Mayor, to join the City as amicus in any cases related to environmental sustainability, environmental justice, or climate change which promote or impact Madison's policy of being an environmentally sustainable and resilient community where all Madisonians can thrive now and in the future.

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

Legislative History

12/5/24 Attorney's Office Referred for Introduction
Common Council Executive Committee (2/11/25), Sustainable Madison Committee (1/27/25), Common Council (2/11/25)

70. [86311](#) Authorizing the Mayor and the City Clerk to execute an agreement with MSA Professional Services, Inc. for planning and design engineering services for the Badger Lift Station (L.S. #38). (District 14)

Sponsors: Isadore Knox Jr.

Attachments: [BadgerRFP_Review_Scoresheet_Final.pdf](#)

Legislative History

12/3/24 Engineering Division Referred for Introduction
Board of Public Works (1/15/25), Common Council (1/28/25)

71. [86422](#) Approving a Certified Survey Map of property owned by Sprecher Apartments, LLC located at 102 S Sprecher Road (District 3).

Sponsors: Planning Division

Attachments: [Application.pdf](#)

[Letter of Intent.pdf](#)

[Proposed CSM.pdf](#)

Legislative History

12/6/24 Planning Division Referred for Introduction
Common Council (1/28/25)

72. [86423](#) Approving a Certified Survey Map of property owned by Terry and Mary Kelly located at 1007 Hillside Avenue (District 19).

Sponsors: Planning Division

Attachments: [Application.pdf](#)
 [Letter of Intent.pdf](#)
 [Proposed CSM.pdf](#)

Legislative History

12/6/24 Planning Division Referred for Introduction
 Common Council (1/28/25)

73. [86427](#) Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept two grant awards for \$70,000 for overtime and supplies for National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings and digital evidence investigative cases

Sponsors: Derek Field And John W. Duncan

Legislative History

12/9/24 Police Department Referred for Introduction
 Finance Committee (1/21/25), Common Council (1/28/25)

74. [86505](#) Amending the Police Department operating budget; and authorizing the Mayor to sign Wisconsin Department of Health Services Opioid Abatement Efforts by Law Enforcement grant award contracts in the additional amounts of \$15,000 and \$153,939 to support the Madison Area Resource Initiative (MARI)

Sponsors: Derek Field, Satya V. Rhodes-Conway, John W. Duncan And Isadore Knox Jr.

Legislative History

12/18/24 Police Department Referred for Introduction
 Finance Committee (1/21/25), Common Council (1/28/25)

75. [86532](#) Authorizing the Mayor and City Clerk to enter into an agreement with the Capital Area Regional Planning Commission (CARPC) for the Greater Madison MPO to provide transportation planning services to CARPC in calendar year 2025

Sponsors: John W. Duncan And Derek Field

Legislative History

12/23/24 Department of Planning Referred for Introduction
 and Community and
 Economic Development
 Finance Committee (1/21/25), Common Council (1/28/25)

76. [86533](#) Amending the 2025 Adopted Operating Budget for the Planning Division to apply for and accept a \$30,000 grant from the Certified Local Government Program and authorizing the Planning Division to retain a consultant to undertake the work pursuant to the terms of the grant

Sponsors: Marsha A. Rummel

Legislative History

12/23/24 Department of Planning Referred for Introduction
 and Community and
 Economic Development
 Finance Committee (1/21/25), Common Council (1/28/25)

77. [86576](#) Authorizing the execution of an Option and License Agreement with DISH Wireless L.L.C., a Colorado limited liability company, for premises at the Larkin Communications Tower located at 125 Larkin Street. (District 5)
- Sponsors:** Regina M. Vidaver
- Attachments:** [12832 Exhibit A.pdf](#)
[12832 Exhibit B.pdf](#)
[12832 Exhibit C.pdf](#)
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 1/3/25 | Economic Development Division
Finance Committee (1/21/25), Common Council (1/28/25) | Referred for Introduction |
|--------|--|---------------------------|
78. [86587](#) Mourning the loss of life and injuries suffered from gun violence and urging the Wisconsin State Legislature to enact common sense gun control.
- Sponsors:** Regina M. Vidaver, Dina Nina Martinez-Rutherford, Jael Currie, Derek Field, Tag Evers, Bill Tishler, Yannette Figueroa Cole, John P. Guequierre, Nikki Conklin, Sabrina V. Madison, John W. Duncan, Satya V. Rhodes-Conway And Michael E. Verveer
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 1/3/25 | Council Office
Common Council (1/28/25) | Referred for Introduction |
|--------|--|---------------------------|
79. [86599](#) Amending the Metro Transit Operating Budget to provide additional contracted service for the City of Verona and incorporation of federal planning funds.
- Sponsors:** Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford And MGR Govindarajan
- Attachments:** [Copy of Metro 2025 budget Amendment 1.6.24.xlsx](#)
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 1/6/25 | Metro Transit
Finance Committee (1/21/25), Common Council (1/28/25) | Referred for Introduction |
|--------|--|---------------------------|
80. [86600](#) Amending the Public Health Budget to Accept Grant Funds from Nurse-Family Partnership (NFP) and create a 1.0 FTE Public Health Nurse and 1.0 FTE NFP Coordinator Position for the NFP Program
- Sponsors:** Yannette Figueroa Cole
- Legislative History**
- | | | |
|--------|---|---------------------------|
| 1/6/25 | Health Department
Finance Committee (2/3/25), Board of Health for Madison and Dane County (2/5/25), Common Council (2/11/25) | Referred for Introduction |
|--------|---|---------------------------|
81. [86614](#) Providing Silk Road Restaurant or its assigns a \$117,500 loan to purchase a commercial property at 1920 South Park Street through the Commercial Ownership Assistance program funded by the TID 51 Small Business Development programs using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023). (District 14)
- Sponsors:** Satya V. Rhodes-Conway

Attachments: [COA Madison Concurrence Memo Silk Road.pdf](#)

Legislative History

1/7/25 Economic Development Referred for Introduction
Division
Finance Committee (1/21/25), Economic Development Committee (1/15/25), Common
Council (1/28/25)

82. [86618](#) Adopting revisions to the City of Madison Personnel Rules for correction and update.

Sponsors: Director of Human Resources

Attachments: [Personnel Rules Revised Final 1-2025.pdf](#)

Legislative History

1/7/25 Human Resources Referred for Introduction
Department
Finance Committee (1/21/25), Personnel Board (1/15/25), Common Council (1/28/25)

83. [86622](#) Submitting the appointment of Justin Stuehrenberg for confirmation of a one-year extension term as the Transit General Manager

Sponsors: Satya V. Rhodes-Conway

Attachments: [Stuehrenberg 2024 Employee Contract.pdf](#)

Legislative History

1/7/25 Human Resources Referred for Introduction
Department
Finance Committee (1/21/25), Common Council (1/28/25)

84. [86627](#) Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison cured in place sewer main lining project #14487. (District 6)

Sponsors: Marsha A. Rummel

Attachments: [9335_P-15 Night Work Map.pdf](#)

Legislative History

1/8/25 Engineering Division Referred for Introduction
Board of Public Works (Public Hearing - 1/29/25), Common Council (2/11/25)

85. [86628](#) Authorizing the Mayor and City Clerk to enter into a 2-year, competitively selected service contract with Quercus Land Stewardship Services, LLC for ecological restoration. (District 11)

Sponsors: Bill Tishler

Legislative History

1/8/25 Engineering Division Referred for Introduction
Board of Public Works (1/29/25), Finance Committee (1/21/25), Common Council (2/11/25)

86. [86629](#) Authorizing and delegating to the City Engineer the right and responsibility to obtain a Permit to Work On Highway Right-Of-Way Permit Application from the Wisconsin Department of Transportation for sanitary and storm sewer maintenance along the Railroad Corridor & WisDOT property located at 2199 S. Thompson Dr, 2221 S. Thompson Dr, & 2798 I 90-39. (District 16)

Sponsors: Jael Currie

Attachments: [World Dairy Center Mitigation Map.pdf](#)

Legislative History

1/8/25 Engineering Division Referred for Introduction
Board of Public Works (1/15/25), Common Council (1/28/25)

87. [86630](#) Approving Plans and Specifications for Hermina Pedestrian Bridge and Amending the 2025 Engineering Major Streets Capital Budget. (District 15)

Sponsors: Dina Nina Martinez-Rutherford

Attachments: [13664-HerminaBikePedBridge_BPWExhibit.pdf](#)
[13664-HerminaBikePedBridge_BPWNotes.pdf](#)

Legislative History

1/8/25 Engineering Division Referred for Introduction
Finance Committee (1/21/25), Board of Public Works (1/15/25), Common Council (1/28/25)

88. [86634](#) Amending the 2025 Sewer Utility and Stormwater Utility Operating Budgets for coverage from the Insurance Fund and authorizing the replacement of equipment vehicle destroyed in an accident.

Sponsors: Nikki Conklin And John P. Guequierre

Legislative History

1/8/25 Engineering Division Referred for Introduction
Finance Committee (1/21/25), Common Council (1/28/25)

89. [86656](#) Accepting the report titled "2025 Progress Update - City of Madison Comprehensive Plan"

Sponsors: Satya V. Rhodes-Conway

Attachments: [Draft 2025 Comp Plan Progress Update 2025_0107.pdf](#)

Legislative History

1/8/25 Department of Planning Referred for Introduction
and Community and
Economic Development
Plan Commission (2/3/25), Transportation Commission (1/22/25), Common Council (2/11/25)

LICENSES

90. [86515](#) Public Hearing - New License
Sabor Y Tradicion Inc • dba BigSur Cantina
7436 Mineral Point Rd • Agent: Humberto Macias
Estimated Capacity (in/out): 150/16
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 125 (District 9)

Attachments: [LICLIB-2024-01082 App.pdf](#)
[LICLIB-2024-01082 Supplemental.pdf](#)
[7436 Mineral Point Rd map.pdf](#)

Legislative History

12/18/24 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)

91. [86516](#) Public Hearing - New License
 Midwest Pizza LLC • dba Rocky Rococo
 1618 W Beltline Hwy • Agent: James Voeck
 Estimated Capacity (in/out): 167/0
 Class B Beer • 3% alcohol, 97% food
 Police Sector 308 (District 14)

Attachments: [LICLIB-2024-01081 App.pdf](#)
[LICLIB-2024-01081 Supplemental.pdf](#)
[1618 W Beltline Hwy map.pdf](#)

Legislative History

12/18/24 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)

92. [86517](#) Public Hearing - New License
 Wisco Cheese & Cheers LLC • dba TBD
 4905 Commercial Ave Suite B • Agent: Keval Patel
 Estimated Capacity (in/out): 20/0
 Class B Beer • 20% alcohol, 80% food
 Police Sector 609 (District 3)

Attachments: [LICLIB-2024-01071 App.pdf](#)
[LICLIB-2024-01071 Supplemental.pdf](#)
[4905 Commercial Ave map.pdf](#)

Legislative History

12/18/24 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON**CLAIMS - REFER TO RISK MANAGER**

93. [86448](#) A. & D. Erickson - Property Damage - \$13,488.12
94. [86451](#) J. Kowalewsky - Property Damage - \$1,099.99
95. [86520](#) J. Hessert - Emotional Distress - Amount to be Determined.
96. [86621](#) A. Nyberg - Vehicle Damage - \$2,008.79
97. [86626](#) K. Lovelace - Property Damage - \$289.89
98. [86651](#) C. Houtman - Personal Injury - \$300.00

99. [86653](#) S. Cao - Vehicle Damage - \$793.71

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT



City of Madison

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

Master

File Number: 85920

File ID: 85920

File Type: Report

Status: Consent Agenda

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 10/31/2024

File Name: Consent Agenda Document (1/14/25)

Final Action:

Title: Consent Agenda Document (1/14/25)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 1.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: lwindsor-engnell@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	10/31/2024	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 85920

Title

Consent Agenda Document (1/14/25)



City of Madison

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

Master

File Number: 86143

File ID: 86143

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Taqueria Los Atlantes LLC • dba Los Atlantes Restaurant and Bakery
2304 S Park St • Agent: Jonathan Falcon
Estimated Capacity (in/out): 50/0
Class B Combination Liquor & Beer • 25% alcohol, 40% food, 35% other
Police Sector 309 (District 14)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 2.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-00999 App.pdf, LICLIB-2024-00999
Supplemental.pdf, 2304 S Park St map.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	11/18/2024	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)						

1	COMMON COUNCIL	12/10/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	12/18/2024	Pass
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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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass
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Action Text: A motion was made by Knox Jr., 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 86143

Title

Public Hearing - New License

Taqueria Los Atlantes LLC • dba Los Atlantes Restaurant and Bakery

2304 S Park St • Agent: Jonathan Falcon

Estimated Capacity (in/out): 50/0

Class B Combination Liquor & Beer • 25% alcohol, 40% food, 35% other

Police Sector 309 (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

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

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

(Agenda Item Number)

(Legistar file number)

UCCIB.2024.00999

(License number)

14

309

(Alder District #)

(Police Sector)

Office Use Only

Section A – Applicant

- 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.
Taqueria Los Atlantes LLC
- Trade Name (doing business as) Los Atlantes Restaurant and Bakery
- Address to be licensed 2304 S Park ST
- Mailing address 13 Hoff CT
- Anticipated opening date 12-20-2024
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)
- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

- 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 would be selling alcohol drinks such as margaritas, beer and tequila inside the restaurant and all items would be stored in appropriate coolers or storage rooms.

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

Indoor: # 50 Outdoor: —

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

Current parking lot shared by all units in "Village on Park" and currently in construction of a parking ramp

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 Jonathan Falcon

13. City, state in which agent resides Madison, 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 4/9/2024

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

Wisconsin 04/2022

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	Jonathan Falcon	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.

Jonathan Falcon

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
8AM - 8PM	8AM - 9PM	8AM - 9PM	8AM - 9PM	8AM - 9PM	8AM - 9PM	8AM - 9PM
(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:

25 % Alcohol 40 % Food ~~35~~ 35 % Other

If applicable, describe "Other": Bakery

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 1 1 4 7 5 2 - 0 2

39. Federal Employer Identification Number 88-1855981

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

Contact person Jonathan Falcon

Business phone 608 320 7690 Business e-mail address taqueriaatlantes@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.

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

11-4-24
 (Date)

Clerk's Office checklist for complete applications		
<input checked="" type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input checked="" type="checkbox"/> FEIN <input type="checkbox"/> Written description of premises	<input checked="" type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <i>corporation</i> <input checked="" type="checkbox"/> *Appointment of Agent * Corporation/LLC only	<input type="checkbox"/> Floor Plans <input type="checkbox"/> Lease <input type="checkbox"/> Business Plan <input type="checkbox"/> **Sample Menu ** Class B only
Upon Application Submission, the Clerk's Office issued to the application: <input type="checkbox"/> Orange sign <input type="checkbox"/> Orange business card <input type="checkbox"/> "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 _____		

Appetizers

3

Tamales

\$2.10

+ Add to Order

Esquite

\$3.15

Mexican corn in a cup with mayo, cheese and chili powder

+ Add to Order

Nachos

\$11.54

Tortilla chips with beans, lettuce, tomato, sour cream and our home made nacho cheese

+ Add to Order

House Specials

9

Mexican Classics

11

Sides

6

Kids Menu

4

Drinks

3

FromTheRestaurant

Questions / Comments

Please call Los Atlantes Mexican Restaurant & Bakery

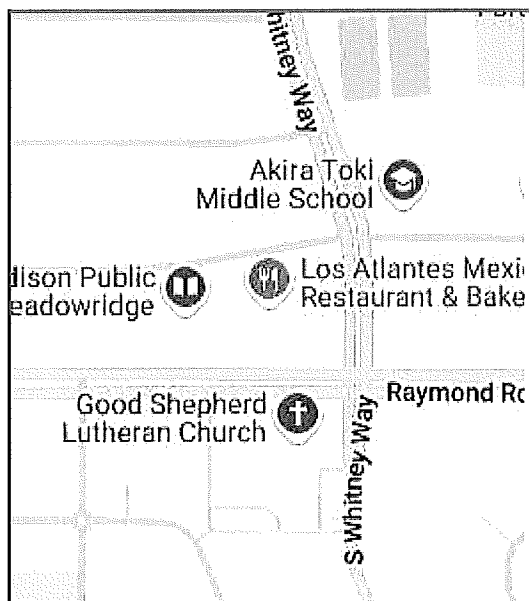
(608) 285-9135 (tel:16082859135).

Company

FromTheRestaurant (/).

FOX Ordering (<https://foxordering.com>).

(/). (<https://foxordering.com>).



Los Atlantes Mexican Restaurant & Bakery

5706 Raymond Rd

Madison WI 53711

(Phone) (608) 285-9135 (tel:16082859135).

Sun 8:00 am - 7:00 pm

Mon 8:00 am - 8:00 pm

Tue 8:00 am - 8:00 pm

Wed 8:00 am - 8:00 pm

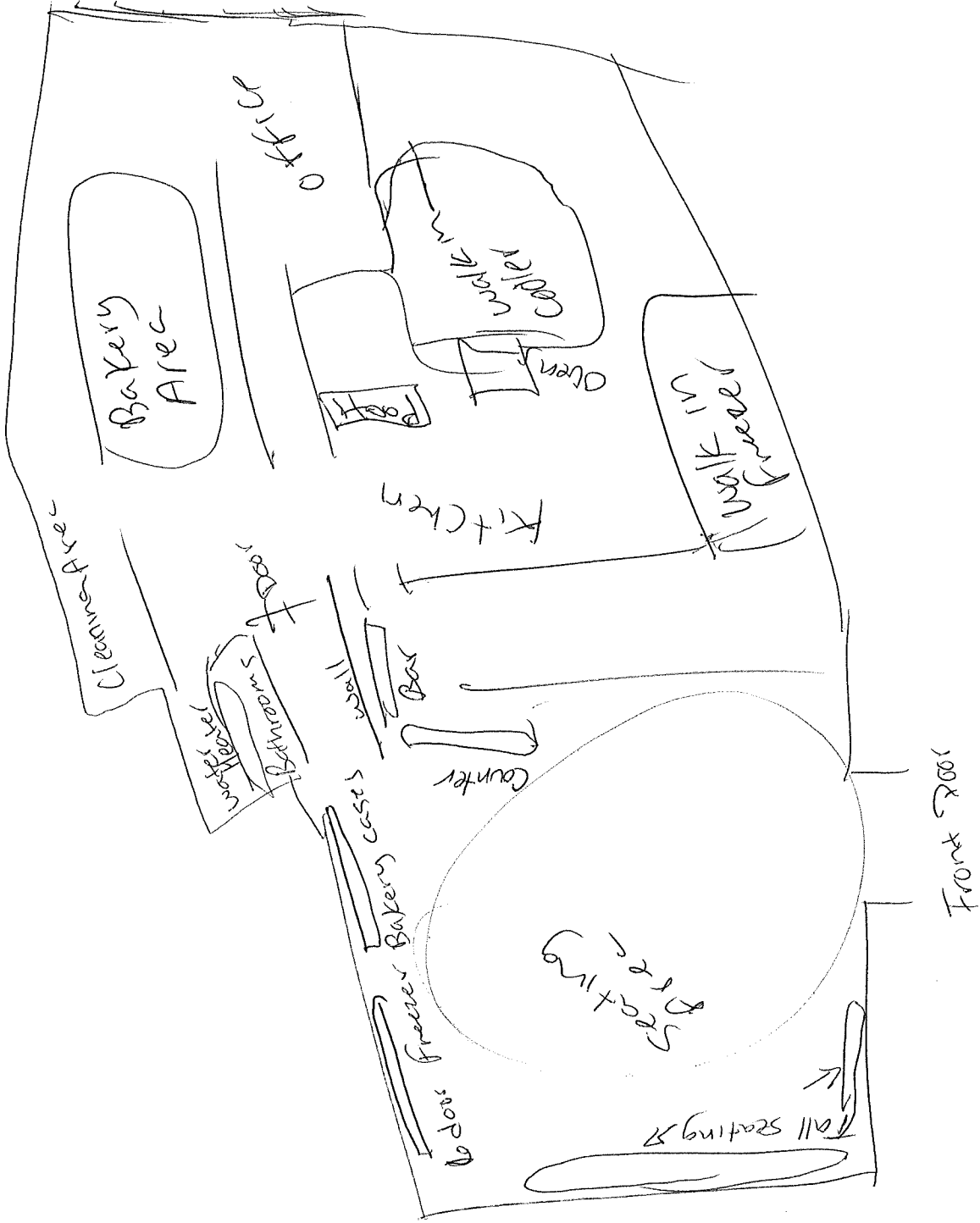
Thu 8:00 am - 8:00 pm

Fri 8:00 am - 8:00 pm

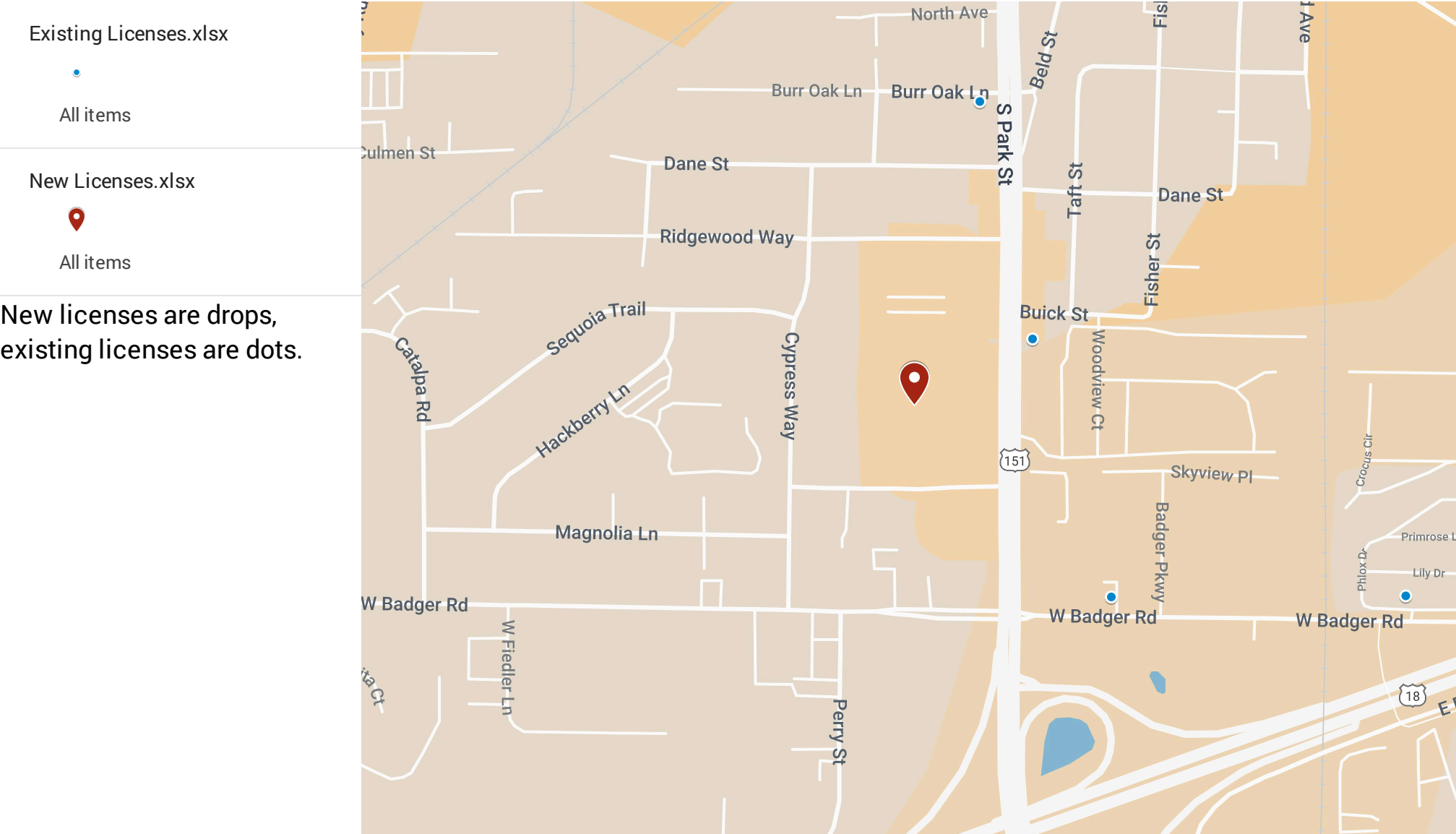
Sat 8:00 am - 8:00 pm

Please call for allergy information.

[Privacy Policy \(/PrivacyPolicy.pdf\)](#) | [Terms of Use \(/TermsOfUse.pdf\)](#) | [Website Accessibility \(/accessibility.html\)](#)



December 2024 ALRC New License





City of Madison

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

Master

File Number: 86147

File ID: 86147

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Tacomadre LLC • dba Taco Madres
2827 Atwood Ave • Agent: Jose Vicente Zecua
Estimated Capacity (in/out): 75/0
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 602 (District 15)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 6.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-01015 App.pdf, LICLIB-2024-01015
Supplemental.pdf, 2827 Atwood Ave map.pdf,
LIBLIB-2024-01015 App
UPDATED_12-16-2024.pdf.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

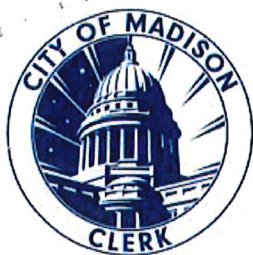
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	11/18/2024	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)						

1	COMMON COUNCIL	12/10/2024	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	12/18/2024	Table		Pass
	Action Text: A motion was made by Carter, seconded by Martinez-Rutherford, to Table. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	12/18/2024	Take Off The Table		Pass
	Action Text: A motion was made by Barushok, seconded by Knox Jr., to Take Off The Table. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	12/18/2024	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text: A motion was made by Barushok, seconded by Knox Jr., 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 86147

Title

Public Hearing - New License
Tacomadre LLC • dba Taco Madres
2827 Atwood Ave • Agent: Jose Vicente Zecua
Estimated Capacity (in/out): 75/0
Class B Combination Liquor & Beer • 30% alcohol, 70% food
Police Sector 602 (District 15)



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)

LIC4B-2024-01015

(License number)

15
(Alder District #)

602
(Police Sector)

Office Use Only

Section A – Applicant

- 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.
TACON MADRES
- Trade Name (doing business as) TACON MADRES
- Address to be licensed 2827 ATWOOD AVE MADISON, WI 53703
- Mailing address STUDIO6@GMAIL.COM
- Anticipated opening date JANUARY 2ND 2025
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)
- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

- 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 WILL BE SERVED
AT DINNER ROOM AND STORAGE IN THE
BASSEMENT OF FACILITY

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

Indoor: 75 Outdoor: _____

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

WE HAVE PARKING LOT ON THE SIDE
AND WE HAVE SECURITY CAMERAS OUTSIDE

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 JOSE VICENTE ZECUA
13. City, state in which agent resides MADISON WI
14. How long has the agent continuously resided in the State of Wisconsin? 25
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.
- _____

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

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.

JOSE VICENTE ZECUA

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
7 - AM	7 - AM	7 - AM	7 - AM	7 - AM	7 - AM	7 - AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
10 - PM	10 - PM	10 - PM	10 - PM	2 - AM	2 - AM	2 - AM

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____.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 5 8 4 5 5 - 0 4
39. Federal Employer Identification Number 33 - 165 3170

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

Contact person Jo Se W Carter

Business phone 6086221896 Business e-mail address STUDIOVALBG@GMAIL

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 _____

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.

Jose V. KCCA

11/12/24
(Date)

Clerk's Office checklist for complete applications		
<input checked="" type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input checked="" type="checkbox"/> FEIN <input checked="" type="checkbox"/> Written description of premises	<input checked="" type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input checked="" type="checkbox"/> *Appointment of Agent * Corporation/LLC only	<input checked="" type="checkbox"/> Floor Plans <input checked="" type="checkbox"/> Lease <input checked="" type="checkbox"/> Business Plan <input checked="" type="checkbox"/> **Sample Menu ** Class B only
Upon Application Submission, the Clerk's Office issued to the application: <input type="checkbox"/> Orange sign <input type="checkbox"/> Orange business card <input type="checkbox"/> "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 _____		

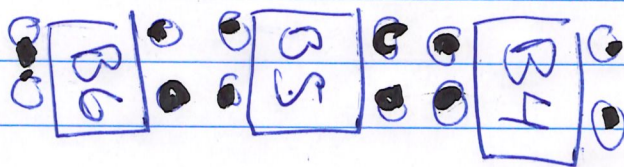
Business Plan.

We want to put on a wood
The Mexican Tradition Food
and culture. We want to make
a Mexican restaurant with
breakfast lunch and dinner
serving meals with meat chicken
egg tacos burritos
we plan to have a family
restaurant also bring jobs
opportunity to the area.

Floor Plan Solos

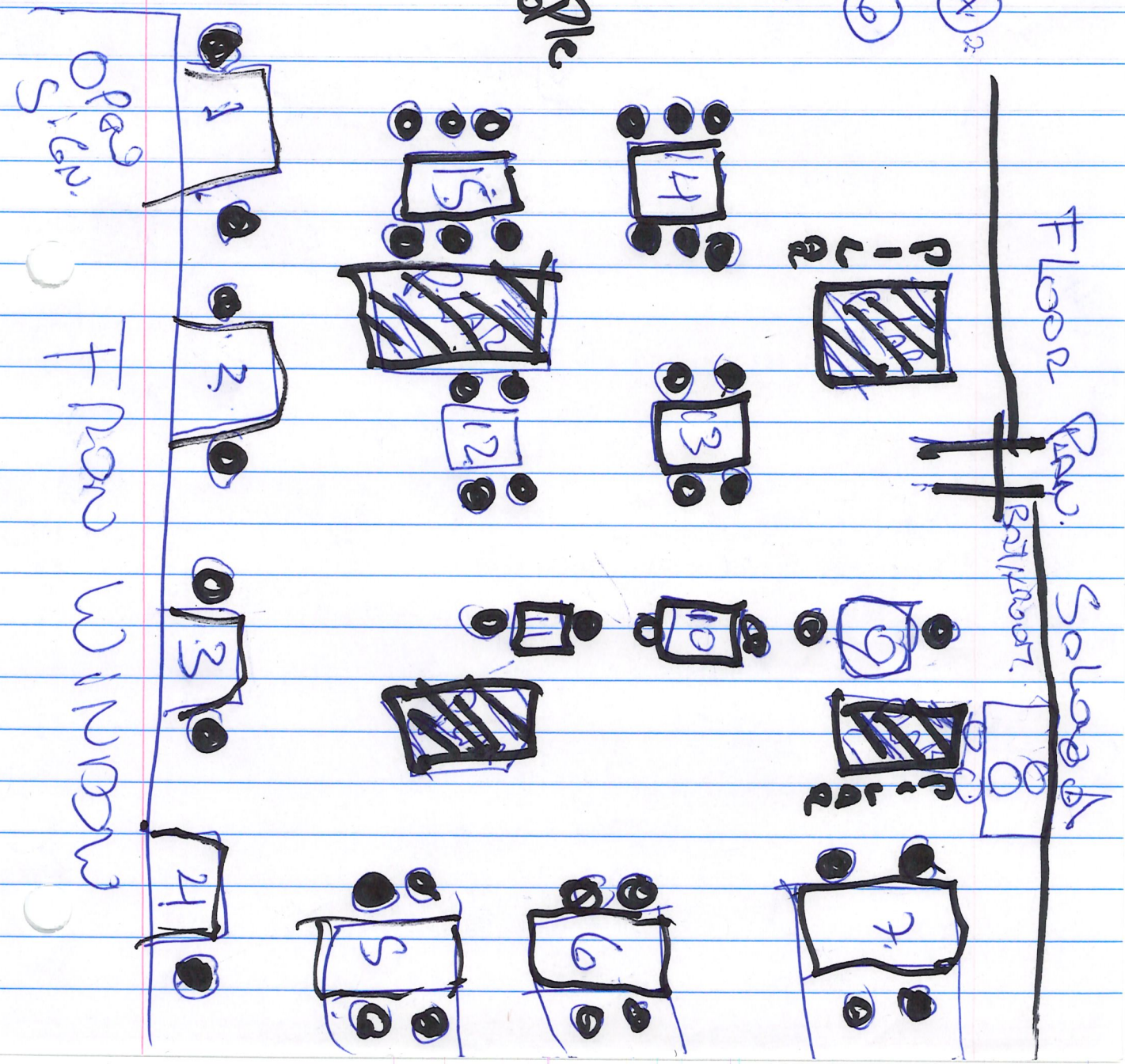
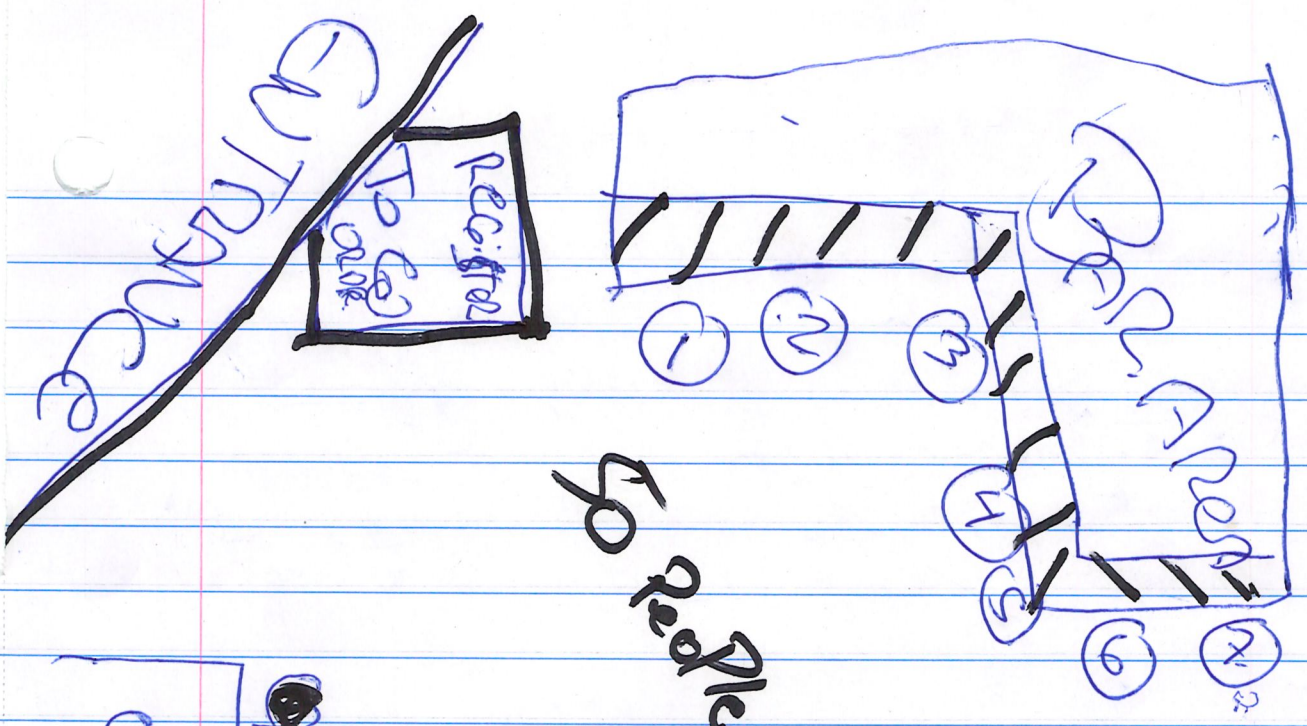


EXIT



EXIT

EXIT



Monday-Saturday 7:00 AM - 10:00 PM (Dinner till 10pm)
Sunday 7:00 AM - 2:00 PM(Close)

Burritos
Includes Hash Brown

Bacon Breakfast Burrito	\$11.99
Flour Tortilla, Bacon, Shredded Cheese	
Ham Breakfast Burrito	\$11.99
Flour Tortilla, Ham, Shredded Cheese	
Sausage Breakfast Burrito	\$11.99
Flour Tortilla, Sausage, Shredded Cheese	
Chorizo Breakfast Burrito	\$11.99
Flour Tortilla, Chorizo, Shredded Cheese	

"Omelettes"
Includes Hash Brown & Toast

Bacon and Cheese	\$11.50
Ham and Cheese	\$11.50
Sausage and Cheese	\$11.50
Veggies and Fresco Cheese	\$11.50
Mushroom, Jalapeños, Tomatoes, Onions	

Sides

Bacon	\$6.00
Sausage	\$5.50
Hash Brown	\$2.50
White Toast	\$2.99
Wheat Toast	\$2.99

Drinks

Jarritos	\$3.25
Pepsi	\$2.50
Jamaica	\$4.00
Horchata	\$4.00
Coffee	\$2.00

*CONSUMING RAW OR UNDERCOOKED MEATS, SEAFOOD, SHELLFISH, OR EGG MAY INCREASE YOUR RISK OF FOOD-BORN ILLNESS

Dinner Menu

Served ALL DAY

Meat options: Asada, Al Pastor, Chicken, Tinga, Carnitas, Chorizo, Lengua, Shredded Beef.

Alambre \$15.99

Strips of steak and chicken sautéed with ham, bell peppers, and onions, smothered in Oaxaca cheese. Served with a side of beans and your choice of corn or flour tortillas.

Fajitas \$14.99

Your choice of grilled steak, chicken or veggie, sautéed with onions and bell peppers. Served with a side of beans, rice, guacamole, lettuce and your choice of corn or flour tortillas.

Shrimp Fajitas \$15.99

Fajitas sautéed with onions and bell peppers. Served with a side of beans, rice, guacamole, lettuce and your choice of corn or flour tortillas.

Bistec a la Mexicana \$14.99

Pan-grilled steak sautéed with onions, tomatoes, and jalapeños. Served with rice, beans, and your choice of corn or flour tortillas.

Cecina \$14.99

Pan-grilled, thinly sliced beef with queso fresco, a toreado hot pepper, rice, beans, and your choice of corn or flour tortillas.



X Steak a la Brasa \$14.99

Grilled steak cooked to your preference and served with scallions, a toreado hot pepper, rice, beans and your choice of corn or flour tortillas.

3 Maria Combo \$12.49

Enchilada platter comes with ONE green, ONE red enchilada, ONE mole enchilada, topped with lettuce, cheese, sour cream, and onions. Served with rice and beans.

Enchiladas a la Brasa \$12.49

Rolled corn tortillas stuffed with your choice of meat, smothered in your choice of salsa (red, green, mole), topped with lettuce, onions, cheese, and sour cream. Served with rice and beans.

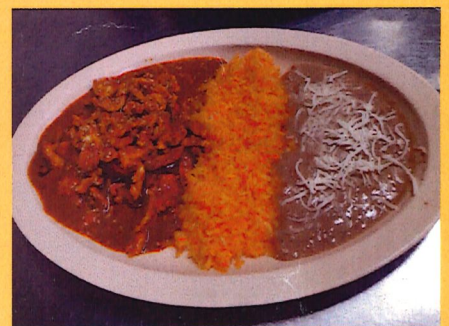


Enchiladas de Mole \$12.49

Three rolled corn tortillas stuffed with chicken or cheese, smothered in mole sauce, topped with sour cream and onions. Served with rice and beans.

Mole Poblano \$12.99

Puebla's quintessential dish! A grilled chicken breast smothered in our rich, mole sauce. Served with rice and beans and your choice of corn or flour tortillas.



3 Amigos Combo \$11.99

A platter of ONE red (pork) or green (chicken) tamale, ONE taco with your choice of meat and tortilla, and ONE chicken or cheese enchilada with your choice of red or green sauce.

Pork Carnitas \$12.99

Fried pork served with rice, beans, and your choice of corn or flour tortillas.

Mixed Fajitas \$16.99

Chicken, steak and shrimp with a side of rice and beans. Your choice of corn or flour tortillas.

Nacho Bowl \$11.99

Chicken, steak and ~~shrimp~~ with a side of rice and beans. Your choice of ~~corn~~ or ~~flour tortillas~~.

Antojitos

Chimichanga \$12.99

A deep-fried burrito stuffed with cheese and your choice of meat. Smothered in cheese dip and topped with lettuce, sour cream, and cheese. Served with a side of rice and beans.

Shrimp Chimichanga \$13.99

A deep-fried burrito with stuffed with cheese and smothered in cheese dip and topped with lettuce, sour cream, and cheese. Served with a side of rice and beans.

Burrito \$10.99

A flour tortilla stuffed with rice, beans, cheese, onions, cilantro, and your choice of meat (asada, al pastor, chicken, tinga, carnitas, chorizo, lengua, shredded beef).

Top any burrito with A la Brasa queso dip for \$2.75!

Burrito Cholula \$11.99

Flour tortilla stuffed with shredded beef, beans, rice and smothered in cheese dip.

Taco Dinner \$12.99

Two soft tacos with your choice of meat (asada, al pastor, chicken, tinga, carnitas, chorizo, lengua, shredded beef) and your choice of corn or flour tortillas. Topped with onions and cilantro and served with rice and beans.

Sope \$9.99

Thick homemade tortilla covered with beans, lettuce, cheese, sour cream, and your choice of asada, al pastor, chicken, tinga, carnitas, chorizo, lengua, or shredded beef.

Huarache \$9.99

A thick, oval tortilla covered with beans, lettuce, cheese, sour cream, and your choice of asada, al pastor, chicken, tinga, carnitas, chorizo, lengua, or shredded beef.

Tostada Dinner \$12.99

Two delicious tostadas layered with beans, a mound of lettuce, sour cream, cheese, and your choice of meat (asada, al pastor, chicken, tinga, chorizo).

Flour Quesadilla \$10.99

Big flour tortilla covered with melted cheese, your choice of meat (asada, al pastor, chicken, tinga, chorizo), and topped with lettuce, tomatoes, and sour cream. Served with a side of rice and beans.

Cemita Poblana \$11.99

The “sandwich of Puebla” which comes with your choice of breaded chicken or beef, sliced avocado, freshly pulled Oaxaca cheese, onions, and your choice of jalapeño or chipotle peppers.



Torta \$10.99

The traditional “sandwich of Mexico” which comes with your choice of meat (asada, al pastor, grilled chicken, tinga, chorizo), beans, mayo, sliced avocado, lettuce, cheese, onions, and your choice of jalapeño or chipotle peppers.

Kids Menu

Chicken Strips

\$5.99

Mini Quesadilla

\$5.99

A flour tortilla with melted cheese. Your choice of of one side: rice, beans, or fries.

Taco

\$5.99

Your choice of asada, chicken, tinga, chorizo, or al pastor on a corn or flour tortilla.
Your choice of one side: rice, beans or fries.

Chalupitas(6)

\$4.49

*CONSUMING RAW OR UNDERCOOKED MEATS, SEAFOOD, SHELLFISH, OR EGG MAY INCREASE
YOUR RISK OF FOOD-BORN ILLNESS



Tajapeño Margarita

Tequila, JALAPEÑOS 16 oz \$8.99
Triple sec, Lime juice, 32 oz \$15.99
Spicy jalapeno syrup, Tajin



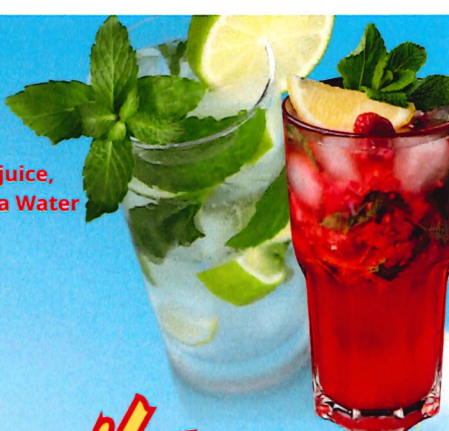
The Blue

Our signature Maragrita with blue curacao triple sec and lime juice

16 oz \$8.99
32 oz \$15.99

Mojito \$6.99

White rum, Fresh lime juice, Sugar, leaves of Mint, Soda Water



Coronarita \$16.99

Our signature Maragrita with small corona beer



Tequila Sunrise

Tequila, grenadine, orange juice



Cuba Libre \$6.99

White rum, Fresh lime juice and coke



House Margarita

Mango 16 oz \$7.99
Lime 32 oz \$15.99
Strawberry Peach



Cantarito \$9.99

Tequila
Grapefruit Soda
Grapefruit Juice
Orange Juice
Lime Juice



Rainbow Frozen Margarita

Mango lime Strawberry and Peach

16 oz \$7.99
32 oz \$15.99



Piña Colada \$6.99

Diced Pineapple, pineapple juice, cream of coconut white rum and dark rum



\$5 HOUSE TEQUILA SHOT

\$9 SPECIAL TEQUILA SHOT



HOUSE WINE \$5



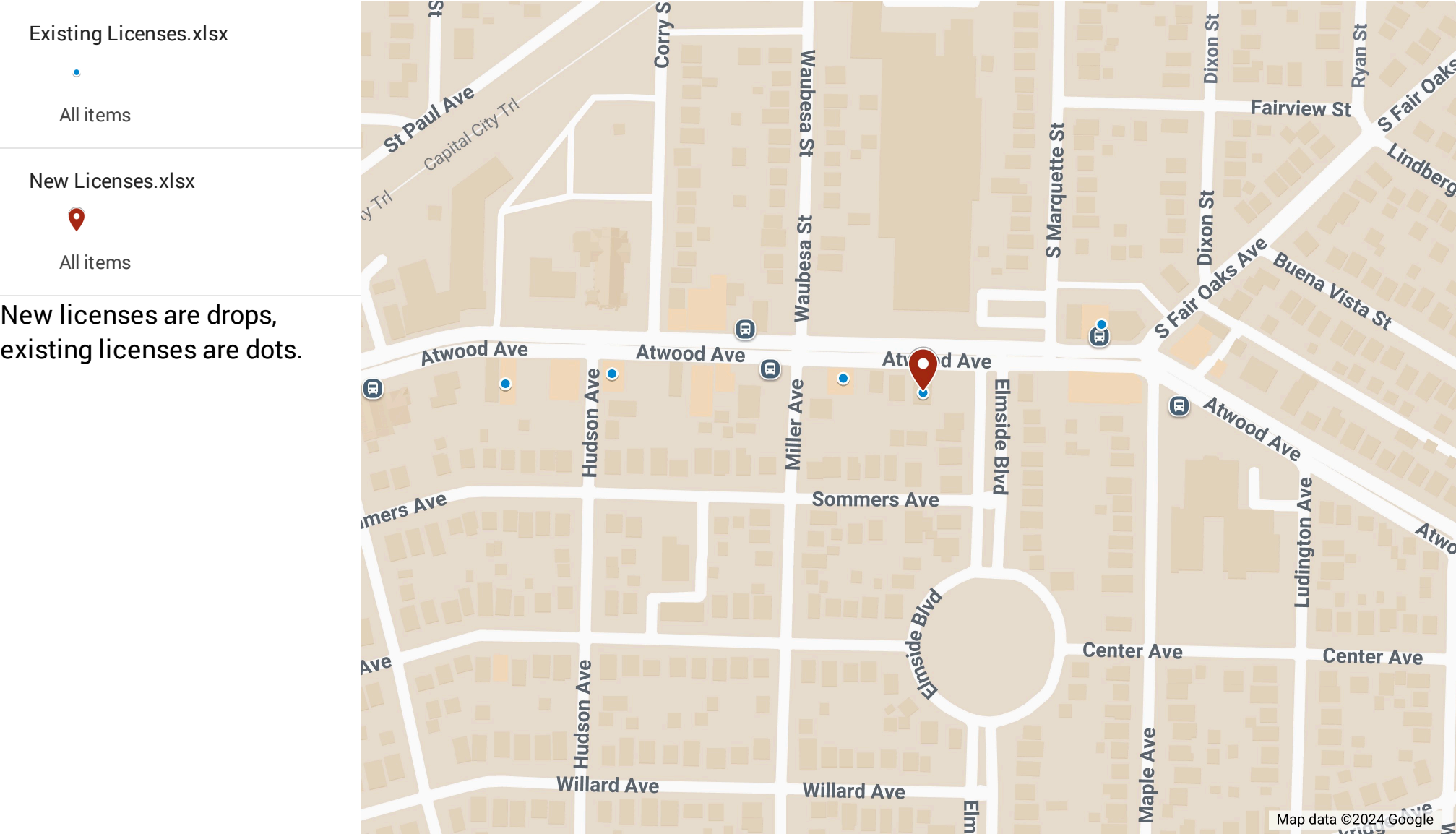
\$25

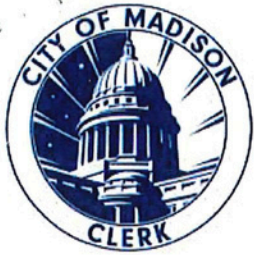


\$11.99

CORONA AND MODELO FAMILIAR

December 2024 ALRC New License





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)

L164B-2024-01015

(License number)

15
(Alder District #)

602
(Police Sector)

Office Use Only

Section A – Applicant

- 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.
TACON MADRES
- Trade Name (doing business as) TACON MADRES
- Address to be licensed 2827 ATWOOD AVE MADISON, WI 53703
- Mailing address STUDIO6@GMAIL.COM
- Anticipated opening date JANUARY 2ND 2025
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)
- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

- 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 WILL BE SERVED
AT DINNER ROOM AND STORAGE IN THE
BASINMENT OF FACILITY

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

Indoor: 75 Outdoor: _____

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

WE HAVE PARKING LOT ON THE SIDE
AND WE HAVE SECURITY CAMERAS OUTSIDE

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 JOSE VICENTE ZECUA

13. City, state in which agent resides MADISON WI

14. How long has the agent continuously resided in the State of Wisconsin? 25

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 10/25/24

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
	<u>JOSE VICENTE</u>	<u>MADISON</u>

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.

JOSE VICENTE ZECUA

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
7 - AM	7 - AM	7 - AM	7 - AM	7 - AM	7 - AM	7 - AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
10 - PM	10 - PM	10 - PM	10 - PM	10 pm	12 am	12 am

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. NO

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

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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

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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

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37. This application is for the license period ending June 30, 20____.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 5 8 4 5 5 - 0 4
39. Federal Employer Identification Number 33 - 165 3170

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

Contact person Jo Se W Carter

Business phone 6086221896 Business e-mail address STUDIOVALBG@GMAIL

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 _____

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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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.

Jose V. KCCA
 (Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

11/12/24
 (Date)

Clerk's Office checklist for complete applications		
<input checked="" type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input checked="" type="checkbox"/> FEIN <input checked="" type="checkbox"/> Written description of premises	<input checked="" type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input checked="" type="checkbox"/> *Appointment of Agent * Corporation/LLC only	<input checked="" type="checkbox"/> Floor Plans <input checked="" type="checkbox"/> Lease <input checked="" type="checkbox"/> Business Plan <input checked="" type="checkbox"/> **Sample Menu ** Class B only
Upon Application Submission, the Clerk's Office issued to the application: <input type="checkbox"/> Orange sign <input type="checkbox"/> Orange business card <input type="checkbox"/> "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: 86148

File ID: 86148

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Woodhouse Kitchen LLC • dba Haven
430 W Gilman St • Agent: Ziyun Li
Estimated Capacity (in/out): 70/0
Class B Combination Liquor & Beer • 10% alcohol, 85% food, 5% other
Police Sector 403 (District 2)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 4.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-01030 App.pdf, LICLIB-2024-01030
Supplemental.pdf, 430 W Gilman St map.pdf,
Application Addendum - Woodhouse Kitchen
LLC.pdf, Opitz Comments

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	11/18/2024	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (12/18/24), Common Council (1/14/25)						

1	COMMON COUNCIL	12/10/2024	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
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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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING	Pass
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Action Text: A motion was made by Verveer, seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

The conditions are:

1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday nights.
2. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
3. Food shall be available at all times.
4. A refuse and recycling management plan shall be submitted to the Building Inspection Division for approval.

One registration in support.

Notes: The conditions are:

1. No patrons are permitted to enter or re-enter the establishment after 1:30am on Friday or Saturday nights.
 2. Establishment shall meet the definition of a restaurant as defined in Madison General Ordinances section 38.02 at all times.
 3. Food shall be available at all times.
 4. A refuse and recycling management plan shall be submitted to the Building Inspection Division for approval.
-

Text of Legislative File 86148

Title

Public Hearing - New License

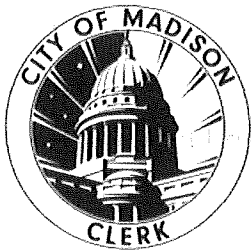
Woodhouse Kitchen LLC • dba Haven

430 W Gilman St • Agent: Ziyun Li

Estimated Capacity (in/out): 70/0

Class B Combination Liquor & Beer • 10% alcohol, 85% food, 5% other

Police Sector 403 (District 2)



Liquor/Beer License Application

(Agenda Item Number)

66

(Legistar file number)

LIC18-2024-01030

(License number)

2

403

(Alder District #)

(Police Sector)

Office Use Only

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

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor,
☒ Class C Wine

licensing@cityofmadison.com
608-266-4601

Section A – Applicant

- 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.
Woodhouse Kitchen LLC
- Trade Name (doing business as) Haven
- Address to be licensed 430 W Gilman St Madison WI 53703
- Mailing address 1911 Sherman Ave Apt 2 Madison WI 53704
- Anticipated opening date 2/1/24 25
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)

- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☐ No ☒ Yes (explain)

Ze Yun Yuan also holds an Alcohol Agent and Alcohol Serving Certificate for a different Restaurant in Madison, WI. Mad Seafood Boiler

Section B—Premises

- 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.

Our restaurant consists of two main floors and a basement floor. The first floor includes a hosting stand, a to-go station, a kitchen area, and a dining area. The second floor features a bar section and an additional dining area. In the basement, we have large walk in freezer and large walk in refrigerator, and several storage rooms. Alcoholic beverage will be primarily Page 1 of 5 served on second floors. First floor will be mainly serving tea and special non alcoholic drinks.

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

Indoor: 70 Outdoor: 0

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

No parking lot

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 Zigun Li
13. City, state in which agent resides Madison, WI
14. How long has the agent continuously resided in the State of Wisconsin? 16 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 10/29/24
16. State and date of registration of corporation, nonprofit organization, or LLC.
- 08/17/24

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
Owner	Zigun Li	Madison, WI
Owner	Ze Yun Yuan	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.

Zigun Li

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) Yun Ze Yuan is the alcohol agent and holds an alcohol serving certificate for an other restaurant - Mad Seafood Boiler.

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 - 2	11 - 2	11 - 2	11 - 2	11 - 2	11 - 2	11 - 2
(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. Food and Karaoke
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 85 % Food 5 % Other
- If applicable, describe "Other": Karaoke
- 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

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 8 4 7 4 9 7 - 0 4
39. Federal Employer Identification Number 99-4519620
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Ziyun Li

Business phone 6085562868 Business e-mail address woodhousekitchenwi@a

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 _____

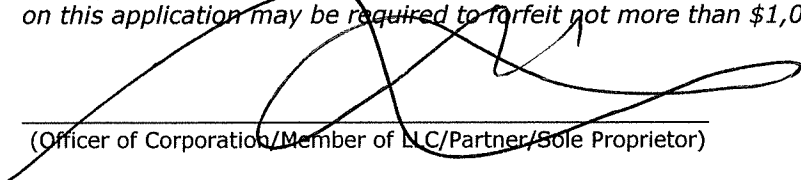
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items: 70

- ☐ 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)

11/18/24
(Date)

Clerk's Office checklist for complete applications

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> WI Seller's Permit Certificate
(matching articles of incorporation) | <input checked="" type="checkbox"/> Background investigation form(s) | <input checked="" type="checkbox"/> Floor Plans |
| <input checked="" type="checkbox"/> FEIN | <input type="checkbox"/> Form for surrender of previous license | <input checked="" type="checkbox"/> Lease |
| <input checked="" type="checkbox"/> Written description of premises | <input checked="" type="checkbox"/> *Articles of Incorporation | <input checked="" type="checkbox"/> Business Plan |
| | <input checked="" type="checkbox"/> *Appointment of Agent | <input checked="" type="checkbox"/> **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 _____

Written Description of Premises

Haven is a thoughtfully designed restaurant that combines natural warmth with modern simplicity. Light wood tones and a blend of wooden chairs and orange booths create a bright, cozy atmosphere that invites guests to relax and enjoy their time. The space is organized for comfort and flexibility, offering options for both communal and private dining.

The first floor features a hosting area to welcome guests, a to-go station for convenient pickups, and a well-equipped kitchen where chefs bring the fusion menu to life. Tea drinks are served primarily in stylish tea pots, aligning with the floor's focus on tea and non-alcoholic beverages, enhancing the calm and inviting ambiance.

Upstairs, the second floor transforms into a lively bar, specializing in creative cocktails and a variety of alcoholic drinks, offering a vibrant setting for guests to unwind and socialize.

In the basement, Haven is equipped with essential back-of-house facilities, including a spacious walk-in freezer and refrigerator, ample storage, a dishwashing area, and dedicated food prep space. These features support the smooth operation of the restaurant, allowing for efficient service and meticulous food preparation. Overall, Haven's design and layout blend functionality with warmth, creating an ideal setting for enjoying flavorful dishes and quality beverages.

HAVEN DRINK MENU

COCKTAILS

Old Fashioned 7.99

Rye whisky, angostura bitters, sugar, cherry, orange

Strawberry Daiquiri 7.99

Rum, lime juice, sugar syrup, fresh strawberries

Strawberry Basil Mules 10.99

Vodka, lime, basil, strawberry puree, ginger beer

Classic Mojitos 9.99

Rum, soda water, mint, sugar syrup, lime juice

Classic Margaritas 9.99

Tequila, triple sec, lime juice, salt

Long Island Ice Tea 16.99

gin, vodka, rum, tequila, bar mix, coke



MOCKTAILS

Virgin Pina Colada 7.99

Lime juice, cream of coconut, pineapple juice, cherry

Lavender Mint Lemonade 7.99

Mint, lavender syrup, lime juice, soda, lemonade

Kitty Cocktail 7.99

Sprite, Grenadine

Shirley Temple 7.99

Coke, Sprite, Grenadine

No tequila Sunrise 7.99

Orange Juice, Grenadine

Virgin Mule 7.99

Ginger beer, lime juice, sugar syrup, mint

We do not serve alcohol to individuals who are under 21.
Please have your ID ready.

HAVEN DRINK MENU

COCKTAILS

Perfect Manhattan 7.99

Whiskey, vermouth, lemon, cherry

Kamikaze 7.99

Vodka, Sugar, Lime juice

Gimlet 9.99

Gin, sugar, basil, lime juice, lime

Bourble 9.99

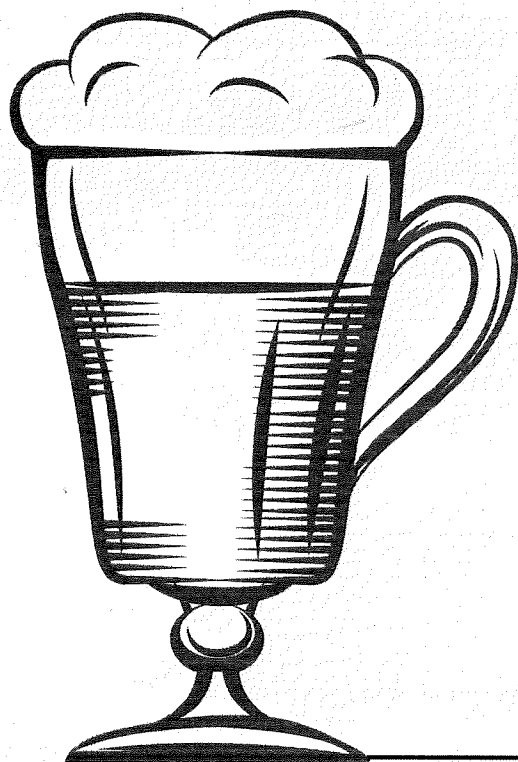
Bourbon, triple sec, soda water, lime juice, orange

Alexander 10.99

Brandy, cream, white cream de menthe

Jack Coke 7.99

Whiskey, coke, lime



COFFEE & TEA COCKTAILS

Sleepy Toddy 8.99

Whiskey, lavender tea, honey, lemon

Hot Toddy 7.99

Whiskey, honey, cloves, lemon

Coffee Royale 8.99

Brandy, coffee, sugar, cream

Irish Coffee 8.99

Irish whisky, coffee, sugar, cream

Mexican Coffee 9.99

Kailua, Tequila, coffee, sugar, cream

Caribbean Coffee 7.99

Rum, coffee, sugar, cream

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Please have your ID ready.

HAVEN DRINK MENU

WHITE WINE

FOLONARI Moscato, Venezia, Italy

A refreshingly sweet palate of pear, honey, and melon.

\$ 7.99/glass \$ 32.99/bottle

WHITEHAVEN Sauvignon Blanc, Marlborough, New Zealand

A vibrant wine with flavors of grapefruit, fresh herbs, and tropical fruit.

\$ 7.99/glass \$ 32.99/bottle

MASO CANALI Pinot Grigio, Trentino, Italy

Ripe nectarine and light citrus flavors with a crisp finish.

\$ 7.99/glass \$ 32.99/bottle

SOUVERAIN Chardonnay, California

A full-bodied wine with aromas of roasted pears and subtle baking spice.

\$ 7.99/glass \$ 32.99/bottle



RED WINE

BAREFOOT Pinot Noir, California

A soft and light-bodied wine with flavors of bright red fruit and rich vanilla.

\$ 6.99/glass

BAREFOOT Merlot, California

Subtle flavors of ripe plum and blackberry bring smoothness to this full-bodied wine with soft tannins.

\$ 6.99/glass

BAREFOOT Cabernet Sauvignon, California

A soft but substantial wine with aromas of black currant and raspberry.

\$ 6.99/glass

CASTILLO SAN SIMON Sweet Red, Spain

Fresh aromas of blackberry and black cherry. Sweet red berry flavors with silky tannins.

\$ 6.99/glass \$ 24.99/bottle

RIUNITE Sangria, Italy

Delectable aromas of dark berries, strawberries, and peaches with a hint of citrus. Fresh and fruity with hints of spice on the mouth.

\$ 7.99/glass \$ 32.99/bottle

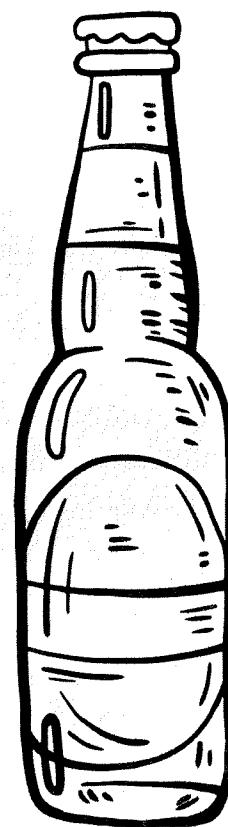


We do not serve alcohol to individuals who are under 21.
Please have your ID ready.

HAVEN DRINK MENU

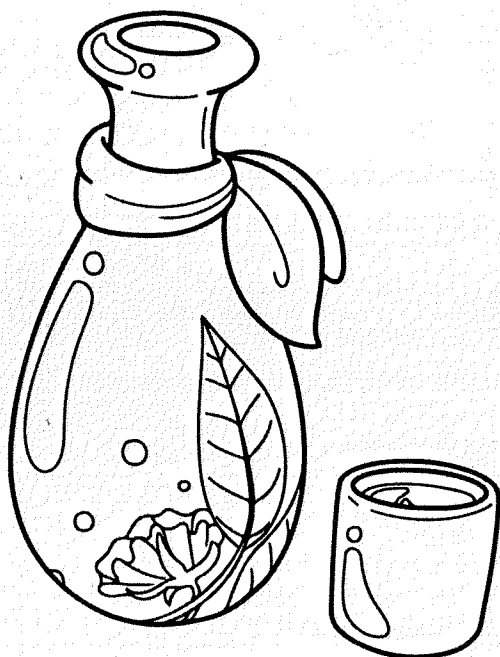
BEER

Bud Light	\$ 3.99	Tsingtao	\$ 4.99
Miller Lite	\$ 3.99	Sapporo	\$ 4.99
Blue Moon	\$ 4.99	Asahi	\$ 4.99
Spotted Cow	\$ 4.99	Corona Extra	\$ 4.99
Karben 4 Fantasy Factory	\$ 4.99	Modelo	\$ 4.99
Capital Amber	\$ 4.99	Angry Orchard Hard Cider	\$ 4.99



SAKE & SOJU

Hot Sake (Small)	7.99
Hot Sake (Regular)	\$ 12.99
Unfiltered Cloudy Sake	\$ 14.99
Strawberry Cloudy Sake	\$ 18.99
Ozeki Fancy Dry Sake	\$ 9.99
Flower Sparkling Sake	\$ 14.99
Peach Sparkling Sake	\$ 14.99
Original Soju	\$ 11.99
Strawberry Soju	\$ 11.99
Grapefruit Soju	\$ 11.99
Green Grape Soju	\$ 11.99



We do not serve alcohol to individuals who are under 21.
Please have your ID ready.

FRIED RICE

Pineapple Fried Rice	\$ 14.99
Chicken Fried Rice	\$ 14.99
Shrimp Fried Rice	\$ 16.99
Beef Fried Rice	\$ 16.99
Veggie Fried Rice	\$ 12.99

NOODLE SOUP

Beef Brisket Noodle Soup	\$ 12.99
Shrimp Noodle Soup	\$ 14.99

SPECIAL FLAVORS

Naengmyeon (Cold Noodle) \$ 12.99

a beloved Korean-Chinese cold noodle dish from City of Yanji, known for its refreshing and chewy buckwheat noodle served in a chilled, tangy broth. Topped with sliced beef, cucumber, tomato, kimchi, and 1/2 boiled egg, it's a perfect balance of savory, sour, and slightly sweet flavors.

Shang Xin Cold Jelly Noodle \$ 6.99

Chilled mung bean noodles in a fiery Sichuan chili sauce, offering a bold, numbing-spicy kick that's refreshingly addictive.

Guo Bao Pork \$ 19.99

Crispy fried pork slices tossed in a tangy-sweet glaze, a classic Northeastern Chinese dish with bold flavors and irresistible texture.

Stir-Fried Yellow Beef \$ 17.99

A signature Hunan dish featuring tender slices of yellow beef stir-fried with fresh chili peppers, garlic, and aromatic spices, delivering bold, spicy, and savory flavors true to Hunan cuisine.

ENTREE

Braised Beef Curry Rice \$ 19.99

Choose between red or yellow curry, featuring tender, fall-off-the-bone beef infused with rich flavors. Served with curry sauce, hearty chunks of carrot and potato, steamed broccoli, and garnished with fresh celery leaves.

Steak Rice Ball Bowl \$ 17.99

Includes two flavorful rice balls: spinach shrimp and corn egg. Served with sliced scallion-seasoned steak atop fresh spring mix, accompanied by thinly sliced radishes and cherry tomatoes.

Spanish Garlic Shrimp \$ 17.99

Succulent shrimp cooked in a fragrant blend of olive oil, garlic, dried chili, and white wine, enhanced with shrimp heads for depth and seasoned with salt and pepper.

Flavored Chicken Entree \$ 17.99

Served with rice and grilled vegetables, choose from eight marinated chicken flavors

Lemon Pepper	Japanese Teriyaki
Honey Garlic	Coconut Curry
Honey Mustard	Cumin BBQ
Sesame Ginger	Spicy Korean

Sesame Chicken \$ 12.99

A popular Chinese-American dish featuring crispy chicken bites coated in a sweet and savory sauce, topped with toasted sesame seeds for a nutty, flavorful finish.

DESSERT

Sweet Sticky Rice w/ Mango \$ 9.99

Signature Ice Cream Bowl \$ 9.99

Tiramitsu \$ 6.99

Cheese Cake \$ 6.99

Earl Grey Milk Pudding \$ 6.99

WE ARE
Open
everyday
11:00 am - 10:30 pm

MAKE A
Reservation
608-285-5140
@haven.madisonwi

HAVEN MENU

ORDER FOR
Pick Up
608-285-5140
11:00 am - 9:50 pm

SCAN TO VIEW
Dishes

APPETIZER

Fried Spring Rolls (4pcs)	\$ 2.99
Edamame	\$ 5.99
Crab Rangoons (4pcs)	\$ 6.99
French Fries	\$ 5.99
Cajun Fries	\$ 6.99
Sweet Potato Fries	\$ 6.99

SMALL BITES

Seaweed Salad	\$ 5.99
Shredded Papaya Salad	\$ 8.99
Takoyaki (5pcs)	\$ 6.99
Chicken Tenders (3pcs)	\$ 5.99
Spicy Buffalo Tenders (4pcs)	\$ 8.99
Veggie Gyoza (6pcs)	\$ 6.99
Pork Gyoza (6pcs)	\$ 6.99
Chicken Gyoza (6pcs)	\$ 6.99
Fried Calamaris	\$ 8.99
Fried Soft Shelled Crabs (2pcs)	\$ 8.99
Fried Chicken Wings (6pcs)	\$ 9.99
Fried Cajun Wings (6pcs)	\$ 9.99

SALAD

Spam Musubi Potato Salad \$ 10.99

Cold Mashed Potato, Flavored Gluten Free Musubi, Light Raw Onion, with Salt, Black Pepper, Dried Parsley, Vinegar, Mayo, Egg Yolk, and Honey Mustard

Strawberry Almond Salad \$ 13.99

Mixed Greens, Fresh Strawberries, Grape Tomatoes, bleu cheese crumbles, Cooked Shrimps, Almond, with French Dressing.

Blueberry Pistachio Salad \$ 14.99

Mixed Greens, Fresh Blueberries, Grape Tomatoes, bleu cheese crumbles, Grilled Chicken, Pistachio, with French Dressing.

Sunny Alley Avocado Salad \$ 12.99

Fresh Slices of Avocado, Buttered Sweet Corn Kernels, Light Mixed Greens, Grape Tomatoes, with Black Pepper, Salt, Olive Oil, and Lemon Wedges

Refreshing Cucumber Boats \$ 13.99

Crisp Cucumber, Creamy Egg Salad, Avocado, Almonds, with Black pepper, Honey mustard, Salt, and Sesame Seeds

Pumpkin Raisin Pecan Salad \$ 13.99

Cold Mashed Pumpkin, Raisin, Pecan, with Salt, Plain Yogurt, Cream Cheese, Lemon Juice, and Honey

SOUP

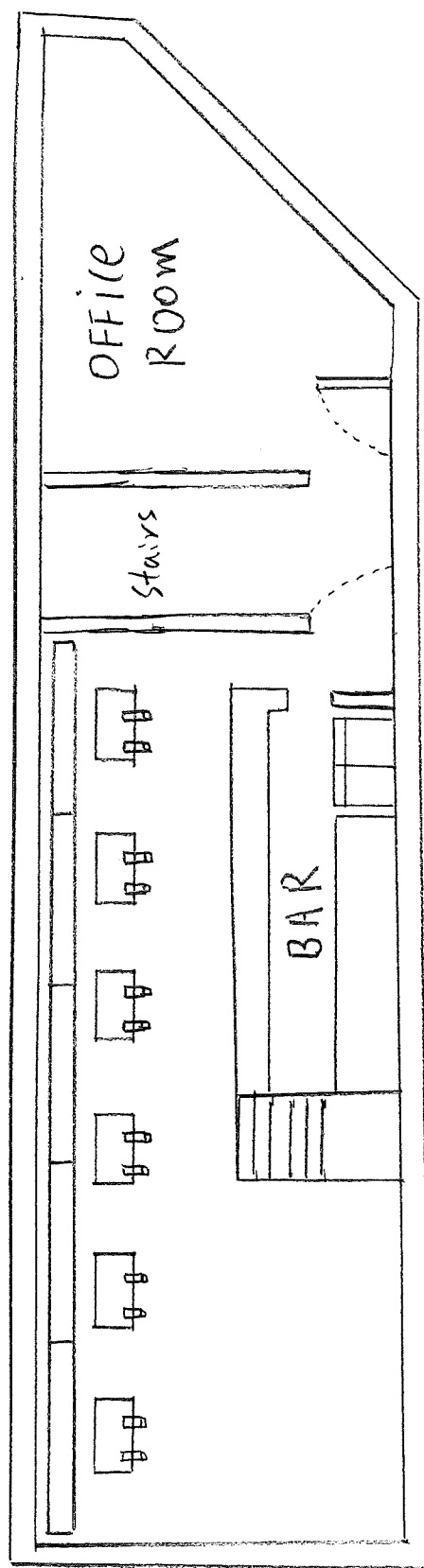
Miso Soup \$ 2.99

Egg Drop Soup \$ 4.99

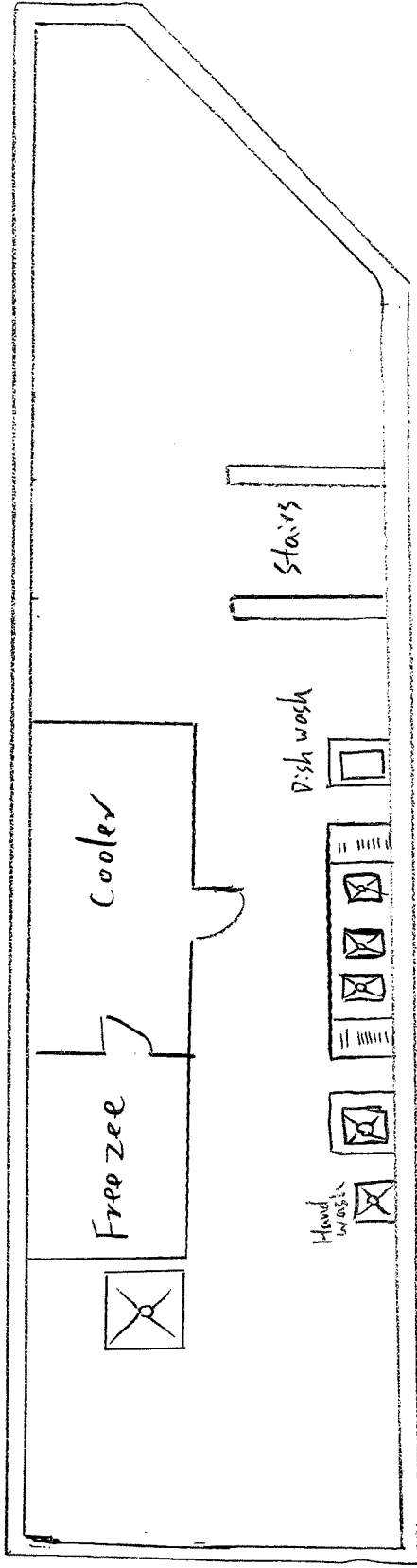
Hot Sour Soup \$ 6.99

Tom Yum Soup w/ Shrimp \$ 9.99

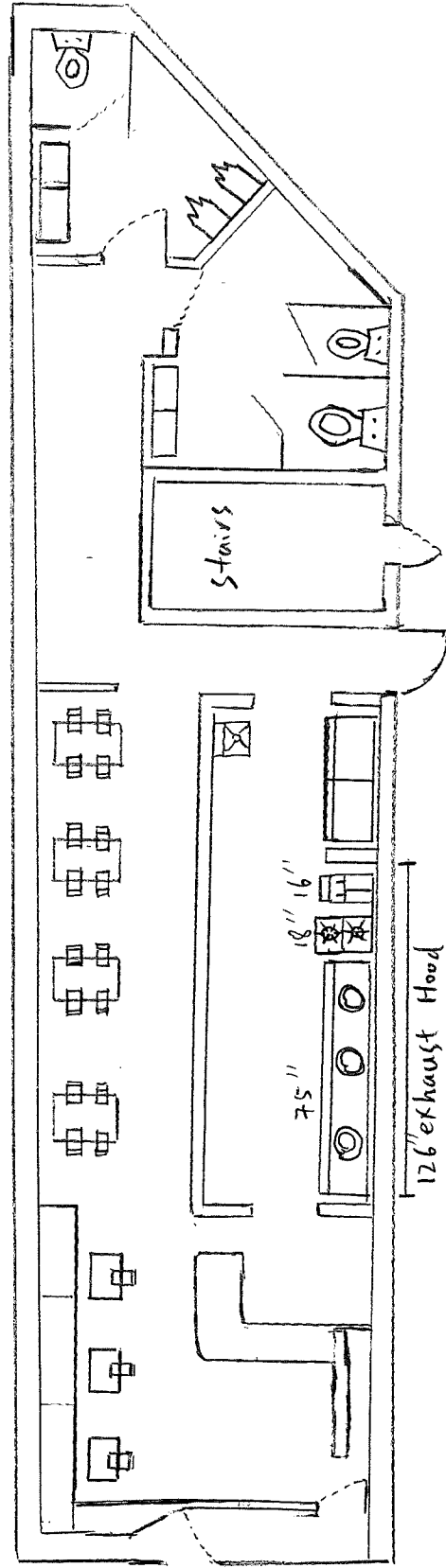
Traditional Thai soup with lemongrass, galangal root, mushroom, tomato, green onion, lime juice and cilantro.



2ND FLOOR PLAN



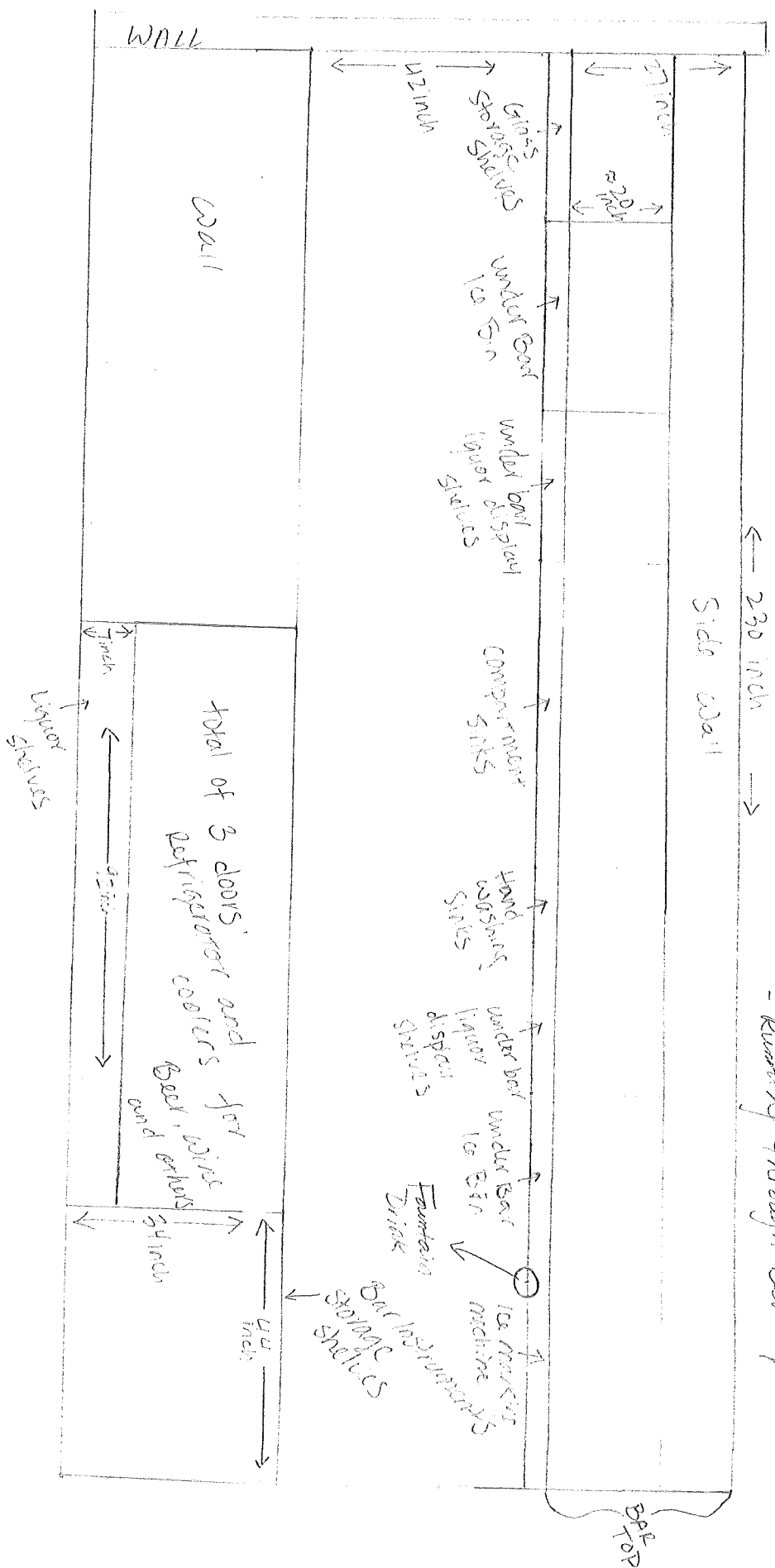
BASEMENT FLOOR PLAN



FIRST Floor plan

2nd Floor Bar Area Floor Plan

- x Cooler in Basement
- All Fountain Drink Beverage will be stored in the large cooler
- Running through Beverage hose to Bar



Woodhouse Kitchen LLC DBA Haven

BUSINESS PLAN

Prepared by:

Ziyun Li, Ze Yun Yuan

**430 W Gilman St
Madison, Wisconsin 53703**

608-556-2968

woodhousekitchenwi@hotmail.com

I. EXECUTIVE SUMMARY

Woodhouse Kitchen LLC DBA Haven (referred to from hereon in as the "Company") is intended to be established as a Limited Liability Company at 430 W Gilman St, Madison, Wisconsin 53703 with the expectation of rapid expansion in the full service restaurant industry.

Business Description

The Company shall be formed as Limited Liability Company under Wisconsin state laws and headed by Ziyun Li, Ze Yun Yuan.

Ziyun Li

With over 20 years of experience in the food industry, Ziyun Li brings a wealth of knowledge and passion to Haven. Her journey began at the young age of 16, selling smoothies at Baltimore Harbor, where she worked on a commission basis driven by her sales volume. As she pursued her college education, she crossed paths with her future business partner, Ze Yun Yuan, while seeking employment. During this period, she also achieved her Accounting degree, followed by nearly four years of experience working in accounting firms. However, her true calling remained within the food industry, a passion she couldn't ignore.

Ziyun's career evolved as she demonstrated strong organizational and management skills, excelling in building relationships and overseeing operations. She further honed her expertise during her tenure as a restaurant manager at Trio Ramen, where she led the establishment for two years. Through years of collaboration, Ziyun and Ze Yun developed a deep friendship and a shared vision for creating a restaurant brand that showcases their skills, ambition, and resilience as female entrepreneurs. This shared vision inspired the creation of Haven, their joint venture where they aim to bring their unique flavors and leadership to the forefront.

Ze Yun Yuan

Ze Yun Yuan has nearly 30 years of experience in the restaurant industry. Growing up in a family deeply rooted in the culinary business, she was immersed in the food industry from an early age, gaining valuable insights and skills that shaped her career. Her extensive experience spans diverse dining environments, including Chinese, Japanese, American, buffet-style, and regional specialty cuisines. Known for her resilience, dedication, and versatility, Ze Yun has proven herself a capable manager and culinary professional.

When she and Ziyun discovered an ideal location—the former Bluemoon Lounge—the timing felt perfect to embark on a new venture. This opportunity aligned seamlessly with her long-held aspiration to build a brand that reflects her independence and strength as a female entrepreneur. As long-time friends and business partners, Ziyun and Ze Yun are committed to establishing Haven as a distinguished brand, showcasing their combined expertise, dedication, and shared passion for the restaurant industry.

Business Mission

At Haven, our mission is to offer a sanctuary of flavors that harmonize wellness with indulgence, blending the best of Eastern and Western culinary traditions.

We are dedicated to crafting wholesome, simple meals and Asian specialties with a touch of authenticity, from Thai delicacies to delicious Chinese dishes.

In a warm, inviting space with light wood accents, we bring together fresh ingredients, unique flavors, and a thoughtfully curated beverage selection to create memorable dining experiences. With our vibrant cocktails and signature tea drinks, Haven is a destination for comfort, connection, and culinary exploration in every bite and sip.

Product

The Company's primary product will be Food and Drinks: At Haven, we offer a full suite of dining experiences, including a diverse menu and premium beverage selection. Our culinary offerings feature classic Asian dishes, unique Thai specialties, comforting hot noodle soups, authentic Chinese food and street bites, fresh salad entrees, and Chicken or Steak Dishes. Our drink selection includes signature cocktails, fine beers, and exquisite teas served in stylish pots, alongside specialty drinks and freshly brewed coffee.

Haven is designed to be more than just a restaurant; it's a welcoming space where guests can enjoy a warm, relaxed ambiance that blends Eastern and Western elements in a bright, cozy setting.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the full service restaurant industry presently makes 20.00 dollars in sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

1. Quality and Taste of Food

Customers are looking for delicious, high-quality meals, especially since Haven offers a unique fusion of Asian and Western cuisine with healthy and simple options. Authentic flavors, freshness, and well-prepared dishes will be critical.

2. Menu Variety and Unique Offerings

The fusion of different cuisines, especially Asian specialties, Chinese BBQ, Thai food, and Northeastern Chinese dishes, will attract customers looking for a distinctive dining experience. The availability of both healthy and flavorful choices, including snacks and cocktails, adds to the appeal.

3. Atmosphere and Ambiance

The bright, warm interior design with light wood and cork elements creates a welcoming space. For young adults and professionals, the ambiance is essential for both comfort and social experiences, enhancing their dining experience and making Haven a place to relax or meet with friends.

4. Location and Accessibility

Being in a downtown location is ideal for attracting nearby residents, young professionals, and tourists. Customers are likely to prioritize ease of access and proximity, especially those working or living close by.

5. Price and Value for Money

Offering good value is crucial, especially when catering to a broad audience. Middle and upper-middle-income individuals expect fair prices that reflect the quality and uniqueness of the meals and overall experience.

6. Health-Conscious Options

Many young, urban customers today prefer healthier dining options. The availability of wholesome meals, simple ingredients, and transparency about nutrition is likely to appeal to this market.

7. Service Quality

Attentive and friendly service enhances the dining experience, encouraging customers to return. A skilled and professional staff will be important for customer satisfaction.

8. Social and Experiential Appeal

For young adults, sharing their experience on social media and dining in an aesthetically pleasing environment are valuable. The stylish teacups and cocktails offered at the bar, as well as the ambiance, cater to customers who enjoy sharing their experiences online.

9. Cultural and Culinary Curiosity

Customers in this target market often appreciate cultural diversity and seek new food experiences. Haven's blend of Western and Asian influences meets this curiosity, adding an element of discovery to their dining choices.

10. Convenience of Dining Options

The availability of different meal options, such as snacks for a quick bite, sit-down meals, and cocktails or delicious non alcoholic specialty drinks for evening socializing, allows customers flexibility.

Business Goals and Objectives

Short Term:

(0-1 Year)

1. **Successful Launch & Brand Awareness:** Focus on building awareness around Haven's unique Asian fusion cuisine and ambiance, aiming for a strong opening with positive community buzz.
2. **Establish High-Quality Service:** With Alyssa as Server Lead and Danna as Manager, set a goal to standardize service protocols, ensuring each guest has a memorable experience.
3. **Customer Feedback & Iteration:** Collect feedback to understand customer preferences and areas for improvement, especially with new dishes or the ambiance. Use this insight to refine the menu and service.
4. **Build a Loyal Customer Base:** Launch a loyalty program or special offers to encourage repeat visits, aiming for a steady customer base by the end of the first year.
5. **Efficient Payroll & Staffing:** Streamline the payroll setup for new hires to create a smooth onboarding process. This includes ensuring Packy has accurate, timely payroll information from day one.

Long Term:**(1-5 Years)**

1. **Market Leader in Fusion Cuisine:** Become known as the go-to spot in the region for healthy, fusion Asian cuisine and an exceptional dining atmosphere.
2. **Expand Menu & Offer Seasonal Specials:** Broaden the menu with seasonal dishes that keep customers returning for new experiences, capitalizing on both Western and Asian culinary trends.
3. **Maximize Second-Floor Bar Revenue:** Develop a strong bar reputation on the second floor, offering signature cocktails.
4. **Establish a Catering & Delivery Division:** If demand supports it, offer catering or delivery services to reach a wider audience, especially for corporate or community events.
5. **Increase Profit Margins & Operational Efficiency:** Regularly analyze costs and operational efficiency, with a goal to increase profit margins through smart sourcing, reducing waste, and staff optimization.
6. **Potential for Expansion:** If successful locally, consider expansion into new locations or concepts that align with Haven's brand, catering to growing interest in Asian fusion cuisine.

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:

Geographic:

Location: Downtown, focusing on individuals in the surrounding area.

Climate: An urban setting with a mix of daytime and evening traffic.

Demographic/Socioeconomic:

Gender: All genders, though likely to attract a balanced mix given the ambiance and offerings.

Age: Primarily young adults (20-35 years old), but inclusive of other age groups, particularly professionals up to their mid-40s.

Income: Middle to upper-middle-income individuals who can afford to dine out at a moderately priced venue.

Occupation: Young professionals, local office employees, freelancers, and students, as well as tourists exploring downtown.

Education: College students, graduates, and professionals with diverse educational backgrounds.

Psychographic:

Personality: Individuals who are open-minded, adventurous in their culinary tastes, and appreciate fusion cuisine.

Values: Values health-conscious choices, appreciates sustainability, and is culturally curious, valuing a mix of Asian and Western dining.

Lifestyles: Active and social lifestyle; likely to dine out regularly and enjoy new dining experiences, looking for a trendy and comfortable setting to socialize or relax.

Haven aims to appeal broadly to the downtown market, focusing on both local residents and business professionals seeking unique yet accessible dining. The combination of fusion dishes, health-conscious options, and a lively cocktail bar creates an inviting atmosphere for both casual lunches and evening gatherings.

The estimated number of potential clients within the Company's geographic scope is 25,000.00.

Pricing Strategy

The Company has completed a thorough analysis of its competitors' pricing. Keeping in mind our competition's pricing and the costs of customer acquisition, we have decided on the following pricing strategy:

1. Accessible Options: Include affordable, high-quality choices, such as simple meals and snacks, for casual diners or budget-conscious customers.
2. Premium Selections: Offer premium dishes like fusion entrees or specialized Asian cuisine at a higher price point to appeal to those looking for an elevated dining experience.
3. Menu Structure: Clearly differentiate between price tiers on the menu, so guests can easily find options that match their budget while encouraging them to explore higher-priced items if desired.

Distribution Strategy

1. In-House Dining Experience:

With Haven's unique ambiance and food fusion concept, the primary distribution focus will be on providing an exceptional in-house dining experience. The interior and overall vibe are tailored to

attract diners who enjoy immersive, atmosphere-driven experiences, along with a mix of healthy and unique dishes.

2. Delivery and Takeout:

Haven will partner with popular food delivery platforms to allow customers to enjoy their meals at home or the office.

To maintain food quality, we'll design our packaging to preserve the presentation and freshness of meals, particularly for Asian dishes, BBQ, and tea drinks that are sensitive to travel.

3. Catering Services:

Offering catering for special events, office parties, and gatherings. This will allow Haven to reach new audiences and showcase our unique culinary blend outside the restaurant setting.

4. Bar on the Second Floor:

The bar's offerings, especially cocktails, will attract a late-evening crowd, positioning Haven as a spot for nightlife as well. Promotions and events like cocktail nights can boost visibility and foot traffic.

5. Brand Partnerships:

Collaborating with local businesses for pop-up events, markets, or festivals can expand reach and give more exposure to the brand while meeting potential customers in familiar spaces.

Promotional Strategy

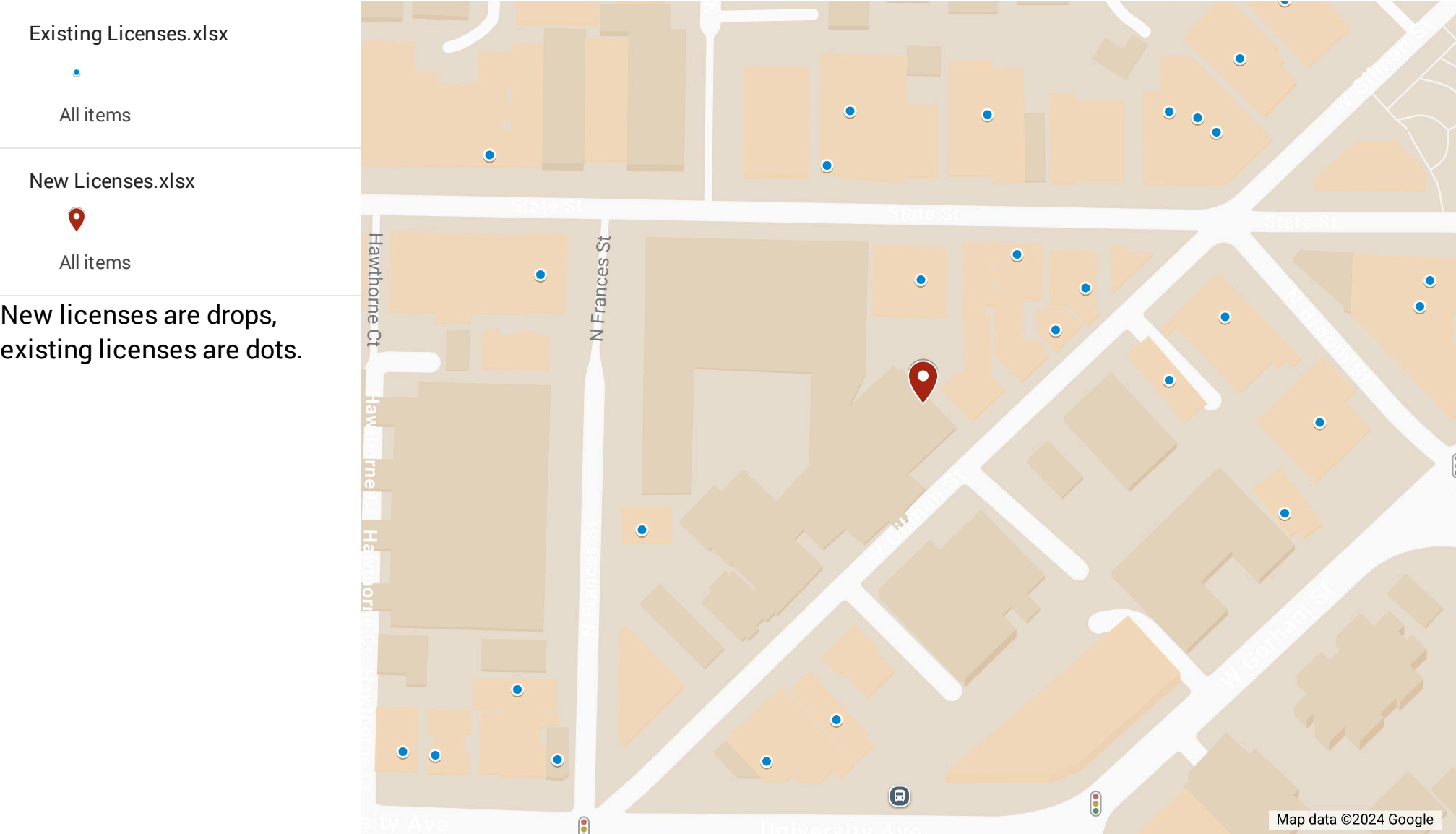
The Company will promote sales using the following methods:

Our marketing and promotion plan will focus on multiple channels to reach a broad audience effectively. We will leverage social media platforms, such as Facebook and Instagram, to engage with potential customers and share updates, promotions, and events. Additionally, we plan to collaborate with an advertising agency to participate in various advertising campaigns through UW Madison Sports to build local awareness. We will also partner with major food delivery platforms to expand our reach and accessibility. To encourage customer loyalty, we will offer loyalty rewards and exclusive discounts through our own platform, creating a strong membership program to retain our regular patrons. We will also collaborate with newspapers and local advertising companies to create and distribute flyers and run traditional advertisements. This will help us reach a wider audience within the community, especially those who may not be active on digital platforms, ensuring comprehensive visibility across different media channels.

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.

December 2024 ALRC New License



From: woodhousekitchenwi@hotmail.com
To: [Verbick, Jim](#)
Subject: Re: Alcohol License Review Committee Appearance Requested - Woodhouse Kitchen LLC
Date: Friday, December 13, 2024 6:49:06 PM

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

Hi Jim,

It is not intentional. I might accidentally check the box.

I've already contacted with the capital area neighborhood association, alderperson, and police department. I also left you a message and wrote you an e-mail few weeks ago as well.

Thanks,
Ziyun Li

From: Verbick, Jim <JVerbick@cityofmadison.com>
Date: Friday, December 13, 2024 at 5:08 PM
To: woodhousekitchenwi@hotmail.com <woodhousekitchenwi@hotmail.com>
Subject: RE: Alcohol License Review Committee Appearance Requested - Woodhouse Kitchen LLC

Good afternoon,

On the application, on question 32, about contacting the neighborhood association prior to the ALRC meeting, the No box was checked. Was that intentional?

Sincerely,

Jim Verbick, WCMC

(pronouns: he/him/his)

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: [Konrad C Opitz CPM CCIM](#)
To: [licensing](#)
Cc: [Bennett, Juliana](#)
Subject: Woodhouse Kitchen LLC - Beer and Liquor license for 430 W. Gilman Street
Date: Tuesday, December 17, 2024 3:25:32 PM

Some people who received this message don't often get email from kc@opitzrealty.com. [Learn why this is important](#)

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

Dear Members of the Alcohol License Review Committee:

I am part of the ownership of the neighboring properties at 424 W. Gilman Street, 519 State Street and 521 State street.

Before this license is approved, please have the operator provide you the details of how he/she intends to deal with the **daily business trash and recycling from their business**.

The property does not have enough space to allow for a dumpster(s). To date during remodeling the contractors working on the 430 W. Gilman property have been filling our tenant's dumpsters (which our tenants pay for), causing the dumpsters to overflow.

If the operator of this business does not indicate that he/she is removing the trash and recycling daily and taking it off premises on their own and transporting it themselves, it will be a major problem creating a health and safety concern in this area.

Please somehow stipulate that the operator of 430 W. Gilman Street cannot dump his trash and recyclables on to or in his/her neighbors' property or dumpsters, as a condition of obtaining the license.

Thank you for your consideration, as we all try to keep the State Street area clean and safe.

Konrad C. Opitz
Member of 424 W. Gilman Street LLC
608/257-0111 ext. 103
608/273-8504 (fax #)

kc@opitzrealty.com



City of Madison

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

Master

File Number: 86458

File ID: 86458

File Type: Resolution

Status: Council Public Hearing

Version: 1

Reference:

Controlling Body: BOARD OF PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving Plans, Specifications, And Schedule Of Assessments For Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025.

Final Action:

Title: Approving Plans, Specifications, And Schedule Of Assessments For Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025. (District 15)

Notes: Andy Zwieg

CC Agenda Date: 01/14/2025

Agenda Number: 5.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: EvergreenOhioSommersOverallExhibit.pdf, Evergreen_Ohio_Sommers Questionnaire_Results_12_18_2024.pdf, Evergreen_Ohio_Sommers_BPWnotes_12_18_2024 .pdf, AtwoodHudsonIntExhibit.pdf, 11825_ BPW EvergreenOhioSommers_AssessLtr.pdf, 11825_revEvergreenOhioSommers_Assess.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	1/6/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024							

1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING	Pass
Action Text: A motion was made by Williams, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.				

Text of Legislative File 86458

Fiscal Note

The proposed resolution approves plans, specifications, and schedule of assessments and authorizes the Board of Public Works to advertise and receive bids for the Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District. The total estimated cost of the project is \$3,511,000, comprised of \$3,185,630.01 in City costs and \$325,369.99 in assessments. Funding for the City portion of costs is available in Munis #11825 (\$3,190,000) and #15559 (\$325,369.99). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025. (District 15)

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024 pursuant to a resolution of the Common Council, RES-24-00667, ID No. 85777 adopted 11/26/24 which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$3,185,630.01 of the entire cost of said improvement.
2. That for those eligible property owners requesting construction of a rain garden in the public right-of-way adjacent to their property shall execute the necessary waiver of special assessments on forms provided by the City Engineer;
3. That the sum assigned to each separate parcel, as indicated on the attached schedule of assessment, is hereby specially assessed upon each such parcel.
4. That the Common Council determines such special assessments to be reasonable.
5. That the work or improvement be carried out in accordance with the reports as finally approved.
6. That such work or improvement represents an exercise of the police power of the City of Madison.
7. That the plans & specifications and schedule of assessments in the Report of the Board of Public Works and the Report of the City Engineer for the above named improvement be and are hereby approved.
8. That the Board of Public Works be and is hereby authorized to advertise for and receive bids for the said improvements.
9. That the due date by which all such special assessments shall be paid in full is October 31st of the year in which it is billed, or,
10. That such special assessments shall be collected in eight (8) equal installments, with interest thereon at 4.0 percent per annum, except those special assessments paid in full on or before October 31st of that year.
11. That the Mayor and City Clerk are hereby authorized to accept dedication of lands and/or easements from the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

INSTALLMENT ASSESSMENT NOTICE

Notice is hereby given that a contract has been (or is about to be) let for Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024 and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0 percent per annum; that all assessments will be collected in installments as above provided except such assessments on property where the owner of the same has paid the assessment to the City Treasurer on or before the next succeeding November 1st.

NOTICE OF APPEAL RIGHTS

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



Evergreen Ave, Ohio Ave, Sommers Ave, & Atwood Ave/Hudson Ave Intersection Construction 2025

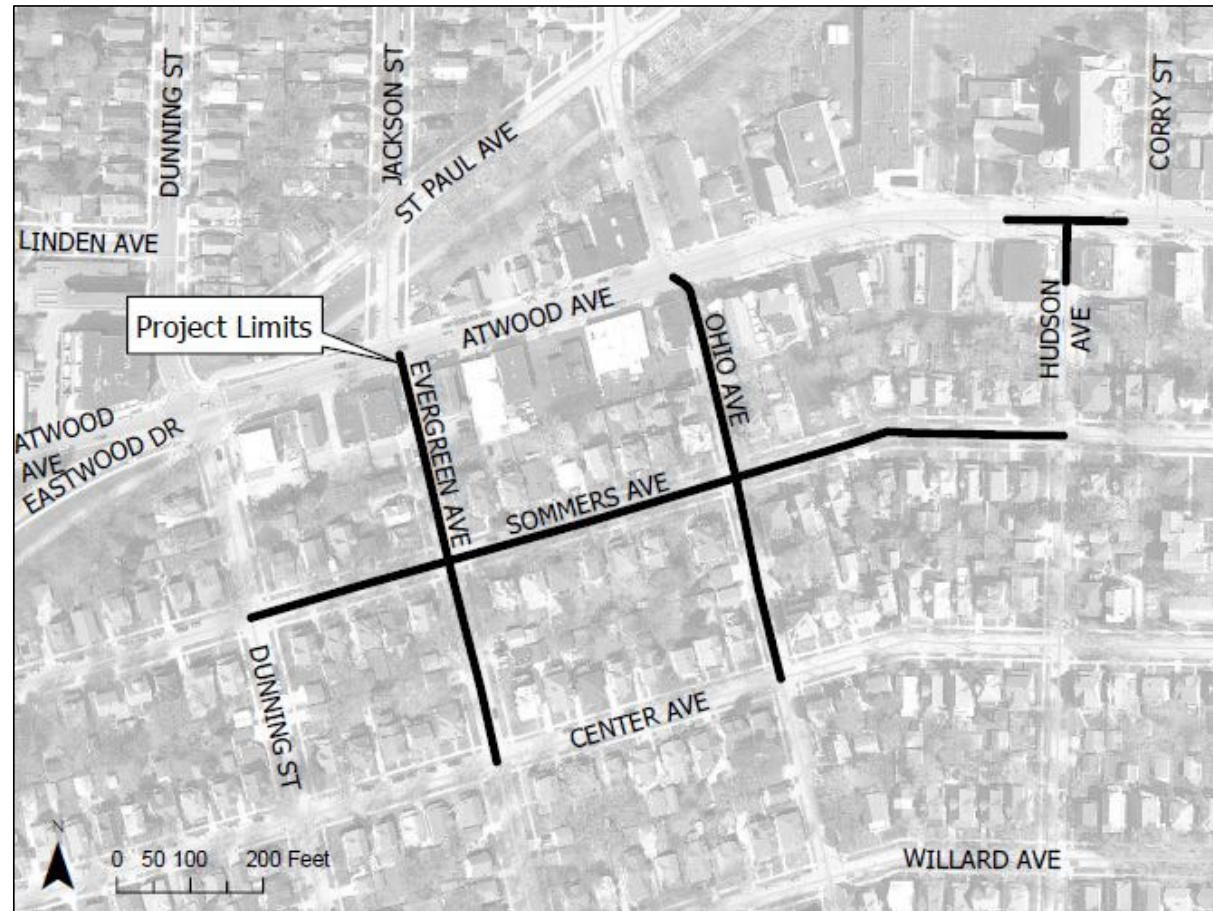
Board of Public Works
City of Madison Engineering Division
December 19, 2024

CITY OF **MADISON**



Project Location

- District 15

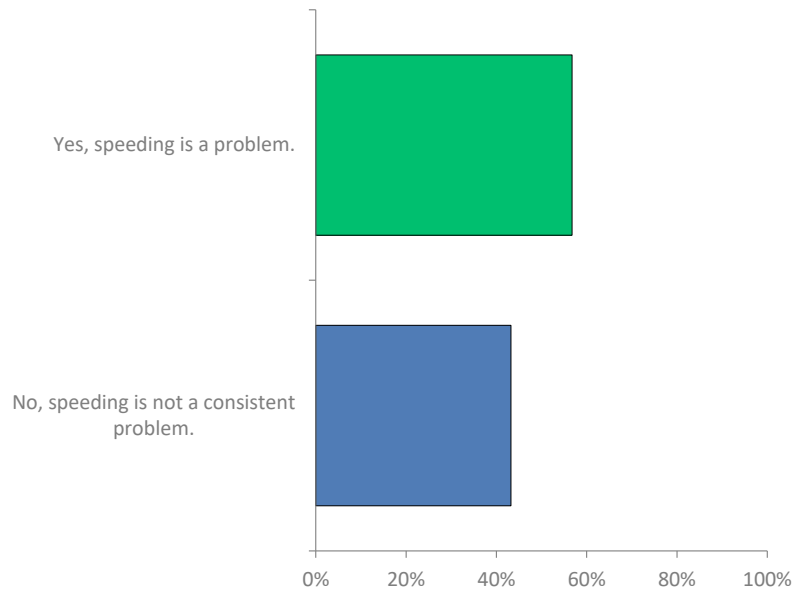


CITY OF **MADISON**

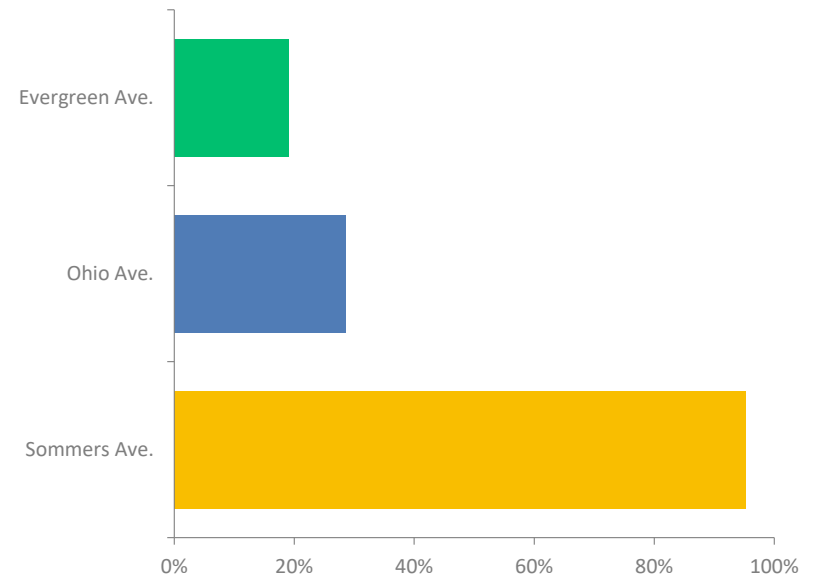


Questionnaire Results

- 37 responses – Is speeding a problem?



- 21 responses – Where?

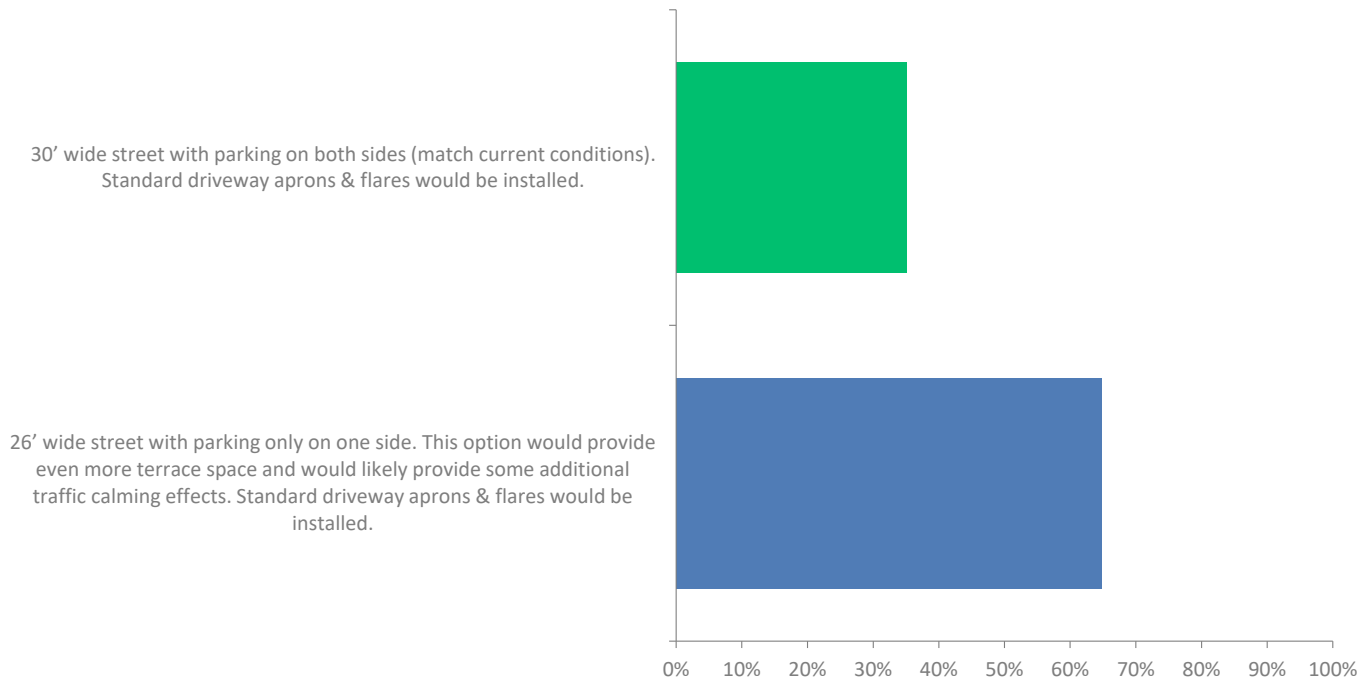


CITY OF **MADISON**



Questionnaire Results

- Design option results
 - 37 responses
- Narrow Evergreen Ave from 30' to 26' street width?

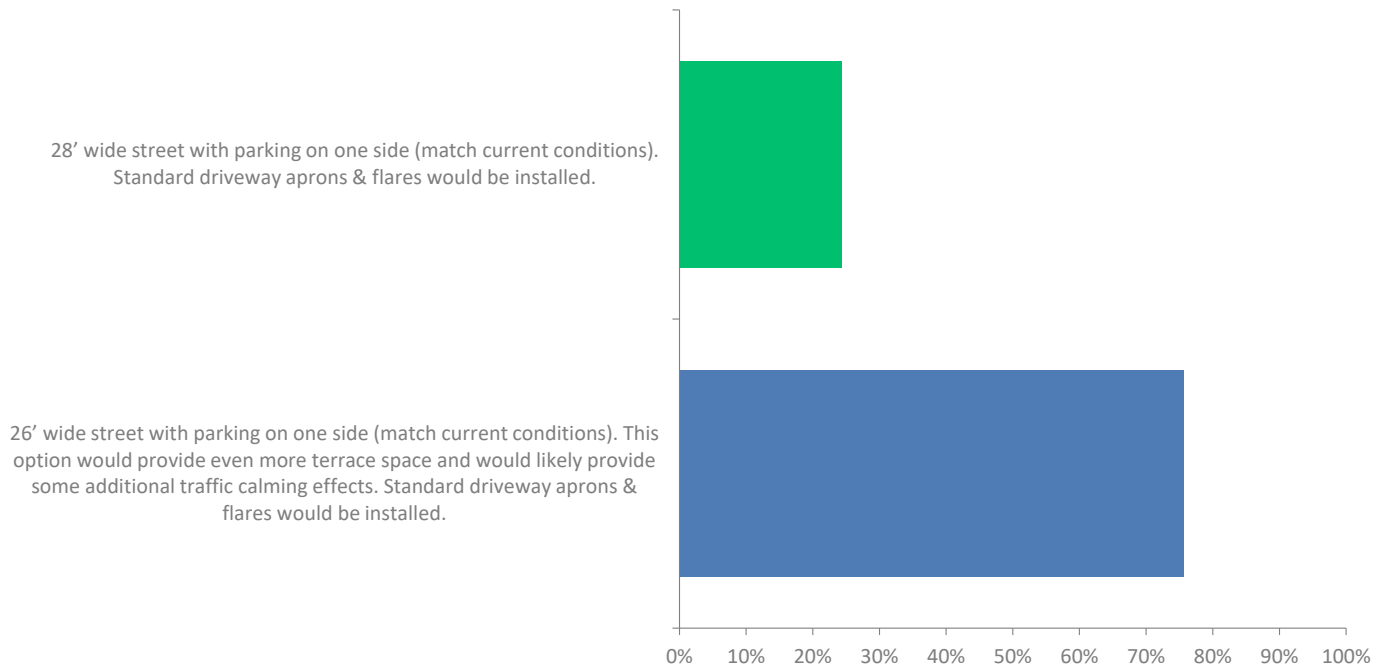


CITY OF **MADISON**



Questionnaire Results

- Design option results
 - 37 responses
- Narrow Ohio Ave from 28' to 26' street width?

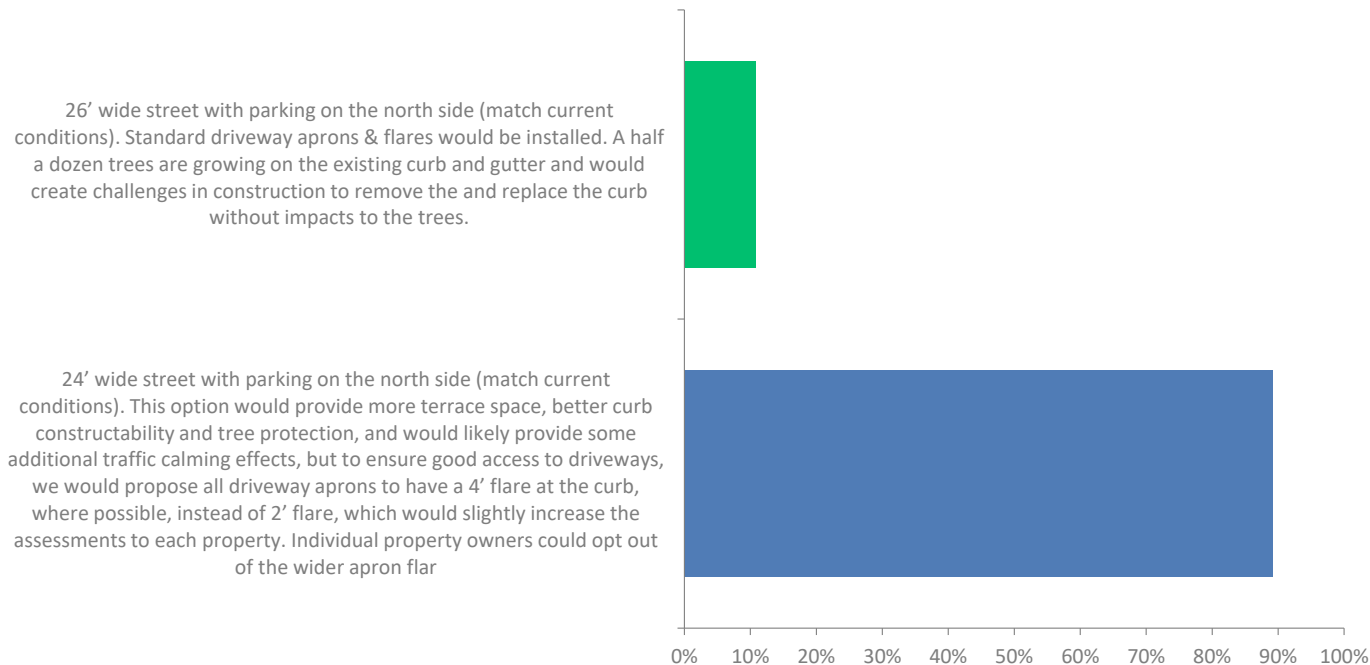


CITY OF **MADISON**



Questionnaire Results

- Design option results
 - 37 responses
 - Narrow Sommers Ave from 26' to 24' street width?



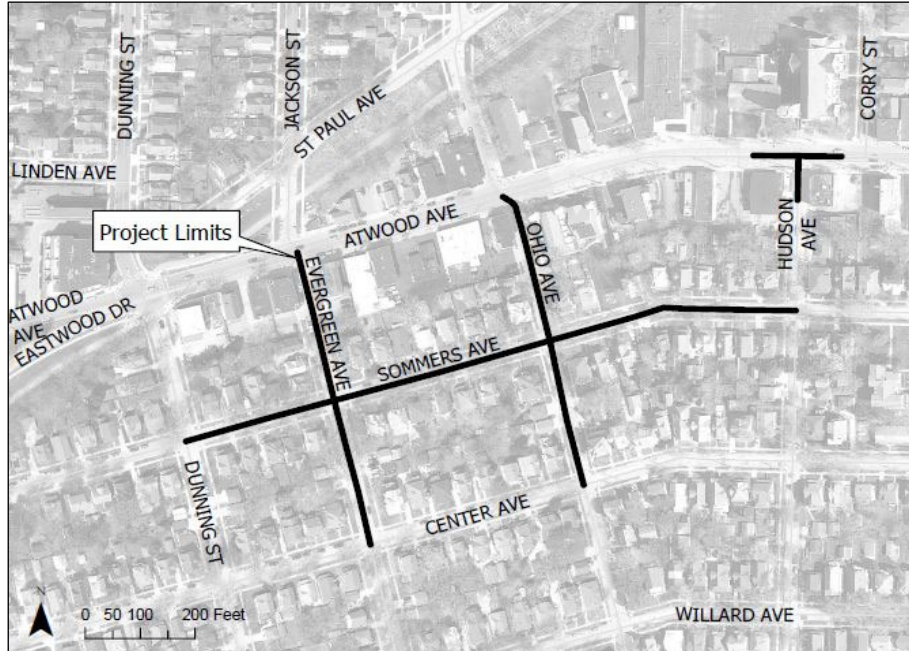
CITY OF MADISON



Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024

Project Engineer	Andrew Zwieg ph: 266-9219 email: azwieg@cityofmadison.com	
Project Limits	Evergreen Ave from Center Ave to Atwood Ave, Ohio Ave from Center Ave to Atwood Ave, Sommers Ave from Dunning St to Hudson Ave, Intersection of Atwood Ave and Hudson Ave	
Alder: 15 Martinez-Rutherford	(see map on reverse)	
Evergreen Ave, Ohio Ave, & Sommers Ave	Existing	Proposed
Project Type: Street Reconstruction		
Last Surfaced	Evergreen Ave - 1995, Ohio Ave, & Sommers Ave - 1989 (New Asphalt)	Reconstruction
Pavement Rating	Evergreen Ave - 5, Ohio Ave, & Sommers Ave - 4	New Pavement
Curb Rating	Evergreen Ave, Ohio Ave - 4, & Sommers Ave - 3	New C&G
Width	Evergreen Ave - 30', Ohio Ave - 28', & Sommers Ave - 26'	Evergreen Ave - 30', Ohio Ave - 28', & Sommers Ave - 24'
Surface Type	Asphalt over concrete	Asphalt
Traffic Mitigation	None	Bumpouts at Evergreen Ave/Sommers Ave & Ohio Ave/Sommers Ave intersections
Sidewalk, Terraces, & Driveways		
Sidewalks	Evergreen Ave, Ohio Ave, & Sommers Ave: Both sides of the street Evergreen Ave - 10' (west side) & 9' (east side), Ohio Ave - 5', & Sommers Ave - 6'	Evergreen, Ave, Ohio Ave, & Sommers Ave: Spot replace existing sidewalk Evergreen Ave - 10' (west side) & 9' (east side), Ohio Ave - 5', & Sommers Ave - 7'
Terraces		
Driveways	Concrete or asphalt	Concrete
Storm Sewer	Existing	Proposed
Work Required: Remove/replace/add storm sewer along Evergreen Ave, Ohio Ave, & Sommers Ave		
Size	12"	New Pipes (size varies)
Material	Clay	Concrete
Year	1917	2025
Sanitary Sewer	Existing	Proposed
Work Required: Remove/replace sewer and laterals along Evergreen Ave, Ohio Ave, & Sommers Ave		
Size	6"	New 8" Pipes
Material	Clay	PVC
Year	1910s	2025
Water Main	Existing	Proposed
Work Required: Remove/replace water main and reconnect services along Evergreen Ave, Ohio Ave, & Sommers Ave		
Size	6"	8"
Material	Sand cast ductile iron	Ductile iron
Year	1910s and 1920s	2025
Parking	Existing	Proposed
	Evergreen Ave - Existing parking on both sides; Ohio Ave - Existing parking on both sides, East - everyday, West - only Sundays & Holidays; Sommers Ave - Existing parking on north side	No changes Evergreen Ave - Existing parking on both sides; Ohio Ave - Existing parking on both sides, East - everyday, West - only Sundays & Holidays; Sommers Ave - Existing parking on north side
Street Lighting	Existing	Proposed
Area Street Lighting	MG&E lighting on utility poles	None
Pedestrian Lighting	None	None
Traffic Signals	Existing	Proposed
Work Required: Replace traffic signals at intersection of Atwood Ave and Hudson Ave		
	1976: old 8" - 12" incandescent signal heads, aging underground wiring including failed communication to signal, old traffic signal controller	2025: new underground wiring, access structures, concrete bases, poles, signal heads, traffic signal cabinet, signal controller, accessible pedestrian signals, curb & gutter, sidewalk, base course, asphalt pavement, & curb ramp improvements
Year		
Land Purchases	None	
Trees	There are 3 (2205 Sommers Ave (1-Maple), 2402 Sommers Ave (1-Maple), 2417 Sommers Ave (1-Maple)) planned tree removals with this project because of poor condition. The trees within the project limits that remain may have the roots trimmed during construction. Initial coordination with Forestry has been completed for potential new planting locations and will continue during design and after project completion.	
Assessment Policy		
10' Pavement Replacement*	Owner 100% / City 0%	
Driveway Apron Replacement	Owner 50% / City 50%	
Terrace Walk (between sidewalk & curb)	Owner 50% / City 50%	
Sidewalk Replacement	Owner 0% / City 100%	
Intersection Curb & Pavement	Owner 0% / City 100%	
Sanitary Sewer Main	Owner 0% / City 100%	
Sanitary Laterals to Property Line	Owner 25% / City 75%	
Water Main	Owner 0% / City 100%	
Water Main Services	Owner 0% / City 100%	
Storm Sewer Main	Owner 0% / City 100%	
Private Storm Connections (if any)	Owner 100% / City 0%	
Assessments payable in one lump sum or over a period of 8 years, with 5% interest charged on unpaid balance.		
*Assessed per linear ft. of frontage		
Schedule		
Advertise for bids	March 2025	
Anticipated Construction Start	Late Spring/Early Summer 2025	
Approximate Duration	Approx. 4-5 months	
Costs		
Total Cost: \$3,511,000.00 (Includes 15% Engineering)		
Assessments: \$325,369.99		
City Engineering Cost: \$3,185,630.01		
Correspondence		

Public information meeting November 19, 2024 via zoom; online questionnaire; email correspondence with residents, businesses, and the Alder to discuss Evergreen Ave, Ohio Ave, and Sommers Ave street width; The questionnaire asked the neighborhood to select street widths for Evergreen Ave (ex. 30' vs potential 26'), Ohio Ave (ex. 28' vs potential 26'), & Sommers Ave (ex. 26' vs potential 24'). Design team presented a street width changes on Evergreen Ave and Ohio Ave for traffic calming and on Sommers Ave to accommodate the mature trees, reduce root damage during construction, and reduce vehicle speeds. The proposed street width is consistent with the Complete Green Street policy: Neighborhood Yield Street, guide recommends 24' - 28' street width. The street is a see Map on reverse



Tree Removal Locations

- 2205 Sommers Ave (1-Maple)
- 2402 Sommers Ave (1-Maple)
- 2417 Sommers Ave (1-Maple)



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

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

Deputy City Engineer

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

Deputy Division Manager

Kathleen M. Cryan

Principal Engineer 2

John S. Fahrney, P.E.
Janet Schmidt, P.E.

Principal Engineer 1

Mark D. Moder, P.E.
Fadi El Musa Gonzalez, P.E.
Andrew J. Zweig, P.E.

Financial Manager

Steven B. Danner-Rivers

Parcel Number: «Parcel_No»

Situs Address: «Situs_Address»

«OwnerLine1»

«OwnerLine2»

«OwnerLine3»

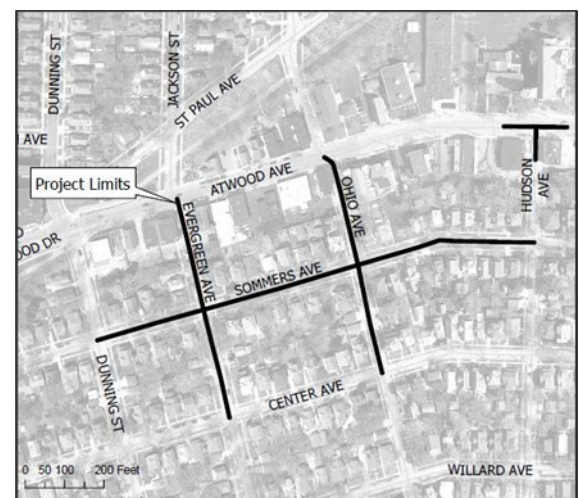
«OwnerLine4»

December 6, 2024

**To: Property Owners along Evergreen Avenue, Ohio Avenue,
and Sommers Avenue**

Re: Proposed Street Reconstruction Project & Public Hearing

The City of Madison is planning a 2025 project on Evergreen Ave (Center Ave to Atwood Ave), Ohio Ave (Center Ave to Atwood Ave), and Sommers Ave (Dunning St to Hudson Ave). Enclosed with this letter is a fact sheet with decisions regarding the street widths throughout the neighborhood as well as some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.



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

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>, a hard copy can be mailed to you upon request. The frontages and lot areas of each property to be assessed are listed on the full schedule. After work is complete, a final assessment cost will be calculated based on bid prices and work actually performed. The final assessment cost, which will be billed after the completion of the project, is payable in one lump sum or over a period of 8 years, with the 5% interest charged on the unpaid balance.

To request accommodations for special needs or disabilities or if you have any other questions regarding this project, please contact Andrew Zweig, Project Manager, (608) 266-9219, azwieg@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

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

Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025

Project Limits: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson

Project ID: 11825

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»

Street Reconstruction Items				Subtotal
Remove Concrete Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	

Sanitary and Storm Sewer Items			
Sanitary Sewer Reconnect	Remove & Replace Sanitary Lateral	Private Storm Sewer Connection	Subtotal
«Cost5»	«Cost6»	«Cost7»	«SubT2»

Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«Total»

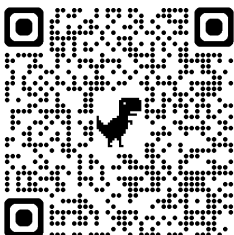
The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

JMW:ajz

Cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Mark Moder, City Engineering
Todd Chojnowski, City Engineering
Sean Malloy, City Traffic Engineering
Yang Tao, Traffic Engineering
Adam Wiederhoeft, Water Utility
Charles Romines, Streets Division
Aaron Leair, City Forestry
Hannah Mohelnitzky, City Engineering
Bill Sullivan, Fire Department
Michael Ott, Police Department
Amanda J Nagel ajnagel@madison.k12.wi.us
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MMSD Transportation transportation@madison.k12.wi.us

Andrew Zweg, City Engineering
Janet Schmidt, City Engineering
Lukas Collins, City Traffic Engineering
Tom Mohr, City Traffic Engineering
Nathan Mendez, Water Utility
Taletha Skar, IT Department
Brad Hofmann, City Forestry
Tim Sobota, Madison Metro Transit
Lorissa Banuelos, Common Council
Jennifer Hannah, Police Department
Dane County 911
Cara Hanson cmhanson@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us



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

PART I

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN:

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

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

That on **WEDNESDAY, DECEMBER 18, 2024 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus five (5%) percent interest on the unpaid balance, as determined by the Board of Public Works.

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

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

PART II

EVERGREEN AVENUE, OHIO AVENUE, AND SOMMERS AVENUE ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **December 6, 2024**



Department of Public Works
Engineering Division

PROJECT CONTACT

» **Project Manager:** Andrew Zwieg
608-266-9219, azwie@cityofmadison.com

Fact and Details Sheet:
**PROPOSED EVERGREEN AVE, OHIO AVE, SOMMERS AVE, &
ATWOOD AVE/HUDSON AVE TRAFFIC SIGNAL CONSTRUCTION**

Project Details – Proposed Work

Sanitary Sewer: The City will replace the existing sewer main with 8" PVC pipe on all streets in the project limits (existing 6" clay main installed in the 1910s), and in most cases replace laterals from the main to the property line. In limited cases where the existing lateral is cast iron, appears to be in good condition upon inspection, and runs under a tree, the lateral will only be replaced to the back of curb. In those cases, the owner will not be assessed for the additional footage of replacement that is not completed. If you would like a full lateral replacement to the property line in cases such as this, please contact the Project Manager (*laterals assessable*).

Water Main: The City will replace the existing water main and reconnect existing water services to the new main along Evergreen Avenue from Center Avenue through Atwood Avenue, Ohio Avenue from Center Avenue to Sommers Avenue, and Sommers Avenue from Dunning Street to Hudson Avenue.

Storm Sewer: The City will replace and improve the storm sewer system in the street and at intersections.

Street: The City will replace all the pavement, gravel base, curb and gutter, replace concrete terrace walks (*concrete walk between curb and sidewalk*), spot replace sidewalk as needed, and replace driveway aprons (*10 ft. pavement, terrace walks, and driveway aprons are assessable*).

The City had previously presented different options for the street widths within the project limits and to gather some additional input from residents in the area. After receiving the input from residents via the posted questionnaire, the public meeting, and additional communication, along with more detailed engineering reviews of the streets' current usage while considering long term potential, the City is proposing the following designs:

- Maintain the existing street width with parking on both sides on Evergreen Ave. (30 ft. from curb to curb). The survey did indicate general support for narrowing the street, but responses from residents specifically on the street were not as supportive of reducing the width, and a significant loss in parking could have a negative impact on businesses in the area, especially when considering existing parking restrictions for street sweeping, etc.
- Maintain the existing street width and parking configuration on Ohio Ave., for similar reasons as on Evergreen Ave. Additionally, prior to the meeting and questionnaire being issued, there was an oversight regarding the very specific parking accommodations on this street, and it preferred to maintain that specific parking situation.
- Narrow Sommers Ave. to 24 ft., which was widely supported by the residents on this street, as well as providing additional benefits such as protecting existing street trees within a narrower terrace space and having some traffic calming effects. The survey indicated that residents in area also have higher concerns about speeding on Sommers Ave., more so than on Evergreen or Ohio.

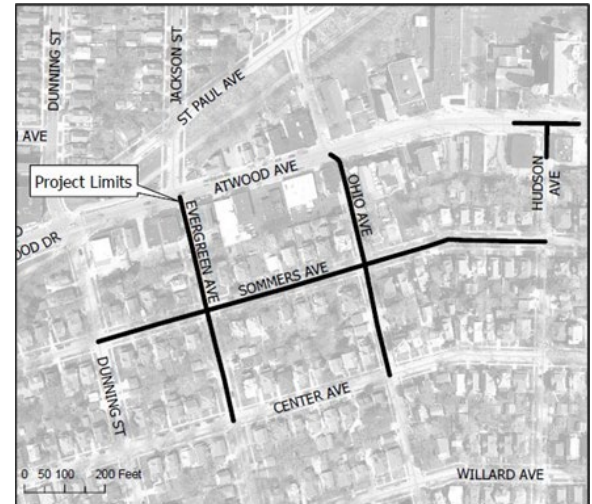
Speed humps will not be installed along Evergreen Avenue, Ohio Avenue, or Sommers Avenue. However, intersection designs will be reviewed for possible bumpouts at the intersections to help improve pedestrian crossings, provide some additional traffic calming, and have some reduction in pavement area.

Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail along Evergreen Ave and Ohio Avenue (*driveway aprons assessable*). Driveway widths will be replaced along Sommers Avenue with 4 ft. driveway flares (standard 2 ft.) to accommodate the tighter spaces for vehicles turning in and out of driveways because of the reduced street width (*driveway aprons assessable*).

Bus Pads: Bus pads will not be installed along Sommers Avenue, Evergreen Avenue, or Ohio Avenue.

Streetlights: Street lighting on existing MG&E wood poles will remain. A new street lighting cabinet will be installed at the Atwood Avenue and Hudson Avenue intersection as part of the traffic signal improvement.

Project Location Map



Traffic Signals: The City will replace traffic signals at the intersection of Atwood Avenue and Hudson Avenue; this includes all the underground wiring, access structures, concrete bases, poles, and 12-inch signal heads. As part of the construction, a new traffic signal cabinet will be reinstalled in the southwest corner of the intersection. The cabinet contains the wiring and controllers to program the signal green, yellow, and red phasing. 16-inch accessible pedestrian signals will be added to the signal as part of the project. Any disturbance to the curb and gutter, sidewalk, and pavement because of the signal construction will be replaced. Curb ramps will be improved to be compliant with Americans with Disabilities Act standards.

Assessments: The project will involve special assessments for some of the improvements. The assessments are a special charge for work being done that has direct benefit to the property. The preliminary assessments are mailed during the design phase and will give the property owner an estimated cost due after construction is complete. The final assessments bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for pavement, driveway aprons, and terrace walks and are based on 2024 street improvements rates and will carry over from the preliminary assessments to the final assessments. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with a 5% interest.

Trees: Terrace trees may be pruned prior to construction to provide required clearance for construction equipment. Efforts are being made in the street design to save as many of the existing trees as possible. There are 3 planned tree removals (2205 Sommers Avenue (1-Maple), 2402 Sommers Avenue (1-Maple), and 2417 Sommers Avenue (1-Maple)) with this project because of poor condition. If, during the course of construction, it is determined that any additional trees must be removed, adjacent property owners will be notified, prior to removal of the tree. The trees within the project limits that remain may have the roots trimmed during construction.

Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
Driveway Apron Replacement	50%	50%
Remove & Replace Terrace Walk	50%	50%
Curb & Gutter Replacement	0%	100%
Sidewalk Replacement	0%	100%
Intersection Curb & Pavement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Water Main	0%	100%
Water Main Services	0%	100%
Storm Sewer Main	0%	100%
Private Storm Connections (if any)	100%	0%
*Pavement Replacement assessed per linear ft. of frontage - No assessments at the Atwood Ave/Hudson Ave intersection		

Tree pruning in advance of the project is required to reduce the risk of damage to the trees during construction. The City of Madison Forestry Section will perform the necessary work. For certain species, especially oak and elm trees, the pruning must be completed by June 1st to reduce the chance of disease. If additional trees need to be removed, City Engineering will notify the adjacent property owner prior to removal.

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

For any questions regarding street tree maintenance or planting, please contact the general forestry line at 266-4816.

Project Website: Please visit the project website for the latest information and sign-up for email updates too.
<https://www.cityofmadison.com/engineering/projects/evergreen-ohio-sommers-reconstruction>

Construction Schedule & Impacts

Tentative Schedule: It is expected the project will take approximately 4-5 months to complete between June 2025 and October 2025.

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

Traffic impacts on Atwood Avenue at Hudson Avenue are anticipated for reconstruction of the traffic signal. Long-term (6-8 weeks) single lane closures in each direction during off-peak hours are anticipated. Short term (2-4 weeks) single lane closures in each direction during peak hours are anticipated. 1-lane in each direction will be maintained for much of the duration, non-peak flagging operations may be required for portions of the work.

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new

water main is connected to the existing main and connecting the services to the new main. At the start of construction, the existing main will remain in service until the new main is installed and connected to; emergency shutoffs may occur if the old, brittle main is damaged during construction. If this happens, crews will work to notify affected properties as quickly as possible.

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

Landscaping: Existing landscaping plantings within the terrace (between curb & sidewalk) will be impacted. If you wish to save any landscaping, it should be removed prior to the start of work in 2025. Stone or brick pavers and wood retaining walls within the terrace you wish to save should be removed prior to construction & reinstalled by you after construction is complete.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
 COUNTY OF DANE)

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

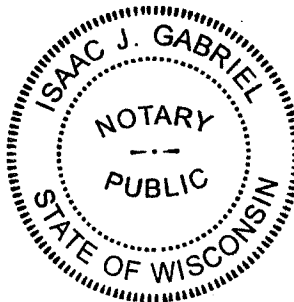
1. She is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 5th day of December, 2024 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2025** attached hereto.
2. She delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.

Heidi Fleegel
 Heidi Fleegel

Subscribed and sworn to before me
 this 5TH day of December, 2024

Isaac J. Gabriel

Isaac J. Gabriel
 Notary Public, State of Wisconsin
 My Commission expires: November 21, 2028



City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

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

Parcel Information								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,200.00	per Each	
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each	
071005337061 TSS	PLYMOUTH CONG CHURCH	2401 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	0.00	\$0.00	0.00	\$0.00	100.00	\$400.00	1.00	115.00	\$4,709.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00
	2401 ATWOOD AVE MADISON, WI 53704-5604																					
071005337079 TR-V1	WORZALA, MARY E	2402 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00
	2402 SOMMERS AVE MADISON, WI 53704																					
071005337087 TR-V1	STAPLETON, DEBRA A	2406 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	2406 SOMMERS AVE # 1 MADISON, WI 53704-5613																					
071005337095 TR-V1	PLYMOUTH CONGREGATIONAL CHURCH	2410 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00
	2401 ATWOOD AVE MADISON, WI 53704-5604																					
071005337102 TR-V1	GRANGER, PETER REBECCA GRANGER	2414 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00
	2414 SOMMERS AVE MADISON, WI 53704-5613																					
071005337110 TR-V1	NELSON, KAREN S & ERNESTINE V NELSON	2418 Sommers Ave	44.50	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	44.50	\$1,822.28	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00
	2418 SOMMERS AVE MADISON, WI 53704-5613																					
071005337128 TR-V1	HUTCHISON, JAMES M & ALEIA I MCCORD	2422 Sommers Ave	37.00	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	50.00	\$200.00	1.00	37.00	\$1,515.15	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	2422 SOMMERS AVE MADISON, WI 53704-5613																					
071005337136 TR-V1	MITCHELL, BRIAN L & NANCY J MITCHELL	2426 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	1435 N JENKINS DR OCONOMOWOC, WI 53066																					
071005337144 TR-V1	HRYPKOWIAN, ANDREW NICOLE DAVIS	2432 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	2432 SOMMERS AVE MADISON, WI 53704-5613																					
071005337152 TR-V1	Deacon Housing LLC	2434 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	802 STONEY HILL LN COTTAGE GROVE, WI 53527																					
71005337160 TR-V1	NOLAN, TIMOTHY P	2436 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	0.50	39.00	\$798.53	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	2436 SOMMERS AVE MADISON, WI 53704-5613																					
071005338019 TR-V1	KOOB, ANNA ZACHARY HANES	2437 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	0.50	39.00	\$798.53	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00
	2437 SOMMERS AVE MADISON, WI 53704																					
071005338027 TR-V1	VENECHUK, NICHOLAS & GRACE VENECHUK	2433 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$100.00	50.00	\$300.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00
	2433 SOMMERS AVE MADISON, WI 53704																					
071005338035 TR-V1	BAUER, DEEDRIC	2429 Sommers Ave	39.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00
	2429 SOMMERS AVE MADISON, WI 53704-5612																					
071005338043 TR-V1	ZUENGLER TRUST, JANE E	2425 Sommers Ave	39.00	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00
	2425 SOMMERS AVE MADISON, WI 53704-5612																					
071005338051 TR-V1	ROTH, COLIN T & NICOLE M ROTH	2421 Sommers Ave	37.50	Sommers Ave	---	---	No	75.00	\$150.00	75.00	\$450.00	0.00	\$0.00	1.00	37.50	\$1,535.63	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00
	2421 SOMMERS AVE MADISON, WI 53704																					
071005338069 TR-V1	BYELICH, COURTNEY DAVE COBER	2417 Sommers Ave	75.70	Sommers Ave	---	---	No	200.00	\$400.00	150.00	\$900.00	0.00	\$0.00	1.00	75.70	\$3,099.92	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00
	2417 SOMMERS AVE MADISON, WI 53704-5612																					

City of Madison Engineering Division - Preliminary Schedule of Assessments

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Parcel Information								Street Reconstruction Items							Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
								\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF		\$2,000.00	per Each	\$35.00	per LF		\$3,200.00	per Each
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost		Each	Cost
071005338077 TR-V1	CALLACI, EMILY & STEPHEN YOUNG 2409 SOMMERS AVE MADISON, WI 53704-5612	2409 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071005338085 TR-V1	LETHEM, WALTER R MARY K MATTHIAS 2133 OAKRIDGE AVE # 1 MADISON, WI 53704	2407 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,511.80
071005338093 TR-V1	LOYE, JONATHAN R KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716	2401 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	200.00	\$400.00	150.00	\$900.00	0.00	\$0.00	0.50	159.00	\$3,255.53	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,305.53
071005338100 TR-V1	DOUGALD, SCOTT A 2402 CENTER AVE MADISON, WI 53704	2402 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$6,429.63
071006426011 TSS	2223 ATWOOD LLC PO BOX 6681 MADISON, WI 53716-0681	2225 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	300.00	\$600.00	300.00	\$1,800.00	0.00	\$0.00	1.00	115.00	\$4,709.25	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$7,109.25
071006426061 TR-V1	OCONNELL, MARY ANN 2202 SOMMERS AV MADISON, WI 53704-5609	2202 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$900.90	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$900.90
071006426079 TR-V1	WALLACE & STEHL JT REV TR 2206 SOMMERS AVE # 2 MADISON, WI 53704	2206 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,701.80
071006426087 TR-V1	ELDERBROCK, ERIC CECILIA GOLDSCHMIDT 2210 SOMMERS AVE MADISON, WI 53704	2210 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,651.80
071006426095 TR-V1	JOHANSEN, RALPH D 322 EVERGREEN AVE MADISON, WI 53704-5607	322 Evergreen Ave	38.00	Evergreen Ave	88.00	Sommers Ave	Yes	200.00	\$400.00	200.00	\$1,200.00	50.00	\$200.00	0.50	126.00	\$2,579.85	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$7,359.85
071006426102 TR-V1	HAIMA, STEFANIE 318 EVERGREEN AVE MADISON, WI 53704	318 Evergreen Ave	38.00	Evergreen Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	38.00	\$1,556.10	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,641.10
071006426110 TR-V1	STEPHENSON TR, A & S 314 EVERGREEN AVE MADISON, WI 53704	314 Evergreen Ave	39.00	Evergreen Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	39.00	\$1,597.05	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,682.05
071006427100 TSS	MARTIN REVOCABLE TRUST, CURTIS J & PATRICIA A 609 MILLER AVE MADISON, WI 53704	2337 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	200.00	\$400.00	200.00	\$1,200.00	0.00	\$0.00	1.00	115.00	\$4,709.25	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$9,359.25
071006427168 TSS	PERGOLAS PERGOLA LLC 230 DUNNING ST MADISON, WI 53704	2301 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	225.00	\$450.00	225.00	\$1,350.00	0.00	\$0.00	1.00	115.00	\$4,709.25	1.00	\$2,000.00	31.00	\$1,085.00	1.00	\$3,200.00	\$12,794.25
071006427176 TR-V1	KOHLMAN TRUST, VICTORIA J PATRICIA A KOHLMAN TRUST 831 WILLIAMSON ST MADISON, WI 53703-3547	2302 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	0.00	\$0.00	0.00	\$0.00	30.00	\$120.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$6,565.53
071006427184 TR-V1	GERHARTZ, BRUCE P 1601 S RIVERSIDE DR EDGEWATER, FL 32132	2306 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427192 TR-V1	AMBROSIO, MATT 2310 SOMMERS AVE MADISON, WI 53704	2310 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,476.80
071006427209 TR-V1	BAKER, BERNADETTE M 2314 SOMMERS AVE MADISON, WI 53704	2314 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,876.80

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date:

Wednesday, December 18, 2024

Project ID:

11825

Project Name:

Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025

Project Description:

Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

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

Parcel Information								Street Reconstruction Items							Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	\$2.00 SF	per SF Cost	\$6.00 SF	per SF Cost	\$4.00 SF	per SF Cost	\$40.95 Factor*	per LF LF	Cost	\$2,000.00 Each	per Each Cost	\$35.00 LF	per LF Cost		\$3,200.00 Each	per Each Cost
071006427217 TR-V1	SIJAPATI REVOCABLE TRUST, KRISHNA & RADHA 408 MIDLAND LN MONONA, WI 53716-3827	2318 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	28.00	\$980.00		0.00	\$0.00
071006427225 TR-V1	BANASZAK, SHAWN TANYA PETROVIC 2322 SOMMERS AVE MADISON, WI 53704	2322 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	
071006427233 TR-V1	CARRIER, ROBERTA S & MICHAEL J BYRNE 2326 SOMMERS AVE MADISON, WI 53704	2326 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	
071006427241 TR-V1	DRINKWINE, MONICA J GEOFF B KETTER 2330 SOMMERS AVE MADISON, WI 53704-5611	2330 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	
071006428017 TR-V1	WAGNER, RANDALL L AARON SHULTZ 2329 SOMMERS AVE MADISON, WI 53704	2329 Sommers Ave	88.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	203.00	\$4,156.43	2.00	\$4,000.00	52.00	\$1,820.00	0.00	\$0.00	
071006428025 TR-V1	HERSCHELMAN, FORREST B 2321 SOMMERS AVE # 1 MADISON, WI 53704-5610	2321 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	
071006428033 TR-V1	BOHLIG, AMANDA J ELLIOT K STITH 2317 SOMMERS AVE MADISON, WI 53704	2317 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	30.00	\$120.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	
071006428041 TR-V1	RAMSEY, TIMOTHY 2315 SOMMERS AVE MADISON, WI 53704	2315 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	
071006428059 TR-V1	THIRTY SEVEN WINDOWS LLC 2402 CENTER AVE MADISON, WI 53704	2309 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	
071006428067 TR-V1	MULLARKEY, MICHAEL 3530 OLBRICH AVE MADISON, WI 53714-2853	2305 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	
071006428075 TR-V1	WEDGE, JOHN A & LYUDMILA J YASKO 2301 SOMMERS AVE MADISON, WI 53704	2301 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$500.00	250.00	\$1,500.00	50.00	\$200.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	
071006428083 TR-V1	LAVENDEL, BRIAN J & KIMBERLY R WILSON 2302 CENTER AVE MADISON, WI 53704	2302 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	
071006428158 TR-V1	LYSAUGHT, MARY THERESE WILLIAM M RIKER 2330 CENTER AVE MADISON, WI 53704	2330 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$300.00	150.00	\$900.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	
071006429015 TR-V1	RAMSEY, WILLIAM H & MARY L BANDT 2217 SOMMERS AVE MADISON, WI 53704	2217 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$500.00	250.00	\$1,500.00	30.00	\$120.00	0.50	159.00	\$3,255.53	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	
071006429023 TR-V1	B & R CHURLEY LIV TRUST 2213 SOMMERS AVE MADISON, WI 53704	2213 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	
071006429031 TR-V1	MEILLER, LARRY R 2209 SOMMERS AVE MADISON, WI 53704-5608	2209 Sommers Ave	44.00	Sommers Ave	---	---	No	125.00	\$250.00	125.00	\$750.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	
071006429049 TR-V1	EHRLINGER, SCOTT B 2205 SOMMERS AVE MADISON, WI 53704-5608	2205 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$200.00	100.00	\$600.00	0.00	\$0.00	1.00	44.00	\$1,801.80	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

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

								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @				Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @			Private Storm Sewer Connection Assessment @
Parcel Information			Frontage					\$2.00	per SF	\$6.00	per SF	\$4.00	per SF	\$40.95	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,200.00	per Each		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
071006429057 TR-V1	ZASPEL, ALLAN CHARLES & DALE K MITCHELL 2201 SOMMERS AVE MADISON, WI 53704-5608	2201 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$900.90	0.00	\$0.00	0.00	\$0.00	0.00		\$0.00
071006429106 TR-V1	CRAWLEY PLANE TRUST 2218 CENTER AVE MADISON, WI 53704-5625	2218 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	275.00	\$550.00	275.00	\$1,650.00	0.00	\$0.00	0.50	115.00	\$2,354.63	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	
TOTALS								6,125.00	\$12,250.00	6,025.00	\$36,150.00	400.00	\$1,600.00	---	3,798.70	\$116,469.99	53.00	\$106,000.00	1,420.00	\$49,700.00	1.00	\$3,200.00	\$325,369.99

City of Madison Engineering Division - Preliminary Schedule of Assessments

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Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings

Parcel Information								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @			Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @		
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	\$1.42 per SF	Cost	\$4.79 per SF	Cost	\$4.28 per SF	Cost	\$46.02 Factor*	per LF	Cost	\$2,000.00 per Each	Cost	\$35.00 per LF	Cost	\$3,200.00 per Each	Cost	
071005337061 TSS	PLYMOUTH CONG CHURCH	2401 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	0.00	\$0.00	0.00	\$0.00	100.00	\$427.50	1.00	115.00	\$5,292.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$5,719.80
	2401 ATWOOD AVE MADISON, WI 53704-5604																						
071005337079 TR-V1	WORZALA, MARY E	2402 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	159.00	\$3,658.59	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$7,465.09
	2402 SOMMERS AVE MADISON, WI 53704																						
071005337087 TR-V1	STAPLETON, DEBRA A	2406 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
	2406 SOMMERS AVE # 1 MADISON, WI 53704-5613																						
071005337095 TR-V1	PLYMOUTH CONGREGATIONAL CHURCH	2410 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,901.38
	2401 ATWOOD AVE MADISON, WI 53704-5604																						
071005337102 TR-V1	GRANGER, PETER REBECCA GRANGER	2414 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,590.88
	2414 SOMMERS AVE MADISON, WI 53704-5613																						
071005337110 TR-V1	NELSON, KAREN S & ERNESTINE V NELSON	2418 Sommers Ave	44.50	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	44.50	\$2,047.89	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,493.64
	2418 SOMMERS AVE MADISON, WI 53704-5613																						
071005337128 TR-V1	HUTCHISON, JAMES M & ALEIA I MCCORD	2422 Sommers Ave	37.00	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	50.00	\$213.75	1.00	37.00	\$1,702.74	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,292.24
	2422 SOMMERS AVE MADISON, WI 53704-5613																						
071005337136 TR-V1	MITCHELL, BRIAN L & NANCY J MITCHELL	2426 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
	1435 N JENKINS DR OCONOMOWOC, WI 53066																						
071005337144 TR-V1	HRYPKOWIAN, ANDREW NICOLE DAVIS	2432 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
	2432 SOMMERS AVE MADISON, WI 53704-5613																						
071005337152 TR-V1	Deacon Housing LLC	2434 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
	802 STONEY HILL LN COTTAGE GROVE, WI 53527																						
71005337160 TR-V1	NOLAN, TIMOTHY P	2436 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	0.50	39.00	\$897.39	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$4,117.89
	2436 SOMMERS AVE MADISON, WI 53704-5613																						
071005338019 TR-V1	KOOB, ANNA ZACHARY HANES	2437 Sommers Ave	39.00	Sommers Ave	118.00	Hudson Ave	Yes	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	0.50	39.00	\$897.39	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$4,082.89
	2437 SOMMERS AVE MADISON, WI 53704																						
071005338027 TR-V1	VENECHUK, NICHOLAS & GRACE VENECHUK	2433 Sommers Ave	39.00	Sommers Ave	---	---	No	50.00	\$71.00	50.00	\$239.50	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,015.28
	2433 SOMMERS AVE MADISON, WI 53704																						
071005338035 TR-V1	BAUER, DEEDRIC	2429 Sommers Ave	39.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,290.78
	2429 SOMMERS AVE MADISON, WI 53704-5617																						
071005338043 TR-V1	ZUENGLER TRUST, JANE E	2425 Sommers Ave	39.00	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,135.53
	2425 SOMMERS AVE MADISON, WI 53704-5612																						
071005338051 TR-V1	ROTH, COLIN T & NICHOLE M ROTH	2421 Sommers Ave	37.50	Sommers Ave	---	---	No	75.00	\$106.50	75.00	\$359.25	0.00	\$0.00	1.00	37.50	\$1,725.75	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,066.50
	2421 SOMMERS AVE MADISON, WI 53704																						
071005338069 TR-V1	BYELICH, COURTNEY DAVE COBER	2417 Sommers Ave	75.70	Sommers Ave	---	---	No	200.00	\$284.00	150.00	\$718.50	0.00	\$0.00	1.00	75.70	\$3,483.71	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,236.21
	2417 SOMMERS AVE MADISON, WI 53704-5612																						
071005338077 TR-V1	CALLACI, EMILY & STEPHEN YOUNG	2409 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
	2409 SOMMERS AVE MADISON, WI 53704-5612																						
071005338085 TR-V1	LETHEM, WALTER R MARY K MATTHIAS	2407 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88
	2133 OAKRIDGE AVE # 1 MADISON, WI 53704																						

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings

Parcel Information								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment	
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @			
								\$1.42	per SF	\$4.79	per SF	\$4.28	per SF	\$46.02	per LF	\$2,000.00	per Each	\$35.00	per LF	\$3,200.00	per Each		
								SF	Cost	SF	Cost	SF	Cost	Factor*	LF	Cost	Each	Cost	LF	Cost	Each		Cost
071005338093 TR-V1	LOYE, JONATHAN R KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716	2401 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	200.00	\$284.00	150.00	\$718.50	0.00	\$0.00	0.50	159.00	\$3,658.59	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$10,411.09
071005338100 TR-V1	DOUGALD, SCOTT A 2402 CENTER AVE MADISON, WI 53704	2402 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$6,452.65
071006426011 TSS	2223 ATWOOD LLC PO BOX 6681 MADISON, WI 53716-0681	2225 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	300.00	\$426.00	300.00	\$1,437.00	0.00	\$0.00	1.00	115.00	\$5,292.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$7,155.30
071006426061 TR-V1	OCONNELL, MARY ANN 2202 SOMMERS AV MADISON, WI 53704-5609	2202 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$1,012.44	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,012.44
071006426079 TR-V1	WALLACE & STEHL JT REV TR 2206 SOMMERS AVE # 2 MADISON, WI 53704	2206 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,754.13
071006426087 TR-V1	ELDERBROCK, ERIC CECILIA GOLDSCHMIDT 2210 SOMMERS AVE MADISON, WI 53704	2210 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$5,695.88
071006426095 TR-V1	JOHANSEN, RALPH D 322 EVERGREEN AVE MADISON, WI 53704-5607	322 Evergreen Ave	38.00	Evergreen Ave	88.00	Sommers Ave	Yes	200.00	\$284.00	200.00	\$958.00	50.00	\$213.75	0.50	126.00	\$2,899.26	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$7,335.01
071006426102 TR-V1	HAIMA, STEFANIE 318 EVERGREEN AVE MADISON, WI 53704	318 Evergreen Ave	38.00	Evergreen Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	38.00	\$1,748.76	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,610.01
071006426110 TR-V1	STEPHENSON TR, A & S 314 EVERGREEN AVE MADISON, WI 53704	314 Evergreen Ave	39.00	Evergreen Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	39.00	\$1,794.78	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$5,656.03
071006427100 TSS	MARTIN REVOCABLE TRUST, CURTIS J & PATRICIA A 609 MILLER AVE MADISON, WI 53704	2337 Atwood Ave	44.00	Atwood Ave	115.00	Ohio Ave	Yes	200.00	\$284.00	200.00	\$958.00	0.00	\$0.00	1.00	115.00	\$5,292.30	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$9,584.30
071006427168 TSS	PERGOLAS PERGOLA LLC 230 DUNNING ST MADISON, WI 53704	2301 Atwood Ave	44.00	Atwood Ave	115.00	Evergreen Ave	Yes	225.00	\$319.50	225.00	\$1,077.75	0.00	\$0.00	1.00	115.00	\$5,292.30	1.00	\$2,000.00	31.00	\$1,085.00	1.00	\$3,200.00	\$12,974.55
071006427176 TR-V1	KOHLMAN TRUST, VICTORIA J PATRICIA A KOHLMAN TRUST 831 WILLIAMSON ST MADISON, WI 53703-3547	2302 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	0.00	\$0.00	0.00	\$0.00	30.00	\$128.25	0.50	159.00	\$3,658.59	1.00	\$2,000.00	34.00	\$1,190.00	0.00	\$0.00	\$6,976.84
071006427184 TR-V1	GERHARTZ, BRUCE P 1601 S RIVERSIDE DR EDGEWATER, WI 53213	2306 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427192 TR-V1	AMBROSIO, MATT 2310 SOMMERS AVE MADISON, WI 53704	2310 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427209 TR-V1	BAKER, BERNADETTE M 2314 SOMMERS AVE MADISON, WI 53704	2314 Sommers Ave	44.00	Sommers Ave	---	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,831.38
071006427217 TR-V1	SIJAPATI REVOCABLE TRUST, KRISHNA & RADHA 408 MIDLAND LN MONONA, WI 53716-3827	2318 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	28.00	\$980.00	0.00	\$0.00	\$5,625.88
071006427225 TR-V1	BANASZAK, SHAWN TANYA PETROVIC 2322 SOMMERS AVE MADISON, WI 53704	2322 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427233 TR-V1	CARRIER, ROBERTA S & MICHAEL J BYRNE 2326 SOMMERS AVE MADISON, WI 53704	2326 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88
071006427241 TR-V1	DRINKWINE, MONICA J GEOFF B KETTER 2330 SOMMERS AVE MADISON, WI 53704-5611	2330 Sommers Ave	44.00	Sommers Ave	115.00	Ohio Ave	Yes	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	0.50	159.00	\$3,658.59	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$7,189.59

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, December 18, 2024
Project ID: 11825
Project Name: Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District – 2025
Project Description: Reconstruction: Evergreen Avenue from Center Avenue to Atwood Avenue, Ohio Avenue from Center Avenue to Atwood Avenue, and Sommers Avenue from Dunning Avenue to Hudson Avenue

*A factor has been applied for sidewalk and curb and gutter work adjacent to lots that abut more than one street and are single-family or two-family residential dwellings

Parcel Information								Street Reconstruction Items								Sanitary Sewer Items				Storm Sewer Item		Total Assessment		
								Remove Concrete Driveway Apron & Terrace Walk Assessment @		Replace Concrete Driveway Apron Assessment @		Replace Concrete Terrace Walk Assessment @		10' Pavement Reconstruction Assessment @		Sanitary Sewer Reconnect Assessment @		Remove & Replace Sanitary Lateral Assessment @		Private Storm Sewer Connection Assessment @				
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF	Frontage Street	LF	Frontage Street	Multiple Frontage	\$1.42 per SF	Cost	\$4.79 per SF	Cost	\$4.28 per SF	Cost	\$46.02 per LF	Factor*	LF	Cost	\$2,000.00 per Each	Cost	\$35.00 per LF	Cost		\$3,200.00 per Each	Cost
								SF		SF		SF						Each		LF			Each	
071006428017 TR-V1	WAGNER, RANDALL L AARON SHULTZ 2329 SOMMERS AVE MADISON, WI 53704	2329 Sommers Ave	88.00	Sommers Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	203.00	\$4,671.03	2.00	\$4,000.00	52.00	\$1,820.00	0.00	\$0.00	\$11,422.53	
071006428025 TR-V1	HERSCHELMAN, FORREST B 2321 SOMMERS AVE # 1 MADISON, WI 53704-5610	2321 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	27.00	\$945.00	0.00	\$0.00	\$5,719.13	
071006428033 TR-V1	BOHLIG, AMANDA J ELLIOT K STITH 2317 SOMMERS AVE MADISON, WI 53704	2317 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	30.00	\$128.25	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,684.13	
071006428041 TR-V1	RAMSEY, TIMOTHY 2315 SOMMERS AVE MADISON, WI 53704	2315 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,555.88	
071006428059 TR-V1	THIRTY SEVEN WINDOWS LLC 2402 CENTER AVE MADISON, WI 53704	2309 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88	
071006428067 TR-V1	MULLARKEY, MICHAEL 3530 OLBRICH AVE MADISON, WI 53714-2853	2305 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88	
071006428075 TR-V1	WEDGE, JOHN A & LYUDMILA J YASKO 2301 SOMMERS AVE MADISON, WI 53704	2301 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$355.00	250.00	\$1,197.50	50.00	\$213.75	0.50	159.00	\$3,658.59	1.00	\$2,000.00	30.00	\$1,050.00	0.00	\$0.00	\$8,474.84	
071006428083 TR-V1	LAVENDEL, BRIAN J & KIMBERLY R WILSON 2302 CENTER AVE MADISON, WI 53704	2302 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	32.00	\$1,120.00	0.00	\$0.00	\$6,697.65	
071006428158 TR-V1	LYSAUGHT, MARY THERESE WILLIAM M RIKER 2330 CENTER AVE MADISON, WI 53704	2330 Center Ave	44.00	Center Ave	115.00	Ohio Ave	Yes	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$6,487.65	
071006429015 TR-V1	RAMSEY, WILLIAM H & MARY L BANDT 2217 SOMMERS AVE MADISON, WI 53704	2217 Sommers Ave	44.00	Sommers Ave	115.00	Evergreen Ave	Yes	250.00	\$355.00	250.00	\$1,197.50	30.00	\$128.25	0.50	159.00	\$3,658.59	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$8,424.34	
071006429023 TR-V1	B & R CHURLEY LIV TRUST 2213 SOMMERS AVE MADISON, WI 53704	2213 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	2.00	\$4,000.00	50.00	\$1,750.00	0.00	\$0.00	\$8,395.88	
071006429031 TR-V1	MEILLER, LARRY R 2209 SOMMERS AVE MADISON, WI 53704-5608	2209 Sommers Ave	44.00	Sommers Ave	---	---	No	125.00	\$177.50	125.00	\$598.75	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	26.00	\$910.00	0.00	\$0.00	\$5,711.13	
071006429049 TR-V1	EHLINGER, SCOTT B 2205 SOMMERS AVE MADISON, WI 53704-5608	2205 Sommers Ave	44.00	Sommers Ave	---	---	No	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$2,000.00	25.00	\$875.00	0.00	\$0.00	\$5,520.88	
071006429057 TR-V1	ZASPEL, ALLAN CHARLES & DALE K MITCHELL 2201 SOMMERS AVE MADISON, WI 53704-5608	2201 Sommers Ave	44.00	Sommers Ave	115.00	Dunning St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	44.00	\$1,012.44	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,012.44	
071006429106 TR-V1	CRAWLEY PLANE TRUST 2218 CENTER AVE MADISON, WI 53704-5625	2218 Center Ave	44.00	Center Ave	115.00	Evergreen Ave	Yes	275.00	\$390.50	275.00	\$1,317.25	0.00	\$0.00	0.50	115.00	\$2,646.15	1.00	\$2,000.00	31.00	\$1,085.00	0.00	\$0.00	\$7,438.90	
TOTALS								6,125.00	\$8,697.50	6,025.00	\$28,859.75	400.00	\$1,710.00	---	3,798.70	\$130,890.08	53.00	\$106,000.00	1,420.00	\$49,700.00	1.00	\$3,200.00	\$329,057.33	



City of Madison

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

Master

File Number: 86361

File ID: 86361

File Type: Appointment

Status: Mayoral Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/03/2024

File Name: 1-14-2025 Resident committee appointments

Final Action:

Title: Report of the Mayor submitting resident committee appointments (introduction 12-10-2024; action 1-14-2025).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 6.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author: Satya Rhodes-Conway

Hearing Date:

Entered by: Idcosta@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	12/04/2024	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 1/14/25					
1	COMMON COUNCIL	12/10/2024	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Confirm to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 86361

Title

Report of the Mayor submitting resident committee appointments (introduction 12-10-2024; action 1-14-2025).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

DOWNTOWN COORDINATING COMMITTEE

ADAM PLOTKIN (5th A.D.) - reappoint to a three-year term to the position of Member. First appointed 5-3-2016.

TERM EXPIRES: 10-19-2027

MADISON FOOD POLICY COUNCIL

NICHOLAS S. LEETE (15th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 7-20-2021.

TERM EXPIRES: 10-1-2027

JAMIE R. BUGEL (6th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 2-25-2020.

TERM EXPIRES: 10-1-2027

NOAH BLOEDORN (12th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 2-13-2024.

TERM EXPIRES: 10-1-2024

DADIT G. HIDAYAT (11th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 10-19-2021.

TERM EXPIRES: 10-1-2027

DEVIKA J. SURI (6th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 2-7-2017.

TERM EXPIRES: 10-1-2027

TEAL EVANS (6th A.D.) - reappoint to a three-year term to the position of Resident Member. First appointed 10-3-2017.

TERM EXPIRES: 10-1-2027

School Superintendent appointment:

DUSTIN K. LUNDT (12th A.D.) - reappointed to the position of Madison Metropolitan School District Representative. First appointed 2-5-2019.

TERM EXPIRES: 10-1-2027

ROOM TAX COMMISSION

C.J. RAYMOND (13th A.D.) - appoint to the remainder of a one-year term to the position of Hotel/Motel Industry Representative succeeding Thomas Ziarnik. C.J. Raymond is a vice-president at Raymond Management Company which owns/manages several hotels in the Madison market, including the Embassy Suites - Downtown Madison and Springhill Suites -

Hilldale.

TERM EXPIRES: 7-5-2025

Respectfully submitted,

Satya Rhodes-Conway
Mayor



City of Madison

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

Master

File Number: 86648

File ID: 86648

File Type: Appointment

Status: Mayoral Business

Version: 1

Reference:

Controlling Body: Mayor's Office

File Created Date : 01/08/2025

File Name: 1-28-2025 Resident committee appointments

Final Action:

Title: Report of the Mayor submitting resident committee appointments (introduction 1-14-2025; action 1-28-2025).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 7.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author: Satya Rhodes-Conway

Hearing Date:

Entered by: Idcosta@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	01/08/2025	Referred for Introduction				
	Action Text: This Appointment was Referred for Introduction						
	Notes: Confirm 1/28/25						

Text of Legislative File 86648

Title

Report of the Mayor submitting resident committee appointments (introduction 1-14-2025; action 1-28-2025).

Body

I hereby submit, for your consideration and approval, the following resident committee appointments.

***2/3 vote required for confirmation of non-city residents.**

Pursuant to Sec. 3.30(2) of the Madison General Ordinances, "...provision shall not apply to a member of or candidate for appointment to a City of Madison board, committee or commission where, in the judgement of the mayor and two-thirds (2/3) of the Common Council, the best interests of the city will be served by the appointment of a non-resident member who is particularly well qualified by reasons of education, background, and experience with Madison business concerns or other Madison-based employers and the Mayor specifies fully to the Common Council the reasons why he or she is recommending such appointment."

CITY COUNTY HOMELESS ISSUES COMMITTEE

LT. KIMBERLY ALAN - appoint to the remainder of a three-year term to the position of Madison Police Department Officer succeeding Lt. Justine Harris.
TERM EXPIRES: 6-30-2026

MADISON'S CENTRAL BUSINESS IMPROVEMENT DISTRICT (BID) BOARD

Note: Per the Business Improvement District [BID] Operating Plan as approved by the Common Council, "Wisconsin Statutes section 66.1109(3) (a) requires that the Board be composed of at least five members and that a majority of the Board members shall either own or occupy real property in the District. If the actual property or business owner is an entity, that entity shall designate a representative to act on its behalf."

UW-Associated Students of Madison recommendation:

AKASH GODA (8th A.D.) - appoint to a three-year term to the position of University of Wisconsin-Madison Student succeeding Vernon Ziegler. Akash Goda is a first-year honors student at the University studying economics and computer sciences.
TERM EXPIRES: 1-18-2028

*PEGGY M. GUNDERSON, McFarland - reappoint to a three-year term to the position of Downtown Madison, Inc. (DMI) Representative. First appointed 5-24-2022.
TERM EXPIRES: 1-18-2028

Rationale: Peggy Gunderson serves on the board of Downtown Madison, Inc. (DMI). She is the owner of two businesses located in the Central Business Improvement District and currently chairs the Wisconsin Small Business Regulatory Review Board.

SARAN OUK, Office of Business Resources Manager - City of Madison - reappoint to a three-year term to the position of City of Madison Representative. First appointed 7-6-2021.
TERM EXPIRES: 1-18-2028

HEATHER M. EWING (4th A.D.) - reappoint to a three-year term to the position of At-Large Central Downtown Representative. First appointed 6-18-2019.
TERM EXPIRES: 1-18-2028

NICK NEWLIN (12th A.D.) - reappoint to a three-year term to the position of At Large Central Downtown Representative. First appointed 12-6-2022.

TERM EXPIRES: 1-18-2028

POLICE AND FIRE COMMISSION

MARTHA VUKELICH-AUSTIN (5th A.D.) - appoint to the remainder of a five-year term to the position of Adult City Resident succeeding Bill Greer. Martha Vukelich-Austin is retired from the UW-Madison School of Education where she most recently served as the Director of Advancement for the Office of Communications & Advancement. She has been involved with numerous community organizations including the Madison Rotary Foundation, YWCA, Planned Parenthood and Reach Out & Read Wisconsin Advisory Council.

TERM EXPIRES: 5-1-2025

Respectfully submitted,

Satya Rhodes-Conway
Mayor



City of Madison

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

Master

File Number: 85933

File ID: 85933

File Type: Report

Status: Presidential
Business

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 10/31/2024

File Name: Confirming the Madison Common Council meeting
formats through June 17, 2025

Final Action:

Title: Confirming the Madison Common Council meeting formats through June 17,
2025:

1/28/25 - Hybrid (Virtual & CCB 201)
2/11/25 - Hybrid (Virtual & CCB 201)
2/25/25 - Hybrid (Virtual & CCB 201)
3/11/25 - Hybrid (Virtual & CCB 201)
3/25/25 - Hybrid (Virtual & CCB 201)
4/15/25 - Hybrid (Virtual & CCB 201)
5/6/25 - Hybrid (Virtual & CCB 201)
5/20/25 - Hybrid (Virtual & CCB 201)
6/3/25 - Hybrid (Virtual & CCB 201)
6/17/25 - Hybrid (Virtual & CCB 201)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 8.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: lwindsor-engnell@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1 Council Office 10/31/2024 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 85933

Title

Confirming the Madison Common Council meeting formats through June 17, 2025:

1/28/25 - Hybrid (Virtual & CCB 201)
2/11/25 - Hybrid (Virtual & CCB 201)
2/25/25 - Hybrid (Virtual & CCB 201)
3/11/25 - Hybrid (Virtual & CCB 201)
3/25/25 - Hybrid (Virtual & CCB 201)
4/15/25 - Hybrid (Virtual & CCB 201)
5/6/25 - Hybrid (Virtual & CCB 201)
5/20/25 - Hybrid (Virtual & CCB 201)
6/3/25 - Hybrid (Virtual & CCB 201)
6/17/25 - Hybrid (Virtual & CCB 201)



City of Madison

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

Master

File Number: 86363

File ID: 86363

File Type: Resolution

Status: Unfinished
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/04/2024

File Name:

Final Action:

Title: BY TITLE ONLY - Appointment of Members to the PCOB

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 9.

Sponsors: Sabrina V. Madison

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: rcopley@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	POLICE CIVILIAN OVERSIGHT BOARD	12/04/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						
	Notes: Adopt (1/14/25)						

Text of Legislative File 86363

Title
BY TITLE ONLY - Appointment of Members to the PCOB



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86363



City of Madison

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Master

File Number: 86528

File ID: 86528

File Type: Resolution

Status: Presidential
Business

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 12/23/2024

File Name: Abundant Life Christian School Emergency Fund
Authorization

Final Action:

Title: Authorizing City of Madison Mayor and alders to encourage donations to the
Abundant Life Christian School Emergency Fund.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 10.

Sponsors: Jael Currie, Yannette Figueroa Cole And Derek Field

Effective Date:

Attachments:

Enactment Number:

Author: Ald. Jael Currie

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/23/2024	David Schmiedicke	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	12/23/2024	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055							

Text of Legislative File 86528

Fiscal Note

No appropriation required.

Title

Authorizing City of Madison Mayor and alders to encourage donations to the Abundant Life Christian School Emergency Fund.

Body

WHEREAS, United Way of Dane County has organized the Abundant Life Christian School Emergency Fund; and,

WHEREAS, this fundraiser was organized to support the children, families, and educators affected by the tragic shooting at Abundant Life Christian School on Monday, December 16, 2024; and,

WHEREAS, United Way states that all funds will go directly to Abundant Life Christian School; and,

WHEREAS, alders wish to encourage donations towards the Abundant Life Christian School Emergency Fund; and,

WHEREAS, MGO 3.35(5)(a) provides that City officials may solicit donations from third parties only if the funds are to be used for a City project or conference and the solicitation has been approved by a resolution of the Common Council; and,

WHEREAS, donations to the Abundant Life Christian School Emergency Fund will be made directly to Abundant Life Christian School via United Way of Dane County and therefore there will be no report regarding the donations as required to be submitted to the City Clerk under MGO 3.35(5)(a)2.d;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council authorizes the Mayor and alders to encourage donations to the Abundant Life Christian School Emergency Fund.



City of Madison

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

Master

File Number: 83669

File ID: 83669

File Type: Ordinance

Status: Items Referred

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: 10.

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, Doss Comments.pdf, 070924_CC_public_comment.pdf, 092324_CC_public_comments.pdf, FastTrackRacialEquityAnalysis.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.						
1	COMMON COUNCIL	07/02/2024	Re-refer	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.						
1	COMMON COUNCIL	08/06/2024	Re-refer	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other. Notes: Alcohol License Review Committee (9/18/24), Common Council (9/24/24).						
1	COMMON COUNCIL	09/24/2024	Re-refer	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.						
1	COMMON COUNCIL	12/10/2024	Re-refer	ALCOHOL LICENSE REVIEW COMMITTEE			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, 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}

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](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/fags.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 Schwarzingler, 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

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-driv/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

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

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.alcoholoutletdensity.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/ws/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_CH28ZOCOR 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

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 Borisyrudin, Policy Analyst, Wisconsin Alcohol Policy Project, fborisyrudin@mcw.edu
Maureen Busalacchi, Director, Wisconsin Alcohol Policy Project, mbusalacchi@mcw.edu

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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.*



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 ineffective¹. 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](#)
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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

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

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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

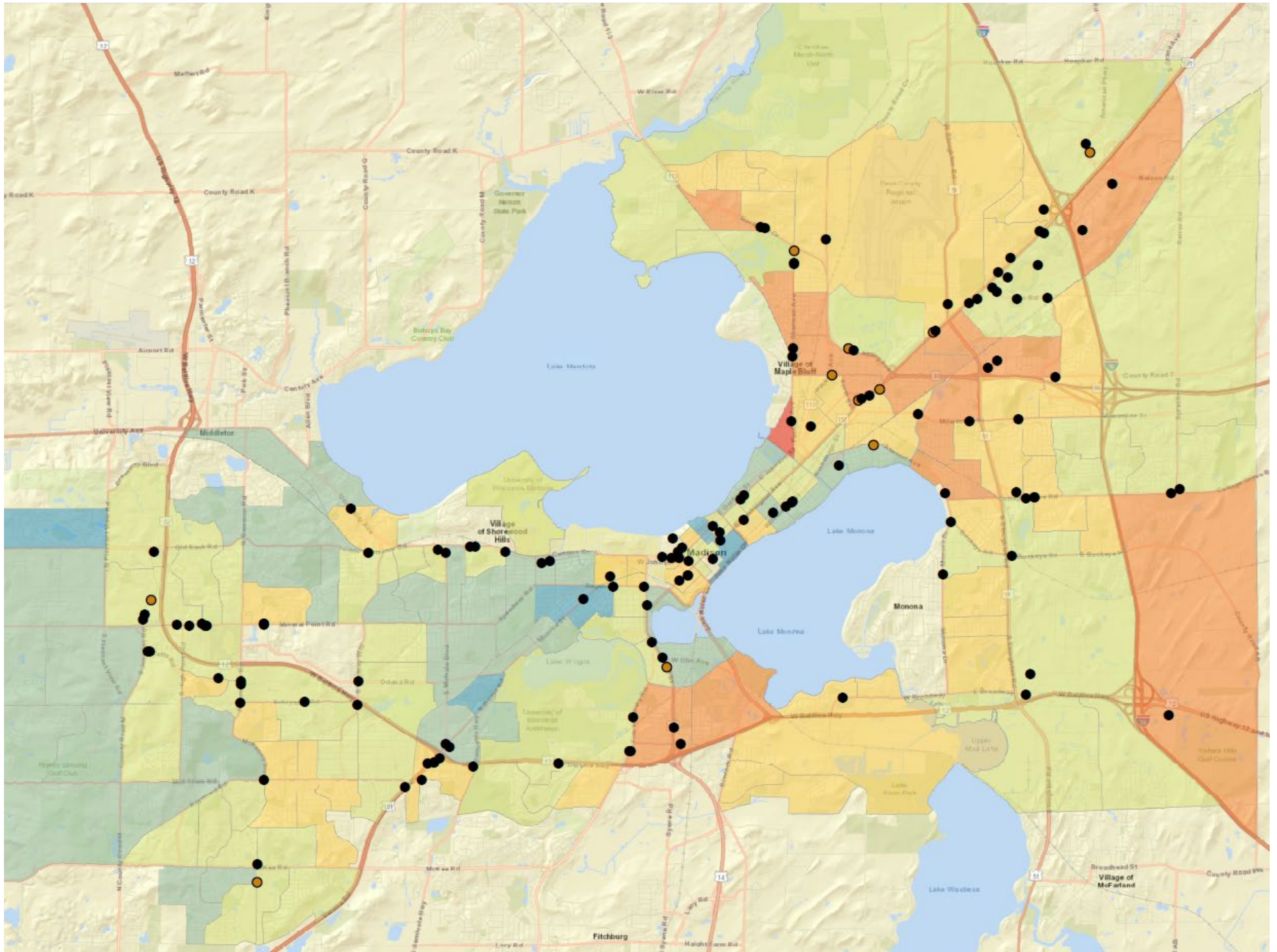
Legend:

Class A Alcohol Licenses

- Active
- Pending

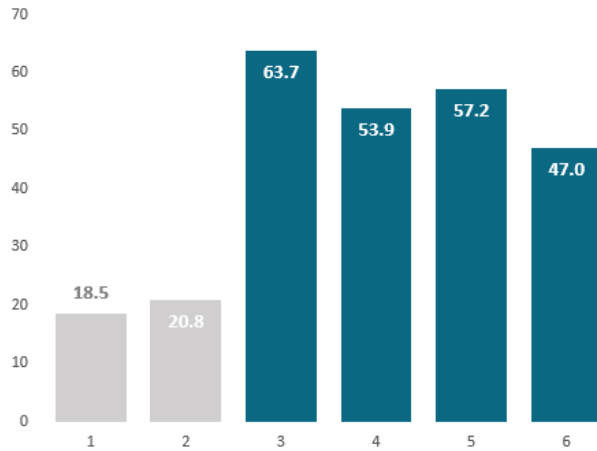
Area Deprivation Index (ADI) for Madison Census Block Groups (National Percentile Rankings)

- 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”)



Summary Table:

Class A license rates skewed toward areas with **mid-and higher-level** Area Deprivation Index classes.



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.

From: [Grayson Doss](#)
To: [All Alders; licensing](#)
Subject: Inclusion of the East Washington Ave and surrounding area with downtown area (Agenda item 55)
Date: Friday, June 28, 2024 5:30:17 PM

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To whom it may concern,

I wanted to share my opinion on agenda item 55 in the alcohol license review committee. I am proposing that the already dense population of establishments selling and serving liquor in the East Washington Ave area be considered similar to downtown in regards to agenda item 55, which would enact restrictions on future licensing opportunities based on existing license density. With a quick Google search it is easy to find > 20 liquor stores in less than a 5 mile radius just east of the isthmus, not to mention the numerous restaurants serving alcoholic beverages. As a loyal customer of multiple restaurants and stores in the East Wash area, several of which serve and sell alcohol, I am concerned that continuing to grant additional licenses in this area will have a significant negative impact on these local businesses currently serving alcohol to Madison natives. Therefore, I am hoping that the East Washington Ave and adjacent areas be strongly considered along with the downtown area for the agenda item #55 discussion, which would take into account the high density of existing alcohol licenses in this area of the city as it has for downtown Madison.

Thank you,

Grayson

From: [Robbie Webber](#)
To: [All Alders](#)
Subject: No to alcohol density proposal
Date: Wednesday, July 3, 2024 11:18:07 AM

Some people who received this message don't often get email from robbie@robbiewebber.org. [Learn why this is important](#)

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Alders -

I'm not in favor of the current proposal to limit new class A licenses within 1/4 mile of many uses, including parks, schools, libraries, etc. But maybe not for the reason you have heard before.

Many grocery stores can only exist financially by selling beer, wine, and other alcoholic beverages. In mixed-use areas of the city, with many schools and small parks, new local grocery stores (or convenience stores) would not be able to get a liquor license. This actually may be disincentive to locate in areas that need access to local stores.

In my neighborhood and nearby District 5 -- where sponsor Alder Vidivar lives -- the following would not be able to hold a liquor license, if they didn't already exist: Trader Joes, Regent Coop, Barriques, Fresh Mart, as well as Miller's liquor, the BP station on University Ave, and the Spirit Mart at Franklin and University. All these are within 1/4 mile of either a school or a park.

We are striving to have neighborhoods where people can meet their daily needs without driving. The corner grocery, and yes, Kwik Trip, BP station, or other gas station are places people buy milk, frozen pizzas, and even fresh fruits and vegetables as well as a six pack or bottle of wine. Larger grocery stores allow people to do their shopping locally and without driving.

However, for better or worse, many of these establishments cannot survive financially without selling alcohol, even if it's just beer.

When you consider your vote, consider how many of your daily needs might not be available if new or existing stores couldn't locate close by.

Robbie Webber

Transportation geek

All opinions are my own, and not necessarily those of any group or organization with which I am affiliated.

Founding member, [Madison Bikes](#)

...where anyone can ride a bicycle conveniently and comfortably to any place year round.

MadisonBikes.org

Follow Madison Bikes on [Facebook](#)

From: [Nicholas Davies](#)
To: [All Alders](#)
Cc: [Martinez-Rutherford, Dina Nina](#)
Subject: Please refer item 83669 (liquor store location ordinance)
Date: Sunday, September 22, 2024 12:13:40 PM

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

Dear alders,

I hope you will refer item 83669 and allow the problematic aspects of it to be worked on further.

While I recognize the problems caused by a concentration of liquor stores in one area, the current text of this item would go much further than that, and prevent the issuance of a license in the vicinity of a hospital, a school, a library, or even a park.

This could have unintended consequences:

- Liquor stores may therefore congregate in areas without these amenities. So residents already least-served by the city will be over-served when it comes to liquor stores and the crime that problems of liquor store-dense areas.
- When residents who do live by a park, a hospital, a school, or a library do seek to buy liquor, this ordinance will put the place of retail outside of walking distance. In many cases, this will lead to people driving instead.

We should be striving to make more of Madison's neighborhoods walkable, vibrant, and self-sufficient. Each neighborhood should have access to amenities like parks, schools, libraries, healthcare, and yes, retail such as liquor stores. As currently written, this item is contrary to that goal.

I would fully support an ordinance to limit the density of liquor stores themselves on some purely geographic criteria--stores per square mile, distance between them, or travel time between them. That density of liquor stores in relation to each other is the problem that prompted this item, so let's solve that problem directly, without creating other problems.

Alternatively, let's take it one step further. Drunk driving is a persistent hazard in our community. Therefore, if there's anything we should separate liquor stores from, it's major roads.

Thank you,

Nick Davies
3717 Richard St

From: [Ed Niles](#)
To: [All Alders](#)
Subject: Comments on Item #11 of the 9/24/24 Common Council agenda
Date: Sunday, September 22, 2024 8:51:46 PM

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Dear Alders,

In reading through the comments attached to Legistar item [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...), it has become apparent that concerns that myself and others have raised with our respective alders about this proposed change in policy are not being conveyed to the ALRC or the Council. So, I will attempt to share some of those concerns with you here, in the hopes that during Tuesday's Common Council meeting you will either vote down this item or send it back to the ALRC for further study and revision.

Obviously attempts to reduce the negative impacts of alcohol consumption is a worthy goal, and I have no doubt that the sponsors of this amendment have positive intentions.

Unfortunately, this particular amendment, as it is currently structured, is simply bad policy. The amendment is a drastic and permanent change to city ordinances which would have far-reaching negative impacts on planning and neighborhoods for generations into the future. Given the expansive list of landmarks and the significant geographic range mentioned in this amendment, the practical effect of the change would be to completely calcify Class A licenses in the core of Madison. While this may lead to some minor attrition in the overall density of liquor establishments over time, it will more likely serve to create havoc when current licensees attempt to improve their business, or move, or change ownership. It would also make attracting businesses (including those who serve grocery needs) to infill neighbourhoods much, much harder as they will be effectively excluded from competing with existing businesses who are grandfathered into allowances to sell alcoholic beverages. It does not take much imagination to see how there could be serious unforeseen knock-on effects and unwanted economic consequences from allowing this aggressive change in geographic limitations on "Class A" licenses. It's also easy to predict how this policy could be unfairly weaponized against existing licensee businesses when a group of neighbors has unrelated issues with a particular business or business owner in their community.

There is no need to tie the future Council and ALRC's hands with this amendment in the interest of reducing access to alcohol near certain sites. The ALRC is already enabled to fully consider all aspects of a new application for a Class A license, and the Alders on the Common Council are well within their purview to provide guidance to the ALRC to take special care in noting proximity to certain sites when considering those new licenses. We do not need to permanently amend ordinances in a manner that could drastically and negatively impact Madison's future neighborhoods, when simple guidance to the ALRC could accomplish the same goals.

Thank you for your time and consideration in this matter,

-Ed Niles

2129 Linden Ave, Madison, WI 53704

RACIAL EQUITY AND SOCIAL JUSTICE TOOL

FAST TRACK VERSION



Racial Equity
& Social Justice Initiative





Racial Equity and Social Justice Initiative

Racial Equity Analysis Tool

Fast-Track Version

INSTRUCTIONS

This abbreviated version of the Comprehensive RESJI Racial Equity Analysis Tool is intended for issues on a short timeline or without a widespread impact.

Examples:

- single piece of legislation already drafted and introduced.
- creation of a single position description and job posting for an open position
- development of a single budget item proposal

For broader policies and legislation in its beginning phase, please use the full version of the RESJ Toolkit.

This tool should be completed by people with different racial and socioeconomic perspectives. When possible, involve those directly impacted by the issue. Include and document multiple voices in this process. The order of questions may be re-arranged to suit your situation.

Mission of the Racial Equity and Social Justice Initiative (RESJI): To establish racial equity and social justice as core principles in all decisions, policies and functions of the City of Madison.

Equity is just and fair inclusion into a society in which all, including all racial and ethnic groups, can participate, prosper, and reach their full potential. Equity gives all people a just and fair shot in life despite historic patterns of racial and economic exclusion (www.policylink.org).

Purpose of this Tool: To facilitate conscious consideration of equity and examine how communities of color and low-income populations will be affected by a proposed action/decision of the City.

The “What, Who, Why, and How” questions of this tool are designed to lead to strategies to prevent or mitigate adverse impacts and unintended consequences on marginalized populations.

BEGIN ANALYSIS

Name of topic or issue being analyzed:

Ordinance Amendment: Specifically, amending MGO Sec. 38.05(a)(9) related to Class A License Applicant Qualifications. The proposed amendment would provide geographical limitations on the issuance of Class A and “Class A” alcohol beverage licenses.

Main contact name(s) and contact information for this analysis:

Jennifer Zilavy, Assistant City Attorney
jzilavy@cityofmadison.com
608-266-4511

Names and affiliations of others participating in the analysis:

Dr. Gene Musser, retired Cardiologist and PHMDC Board Member
Will Green, Executive Director Mentoring Positives
Wayne Crokus, Owner/Manager Steve's Liquor (the morning of our review, Mr. Crokus has a family emergency and was not able to participate).

Have stakeholders from different racial/ethnic and socioeconomic groups—especially those most affected—been informed, involved and represented in the development of this proposal or plan? Who is missing and how can they be engaged?

Not from every racial/ethnic or socioeconomic group.

1. WHAT

a. What is the policy, plan or proposal being analyzed, and what does it seek to accomplish?

The ordinance seeks to geographically limit issuing Class “A” and “Class A” alcohol beverage licenses to establishments that sell alcohol that can be taken away and consumed elsewhere. The goal behind the ordinance is to reduce alcohol-related community problems that are associated with such establishments.

b. What does available data tell you about this issue? (See page 3 for guidance on data resources.)

At the time the proposed ordinance amendment was drafted in February 2024, there were 131 active Class A license holders in the City of Madison. Today, there are 134 active Class A license holders. Based upon 2023 population data for the City of Madison, that translates to 1 license for every approximately 2000 people.
The data also tells us that retail alcohol outlets can be the site of disorder, including alcohol-related disorder and crime. Increased density of retail alcohol outlets have been associated with social harms in the neighborhoods in and around the outlets: disorderly conduct, noise, litter, neighborhood disruption, nuisance, and property damage. Research has shown that limiting alcohol beverage outlet density and growth can be an effective means of reducing the harms associated with excessive alcohol consumption.

c. What data are unavailable or missing?

Data related to specific studies in specific communities related to known alcohol beverage outlets and their impacts on neighborhoods.

2. WHO

a. Who (individuals or groups) could be impacted by the issues related to this policy, plan or proposal?

Potential negative impacts: People of color and those in low income neighborhoods may potentially be faced with reduced access if walking to a store is problematic. People with mobility issues may have difficulty getting to a convenient Class A establishment. People with no form of transportation may have difficulty accessing a convenient liquor store. People who may not want to bring other business or housing to the area because of a liquor store. Affordability—less outlets could potentially result in higher prices. Potential positive impacts: limit or eliminate disorder such as littering and loitering. Less temptation for those trying to abstain and or those who should abstain due to addiction issues. More difficult for underage to purchase alcohol for unsupervised use.

b. Who would benefit?

Society as a whole—less alcohol available would mean less alcohol-related disorder and addiction. May encourage people to not drink as much because they have to put forth more effort to obtain the alcohol. Existing liquor store owners due to less competition. Those running treatment centers and those offering services for unhoused would potentially experience a reduction in issues related to alcohol. Police, fire, and hospitals due to less calls for service and complaints related to alcohol consumption.

c. Who would be burdened?

Those who have mobility problems and who do not have access to transportation. More often, lower income populations have issues and barriers related to transportation. Those seeking a class A license may not be able to afford the business at a different location. Low-income people may end having to pay more for alcohol due to reduced competition.

d. Are there potential disproportionate impacts on communities of color or low-income communities?

The ordinance does not limit the issuance of an alcohol license in specific neighborhoods or areas, it limits the issuance near sensitive locations such as buildings that provide services to unhoused individuals and buildings that provide drug and/or alcohol rehabilitation services to individuals. Those types of businesses can be located anywhere in the City, so if they are not located in low-income communities or those that have more communities of color, it is difficult to see how there would be a disproportionate impact on those groups unless those groups are also challenged with mobility and/or transportation issues and but for the sensitive sites, they would have an alcohol beverage outlet in their neighborhood.

Those who live in multi-family housing may be more inclined to use neighborhood parks and geographic limitations may make it more difficult for them to have events in parks with alcohol.

3. WHY

a. What are potential unintended consequences (social, economic, health, environmental or other)?

Increased drunk driving if people have to drive farther to obtain alcohol. Inflate the value of existing outlets because the license will potentially be more difficult to obtain. Overregulation of commerce. Preventing people from opening a business and/or pursuing a livelihood.

4. HOW: RECOMMENDATIONS SECTION

a. Describe recommended strategies to address adverse impacts, prevent negative unintended consequences and advance racial equity (program, policy, partnership and/or budget/fiscal strategies):

Education of applicants and potential applicants before they invest money in a location only to discover that they would be ineligible for a class A license due to the geographic limitations; Communication on City's website regarding geographic limitations related to sensitive sites that make it clear that the limitations are not negotiable or waivable.

DATA RESOURCES FOR RACIAL EQUITY AND SOCIAL JUSTICE IMPACT ANALYSIS

City of Madison

- Neighborhood Indicators (UW Applied Population Lab and City of Madison):
<http://madison.apl.wisc.edu>
- Open Data Portal (City of Madison):
www.cityofmadison.com/data
- Madison Measures (City of Madison):
<https://www.cityofmadison.com/finance/documents/MadisonMeasures-2016.pdf>
- Census reporter (US Census Bureau):
<http://censusreporter.org/profiles/06000US5502548000-madison-city-dane-county-wi>

Dane County

- Geography of Opportunity: A Fair Housing Equity Assessment for Wisconsin's Capital Region (Capital Area Regional Planning Commission):
www.capitalarearpc.org
- Race to Equity report (Wisconsin Council on Children and Families):
<http://racetoequity.net>
- Healthy Dane (Public Health Madison & Dane County and area healthcare organizations):
www.healthydane.org
- Dane Demographics Brief (UW Applied Population Lab and UW-Extension):
www.apl.wisc.edu/publications/Dane_County_Demographics_Brief_2014.pdf

State of Wisconsin

- Wisconsin Quickfacts (US Census):
[U.S. Census Bureau QuickFacts: United States](https://www.census.gov/quickfacts/wisconsin)
- Demographics Services Center (WI Dept of Administration):
[DOA Demographic Services Center \(wi.gov\)](http://doa.wisconsin.gov/demographic-services-center)
- Applied Population Laboratory (UW-Madison):
www.apl.wisc.edu/data.php

Federal

- US Census:
[Explore Census Data](https://www.census.gov/data.html)
- 2010 Census Gateway (US Census):
www.census.gov/2010census



City of Madison

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

Master

File Number: 86150

File ID: 86150

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Change of Agent
Mos Espa LLC • dba Woody and Annes • 2236 Winnebago St
New Agent: Michael Randall
Class B Combination Liquor & Beer
(District 6)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 12.

Sponsors:

Effective Date:

Attachments: LICLIB-2022-00537 Agent 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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
Action Text: A motion was made by Knox Jr., seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.							

Text of Legislative File 86150

Title

Change of Agent

Mos Espa LLC • dba Woody and Annes • 2236 Winnebago St

New Agent: Michael Randall

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

Class A: ☒ Beer, ☒ Liquor, ☐ Cider

Class B: ☐ Beer, ☐ Liquor,

☐ Class C Wine

(Agenda Item Number) -if change-

(Legistar file number) -if change-

LC118.2022-00537

(License number)

6-RVMMEL

(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, Michael Randall, officer/member for Mos Espa LLC (Corp/LLC),

doing business as Woody and Annes, authorize and appoint Michael Randall

Name

as the liquor/beer agent for the premise located at 2236 Winnebago St.

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.

Michael Randall

Signature of corporate officer/member

10/24/24

Date



To be completed by appointed Liquor/Beer Agent

I, Michael Randall, appointed liquor/beer agent for Mos Espa 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.

Michael Randall

Signature of corporate Agent

10/24/24

Date



City of Madison

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

Master

File Number: 86152

File ID: 86152

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Entity Reorganization
Mos Espa LLC • dba Woody and Annes
2236 Winnebago St
Class B Combination Liquor & Beer
(District 6)
Remove one officer

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 13.

Sponsors:

Effective Date:

Attachments: LICLIB-2022-00537 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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
Action Text: A motion was made by Knox Jr., seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.							

Text of Legislative File 86152

Title

Entity Reorganization

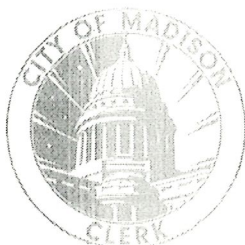
Mos Espa LLC • dba Woody and Annes

2236 Winnebago St

Class B Combination Liquor & Beer

(District 6)

Remove one officer



Change of Officers

Class A: ☒ Beer, ☒ Liquor, ☐ Cider

Class B: ☐ Beer, ☐ Liquor,

☐ Class C Wine

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)

LIC41B-2022-00537

(License number)

6-RUMMEL

(Alder District # and Name)

Office Use Only

- o This application is to inform the city of any changes in corporate structure.
- o **The fee** for filing this application is \$25.00.
- o 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: 2022-00537

Business dba Name: Woody and Annes

Licensed Address: 2236 Winnebago St. Madison, WI 53704

Liquor/Beer Agent Name: current Josh Swentzel Alder, District #: 6

Applying Michael Randall

Corporate Information

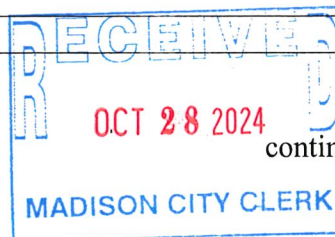
Business Legal Name (as on WI State Sellers Permit): Mos Espa LLC

Business Mailing Address: 2236 Winnebago St. Madison, WI 53704

Business Contact Name, Position: Michael Randall - Member

Business Phone: 262-903-1676 Business Email: emptyrandall@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
<u>Joshua Swentzel</u>	<u>Member</u>



continued on page two -OVER

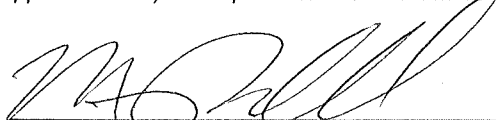
Do any of the officers/members/directors possess any interest or control in any other Class A, B or C license?

☐ No ☒ Yes, explain: Alchemy Cafe, Ideal Bar

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

10/24/24
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: 86153

File ID: 86153

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/18/2024

File Name:

Final Action:

Title: Change of Licensed Premises
Brennan's Cellars LLC • dba Brennan's Market
Current Capacity (in/out): 150/0 • Proposed Capacity (in/out): 230/0
8210 Watts Rd • Agent: Thea Miller
Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other
Police Sector 129 (District 1)
Request to extend premises into adjacent retail space.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 14.

Sponsors:

Effective Date:

Attachments: LICPCH-2024-01003 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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Barushok, 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 86153

Title

Change of Licensed Premises

Brennan's Cellars LLC • dba Brennan's Market

Current Capacity (in/out): 150/0 • Proposed Capacity (in/out): 230/0

8210 Watts Rd • Agent: Thea Miller

Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other

Police Sector 129 (District 1)

Request to extend premises into adjacent retail space.

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-2024-01003

(License number)

1

129

(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-2017-01081

Business dba Name:

BRENNAN'S MARKET

Licensed Address:

8210 WATTS RD

Liquor/Beer Agent Name:

THEA MILLER

20 % Alcohol, 75 % Food, 5 % Other

Alder, District #: 1

Police Sector: WEST

Corporate Information

Business Legal Name (as on WI State Sellers Permit):

BRENNAN'S CELLARS LLC

Business Mailing Address:

8210 WATTS RD, MADISON, WI 53719

Business Contact Name, Position:

TIM MULCAHY

Business Phone:

608-833-2893

Business Email:

tim@BRENNANSMARKET.COM

Current Capacity (indoor):

NA

Current Capacity (outdoor):

NA

Proposed Capacity (indoor):

80

Proposed Capacity (outdoor):

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):

BRENNAN'S IS TAKING OVER LEASE OBLIGATIONS FOR AN ADDITIONAL 2,005 SQ. FT.

OF RETAIL SPACE AS OF JAN. 1, 2025. THE SPACE IS CURRENTLY OCCUPIED BY "THE CLOER FARM BRANDS" LLC. BRENNAN'S INTENDS TO OPERATE THE SPACE AS AN EXTENSION OF THE CURRENT STORE AND OFFER FOOD AND BEVERAGE SERVICE INCLUDING ALCOHOLIC PRODUCTS FOR ON-PREMISE CONSUMPTION.

☒ Detailed Floor Plans included (required)

Authorized Signature

Date

☐ Orange sign and business card issued


☐ "License Renewals & Changes" brochure with next steps issued

Office Use Only



ARO EBERLE
ARCHITECTS

1116 King St. Suite 202
Madison, WI 53703
(608) 204-7464
AroEberle.com



proposed
ADDITIONAL
SPACE
2,005
SQ. FT.

[illegible]

TIM MULCAHY

**BRENNAN'S
CELLARS**

1.126807, W1 53703

PROPOSED FLOOR PLAN

NOT FOR CONSTRUCTION
Project number: BRE-19-01
Date: 3/5/2019

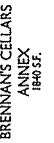
G1

1 01 FIRST FLOOR - PRESENTATION 12' x 12'

WJ 16 SC 1 6102720

North ↑

Approx. 2005 SQ. FT.
1ND00R





City of Madison

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

Master

File Number: 86260

File ID: 86260

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 11/21/2024

File Name:

Final Action:

Title: Operator License Application
Patricia Lara- Establishment where employed: The Park Hotel

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 15.

Sponsors:

Effective Date:

Attachments: LOCOPR-2024-00874_Redacted.pdf, Lara Face
Sheet Redacted.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	ALCOHOL LICENSE REVIEW COMMITTEE	11/27/2024	Return to Lead with the Recommendation for Approval	ALCOHOL LICENSE REVIEW COMMITTEE		12/18/2024	Pass
	Action Text: A motion was made by Barushok, seconded by Verveer, to Return to Lead with the Recommendation for Approval to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.						
1	ALCOHOL LICENSE REVIEW COMMITTEE	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Knox Jr., seconded by Barushok, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86260

Title

Operator License Application

Patricia Lara- Establishment where employed: The Park Hotel

Operator Application for Licenses to expire

For individuals selling or serving alcohol, pursuant to Madison General Ordinance 38.05. **Fees are not refundable.**

Two-Year Operator License Fee \$80.00

Office use:	LICOPR-2024-00874	BST Date 09/06/2024
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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.ssf (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 Patricia	M. I.	Last Name Lara		
Residence: Street Address [REDACTED]		City MADISON	State WI	Zip 53703
Phone [REDACTED]	Date of Birth [REDACTED]	Birth Place (City, State) McAllen, Texas		Sex Fema
Driver's License Number (State & Number) [REDACTED]	Place of employment and phone# The Park Hotel		Email Address [REDACTED]	
Other names, aliases or birthdates ever used:				
Cities and States lived in since age 18, including where you now reside: Madison WI			From: 06/10/2010	To: 09/14/2024

Arrest and Conviction Record

Since your 17th birthday, have you been convicted of a felony or misdemeanor? (Including criminal traffic offenses?)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
As a juvenile, were you ever waived into adult court and convicted of a felony or misdemeanor?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted by a military court-martial?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Have you ever been convicted of disorderly conduct that involved violence against another person?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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?
2015	Dane	Theft- moveable property 2015CF000560	No	No
2015	Dane	Operating While intoxicated	Yes	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

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

Patricia Lara :

Guideline(s) 1

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	2/14/2015	Theft-Movable Property- Special Facts 15CF560 Madison PD		11/06/2015	Felony H
WI	04/19/2015	OWI 1 st Madison Police Department		09/18/2015	Ord

Completed by: 4434 Date Completed: 10/08/2024

☐ Submit to Council

☐ Additional Info Required/ Resubmit application

☒ Submit to ALRC

☐ Other Action: _____

Captain Initials: ALC Date: 10/14/24



City of Madison

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

Master

File Number: 86493

File ID: 86493

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 12/16/2024

File Name:

Final Action:

Title: Second 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: 01/14/2025

Agenda Number: 16.

Sponsors:

Effective Date:

Attachments: Oscars Qcos Mexican Restaurant LLC_ License
extension .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	12/18/2024	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				Pass
Action Text: A motion was made by Knox Jr., 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 86493

Title

Second 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: [oscar zaragoza](#)
To: [Verbick, Jim](#)
Subject: Re: License extension
Date: Monday, December 16, 2024 9:43:23 AM

We would like to request the extension because we need to have sprinkle panels

Get [Outlook for iOS](#)

From: Verbick, Jim <JVerbick@cityofmadison.com>
Sent: Monday, December 16, 2024 9:18:57 AM
To: oscar zaragoza <oscarzfont4@hotmail.com>
Subject: RE: License extension

No, you could connect to the meeting through Zoom. They will want to speak with you, since this is the second extension request. Only the first request goes on the consent agenda.

I will need you to send an email or attach a letter to an email actually making the request for an extension: "We would like to request an extension, because..."

Sincerely,

Jim Verbick, WCMC

(pronouns: he/him/his)

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: oscar zaragoza <oscarzfont4@hotmail.com>
Sent: Monday, December 16, 2024 9:03 AM
To: Verbick, Jim <JVerbick@cityofmadison.com>
Subject: License extension

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

I would like to have extension I have to go in person??

Get [Outlook for iOS](#)



City of Madison

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

Master

File Number: 86257

File ID: 86257

File Type: Appointment

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF PARK COMMISSIONERS

File Created Date : 11/21/2024

File Name: Approving Park Commission President Resident Appointment to the Habitat Stewardship Subcommittee of the Board of Park Commissioners

Final Action:

Title: Approving Park Commission President Resident Appointment to the Habitat Stewardship Subcommittee of the Board of Park Commissioners

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 17.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author: Chad Hughes

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PARK COMMISSIONERS	12/11/2024	RECOMMEND TO COUNCIL TO CONFIRM UNDER SUSPENSION OF MGO 2.055 - MISC. ITEMS				Pass
Action Text: Motion made by Miller Fienen, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULE 2.055. Motion passed by voice vote/other.							

Text of Legislative File 86257

Title

Approving Park Commission President Resident Appointment to the Habitat Stewardship Subcommittee of the Board of Park Commissioners

Body

Tim Astfalk (District 5) - appoint to the vacant position of Park Commission President Appointee.

TERM EXPIRES 4/30/2027



City of Madison

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

Master

File Number: 86245

File ID: 86245

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/20/2024

File Name: Authorizing the Mayor and City Clerk to enter into an inter-governmental agreement with Dane County for continuation of an ongoing Information and Education Program as part of the Madison Area Municipal Stormwater Permit group (MAMSWaP).

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into an inter-governmental agreement with Dane County for continuation of an ongoing Information and Education Program as part of the Madison Area Municipal Stormwater Permit group (MAMSWaP). (Citywide)

Notes: Phil Gaebler

CC Agenda Date: 01/14/2025

Agenda Number: 18.

Sponsors: John P. Guequierre

Effective Date:

Attachments: 2025-2029 MAMSWaP Intergovernmental Agreement_FINAL 11-20.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	11/26/2024	Robert Mulcahy	Approve	11/27/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	11/20/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (12/18/24), Common Council (1/14/25)						
1	COMMON COUNCIL	11/26/2024	Refer	BOARD OF PUBLIC WORKS		12/18/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86245

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into an intergovernmental agreement with Dane County for a stormwater information and education program. The estimated annual cost is \$19,337 in 2025, with 5% increases annually from 2026 to 2029. Funds for this contract are available in the 2025 Stormwater Utility Operating Budget. Future year amounts will be included in the annual Stormwater Operating Budget request.

Title

Authorizing the Mayor and City Clerk to enter into an inter-governmental agreement with Dane County for continuation of an ongoing Information and Education Program as part of the Madison Area Municipal Stormwater Permit group (MAMSWaP). (Citywide)

Body

WHEREAS, the City has previously entered into a joint municipal agreement with Dane County to meet the requirements of its Wisconsin Pollution Discharge and Elimination System (WPDES) Stormwater discharge permit for Information and Education, as part of a group now addressed as the Madison Area Municipal Storm Water Partnership (MAMSWaP); and

WHEREAS, the County is willing and able to maintain a 75% position (1,560 hours annually), to provide information, education, and outreach services in furtherance of the stormwater management programs conducted under the WPDES permit;

WHEREAS, the City, WDNR, and the other members of the MAMSWaP group have agreed to update the agreement and believe that sharing the cost of information and education is more efficient than each municipality completing the work independently; and

WHEREAS, the information and education work completed by the members of MAMSWaP has been well received by the WDNR; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to enter into an Intergovernmental Agreement with Dane County to provide information and education services as part of the City's WPDES stormwater discharge permit.

**INTERGOVERNMENTAL AGREEMENT TO FUND A POSITION RESPONSIBLE FOR STORM
WATER INFORMATION, EDUCATION AND OUTREACH COORDINATION FOR THE MADISON
AREA MUNICIPAL STORM WATER PARTNERSHIP (MAMSWaP)**

THIS INTERGOVERNMENTAL AGREEMENT, hereinafter referred to as this “Agreement,” made and entered into by, between and among the Cities of Fitchburg, Madison, Middleton, Monona, Stoughton, Sun Prairie and Verona; the Villages of Cottage Grove, Cross Plains, DeForest, Maple Bluff, McFarland, Shorewood Hills, Waunakee and Windsor; the Towns of Blooming Grove, Burke, Middleton and Westport; Dane County; and the University of Wisconsin–Madison, hereinafter referred to individually as “Party” and collectively as the “Parties,” which will include other municipalities that may join after this Agreement has been signed by the Parties listed.

WITNESSETH:

WHEREAS, many of the Parties entered into a Cooperative Agreement to jointly apply for a storm water discharge permit, hereinafter referred to as the “Permit,” under Chapter NR 216 of the Wisconsin Administrative Code in April 2000; and

WHEREAS, this group intends to work cooperatively on storm water information, education and outreach, notwithstanding the fact that there may not be a continuing group Permit; and

WHEREAS, one of the required work elements of each Party’s NR 216 permit is the operation of an information, education and outreach program; and

WHEREAS, many of the Parties previously signed agreements to jointly develop, coordinate and implement an information, education and outreach program from May 2004 through April 2009, May 2009 through December 2013, January 2014 through December 2018 (extended to December 2019), and January 2020 through December 2024; and

WHEREAS, the materials and products that result from this joint effort are expressly developed for the Parties to partially fulfill their information and education permit obligations; and

WHEREAS, the Parties agree, pursuant to sec. 66.0301, and Ch. 36, Wis. Stats. to obtain the services of a 75% employee of Dane County to provide information, education and outreach services to partially meet the requirements and components of each Party’s NR 216 Stormwater Discharge Permit as detailed in the Madison Area Municipal Storm Water Partnership 2025-2029 Storm Water Information, Education and Outreach Plan.

NOW, THEREFORE, in consideration of the above premises and the covenants of the Parties hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged by each Party for itself, the Parties agree to the following:

1. Dane County shall maintain a 75% position (1,560 hours annually or as many hours as funding allows), hereinafter referred to as the “Position,” in its Land & Water Resources Department (LWRD) and a limited term employee to provide information, education and outreach services in furtherance of the storm water management programs conducted under each Party’s permit. If any party fails to make their respective contribution by the due date as required by Exhibit A, the Party may be suspended from receiving services under this agreement and may be subjected to a breach of contract claim by Dane County or any other Party.

The Position shall be funded by the Parties as set forth in Exhibit A. Fees are based on 2020 Census population data. When a municipality wishes to join the information, education and outreach plan effort, it shall pay the amount set forth in Exhibit A based on its population from 2020 Census data. If a municipality joins mid-year, its amount will not be prorated. Additional municipalities' contributions shall not lessen the amount of the Parties' contributions set forth in Exhibit A, but shall be utilized for salary, benefits, and programmatic expenses directly related to the MAMSWaP. The municipality wishing to join the effort shall sign onto this Agreement and be afforded the benefits of the information, education and outreach program that are made available to all Parties.

Dane County shall provide annual documentation of direct and indirect expenses incurred with staffing the I&E position. Costs would include direct salary and benefits of staff and supervisors as well as indirect costs such as work space and support. This report for prior year shall be presented to agreement signatories on or before May 31 annually.

Should the Position become vacant, Dane County shall take all reasonable measures to assure that it is filled or its duties reassigned. During the time the Position is vacant, the LWRD Water Resource Engineering Division Manager shall assign other equivalent staff to complete the duties of the Position and shall notify all Parties in writing.

2. The Parties shall continue to operate and maintain the Information and Education Committee, hereinafter referred to as I&E Committee, previously created under the Madison Area Municipal Storm Water Partnership. The I&E Committee shall provide guidance and oversight to the Position, which is directly supervised by the LWRD Water Resource Engineering Division Manager. The five-year outreach plan developed by the I&E Committee will direct the Position's activities.

The materials and products that result from this joint effort are expressly developed for the Parties to partially fulfill their Information and Education permit obligations.

The I&E Committee shall meet a minimum of four (4) times per year. The I&E Committee shall consist of representatives of the Parties to this Agreement. The Position shall staff the I&E Committee. There is no maximum number of members for the I&E Committee. Any representative of a Party to this Agreement may be a member of the I&E Committee. At a minimum, the I&E Committee shall be comprised of one representative from Dane County, one representative from UW-Madison, one representative from City of Madison, one representative from remaining Party cities, one representative from villages, and one representative from towns (for a total of six (6)). The I&E Committee shall continue to solicit the advice and consultation of the Wisconsin Department of Natural Resources and the University of Wisconsin - Extension.

3. The entire agreement of the Parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the Parties relating to the subject matter hereof. The Parties expressly agree that this Agreement shall not be amended in any fashion except in writing, executed by all Parties.
4. Upon execution by all Parties, this Agreement shall become effective, superseding the previous agreement that was in place through December 2024, and shall end December 31, 2029 unless the Parties agree to a longer period. This Agreement may be amended and extended at any time upon the mutual agreement of all of the Parties.

- 5 Dane County shall invoice each of the Parties the amount set forth in Exhibit A commencing January 1, 2025 and every January 1 for years 2026, 2027, 2028, and 2029. Invoices are payable in 30 days.

6. **TERMINATION OF AGREEMENT**

In the event that any Party determines that it is in its best interest to terminate participation in this cooperative agreement with Dane County and all other Parties to this Agreement for storm water information, education and outreach, the Party may do so at any time by taking the following action:

- A) The Party shall send written correspondence to the Dane County LWRD Water Resource Engineering Division Manager and the Wisconsin Department of Natural Resources indicating its desire to terminate participation in this Agreement.

This correspondence shall include an official resolution or documented action indicating that the requested termination has been authorized by a governmental body possessing the legal authority required to terminate this Agreement, and that the signatories to this correspondence are duly authorized to sign a correspondence terminating their participation in this Agreement.

- B) Upon receipt of this correspondence, the Dane County LWRD Water Resource Engineering Division Manager shall deem the requesting party removed from the information and education joint agreement at the end of the year in which the request is made.

7. In the event that a Party withdraws and terminates its participation in this Agreement, the withdrawing Party shall be responsible for its financial contribution with regard to this Agreement until December 31 of the year the Party withdraws. No partial refund based on the date of withdrawal by the Party shall be given.

When a withdrawing Party is no longer financially responsible under this paragraph, the cost shall be re-apportioned among the remaining Parties based upon each Party's respective proportional contribution as set forth in Exhibit A if the termination results in the funding contribution total to be less than \$40,000 for programmatic expenses plus the amount needed to fund the Position's salary and benefits for the year following the time of termination.

8. **NON-DISCRIMINATION**

In performance of services under this Agreement, the parties agree not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs, or student status.

9. **PERFORMANCE**

Each Party to this Agreement hereby certifies that it possesses the legal authority required to enter into this Agreement, and that the signatories to this Agreement are duly authorized to sign and that its designated representatives are authorized to act in matters pertaining to this Agreement and to provide required reports and file data as may be required.

10. **THIRD PARTY RIGHTS**

This agreement is intended to be solely between the parties hereto. No part of this Agreement shall be construed to add, supplement, amend, or repeal existing rights, benefits or privileges of any third party or parties. Nothing contained herein is intended as a waiver by any party of the defenses and immunities contained within the Wisconsin Statutes, including Sec. 893.80.

11. **EXECUTION IN COUNTERPART**

Each Party to this Agreement acknowledges that this Agreement may be executed in counterparts by duly authorized signatories and that the final contract and the cumulative counterpart signature pages shall be considered an original document with the full force and effect as if one copy of the contract was circulated to all parties for signature.

IN WITNESS WHEREOF, the Cities of Fitchburg, Madison, Middleton, Monona, Stoughton, Sun Prairie and Verona; the Villages of Cottage Grove, Cross Plains, DeForest, Maple Bluff, McFarland, Shorewood Hills, Waunakee and Windsor; the Towns of Blooming Grove, Burke, Middleton, and Westport; Dane County; and the University of Wisconsin–Madison, hereto have caused this Agreement to be executed by their proper officers.

EXHIBIT A
FINANCIAL CONTRIBUTIONS TOWARD POSITIONS RESPONSIBLE FOR STORM
WATER INFORMATION, EDUCATION AND OUTREACH

The contributions per Party listed below along with the MAMSWaP budget assume a 75% (1,560 hours annually) annual salary and benefits package of approximately \$65,000 based on the 2024 rate of pay for the Position and allocates approximately \$25,000 towards an LTE position. Any funds received that are not used for salary and benefits package will be carried forward and available for programmatic expenses in the following year.

The Salary and Benefits paid for the positions shall be based upon an assumed 5% annual increase.

The programmatic budget for implementing the information and education plan is approximately \$45,000 annually, assuming a 5% annual increase.

Billing invoice amounts reflecting salary and benefits and programmatic funds shall be reviewed by the I&E Committee.

Additional increases to the Position salary (in the case of a reclassification of Position incumbent) or programmatic budgets are allowed provided the budget amendment is approved by the I&E Committee and written notice sent to all Parties in this Agreement.

Any proposed changes shall be sent by July 1 of the year preceding the proposed change so that municipalities have adequate time to budget for the additional costs. Additional costs shall be apportioned among the Parties based upon their respective proportional contribution as set forth herein.

The Position shall pursue grant opportunities wherever possible to supplement the programmatic budget and shall be responsible for submittal of those grant requests on behalf of the Parties to this Agreement.

Contribution Categories

Category	2020 Census Population	2025 Contribution
1	>50,000	\$19,337
2	20,000-49,999	\$10,817
3	15,000-19,999	\$7,251
4	10,000-14,999	\$6,020
5	5,000-9,999	\$4,832
6	<5,000	\$2,417

Contribution Schedule

Municipality	2020 Census Population	Contribution Category	2025 Contribution	2026 Contribution	2027 Contribution	2028 Contribution	2029 Contribution
Dane County	N/A	N/A	N/A	N/A	N/A	N/A	N/A
UW Madison	N/A	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
City of Fitchburg	29,609	2	\$10,817	\$11,358	\$11,926	\$12,522	\$13,149
City of Madison	269,840	1	\$19,337	\$20,304	\$21,319	\$22,385	\$23,504
City of Middleton	21,827	2	\$10,817	\$11,358	\$11,926	\$12,522	\$13,149
City of Monona	8,624	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
City of Stoughton	13,173	4	\$6,020	\$6,321	\$6,637	\$6,969	\$7,318
City of Sun Prairie	35,967	2	\$10,817	\$11,358	\$11,926	\$12,522	\$13,149
City of Verona	14,030	4	\$6,020	\$6,321	\$6,637	\$6,969	\$7,318
Town of Blooming Grove***	1,622	6	\$2,417	\$2,538	\$2,664	NA	NA
Town of Burke	3,265	6	\$2,417	\$2,538	\$2,664	\$2,798	\$2,938
Town of Middleton	6,792	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
Town of Westport	4,191	6	\$2,417	\$2,538	\$2,664	\$2,798	\$2,938
Village of Cottage Grove	7,303	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
Village of Cross Plains	4,104	6	\$2,417	\$2,538	\$2,664	\$2,798	\$2,938
Village of DeForest	10,811	4	\$6,020	\$6,321	\$6,637	\$6,969	\$7,318
Village of Maple Bluff	1,368	6	\$2,417	\$2,538	\$2,664	\$2,798	\$2,938
Village of McFarland	8,991	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
Village of Shorewood Hills	2,169	6	\$2,417	\$2,538	\$2,664	\$2,798	\$2,938
Village of Waunakee	14,879	4	\$6,020	\$6,321	\$6,637	\$6,969	\$7,318
Village of Windsor	8,754	5	\$4,832	\$5,074	\$5,328	\$5,594	\$5,874
Total:			\$119,364	\$125,333	\$131,599	\$135,381	\$142,151

* Contribution not based on population.

** The Parties agree that Dane County does not invoice itself, but rather contributes in-kind with office space; phone, computer, printer and other equipment; internet access; Information Management and other staff support; access to vehicles; supervision; and other overhead.

***The Town of Blooming Grove will be completely annexed into the City of Madison on October 31, 2027, and will no longer contribute to MAMSWaP after 2027.

FOR THE CITY OF FITCHBURG

Julia Arata-Fratta, Mayor

Date

Tracy Oldenburg, City Clerk

Date

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 THE CITY OF MIDDLETON

Emily Kuhn, Mayor

Date

William M. Burns, Finance Director

Date

Matthew J. Fleming, City Attorney

Date

FOR THE CITY OF MONONA

Mary K. O’Connor, Mayor

Date

Alene Houser, City Clerk

Date

FOR THE CITY OF STOUGHTON

Tim Swadley, Mayor

Date

Candee Christen, City Clerk

Date

FOR THE CITY OF SUN PRAIRIE

Aaron Oppenheimer, City Administrator

Date

FOR THE CITY OF VERONA

Luke Diaz, Mayor

Date

Holly Licht, City Clerk

Date

FOR THE VILLAGE OF COTTAGE GROVE

John Williams, Village President

Date

Lisa Kalata, Village Clerk

Date

FOR THE VILLAGE OF CROSS PLAINS

Carly Persson, Village Administrator

Date

Bobbi Zauner, Finance Director/Clerk

Date

FOR THE VILLAGE OF DEFOREST

Jane Cahill Wolfgram, Village President

Date

Callista Lundgren, Village Clerk

Date

FOR THE VILLAGE OF MAPLE BLUFF

Kevin O'Driscoll, Village President

Date

Sarah Danz, Village Clerk

Date

FOR THE VILLAGE OF MCFARLAND

Carolyn Clow, Village President

Date

Cassandra Suettinger, Village Clerk

Date

FOR THE VILLAGE OF SHOREWOOD HILLS

<hr/>	Date	<hr/>
John Imes, Village President		

<hr/>		<hr/>
Brian Mooney, Village Administrator	Date	

<hr/>		<hr/>
Julie Fitzgerald, Village Clerk	Date	

FOR THE VILLAGE OF WAUNAKEE

Kristin Runge, Village President

Date

Karla Endres, Village Clerk

Date

FOR THE VILLAGE OF WINDSOR

Robert Wipperfurth, Village President

Date

Tina Butteris, Village Administrator

Date

FOR THE TOWN OF BLOOMING GROVE

Ronald P. Bristol, Town Chair

Date

Michael J. Wolf, Town Clerk/Treasurer

Date

FOR THE TOWN OF BURKE

Kevin Viney, Town Chair

Date

PJ Lentz, Administrator Clerk

Date

Steve Berg, Town Supervisor

Date

FOR THE TOWN OF MIDDLETON

Cynthia Richson, Town Chair

Date

Barbara Roesslein, Town Clerk

Date

FOR THE TOWN OF WESTPORT

<hr/> Dean A. Grosskopf, Town Administrator/Clerk-Treasurer	<hr/> Date
---	------------

<hr/> Robert Anderson, Utility, Finance, IS Manager, Deputy Clerk Treasurer	<hr/> Date
--	------------

FOR THE UNIVERSITY OF WISCONSIN - MADISON

Robert G. Cramer, Vice Chancellor for Finance and Administration

Date

FOR THE COUNTY OF DANE

Melissa Agard, County Executive

Date



City of Madison

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

Master

File Number: 86306

File ID: 86306

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/26/2024

File Name: Report of Engineering of Non-Bid Contract for
Waterways 2024 - Chester Dr.

Final Action:

Title: Report of Engineering of Non-Bid Contract for Waterways 2024 - Chester Dr.
(District 7)

Notes: Daniel Olivares

CC Agenda Date: 01/14/2025

Agenda Number: 19.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Waterways 2024 Chester Dr_Report to Council of
Non-Bid.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	11/26/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86306

Fiscal Note

No appropriation required.

Title

Report of Engineering of Non-Bid Contract for Waterways 2024 - Chester Dr. (District 7)

Body

The attached report has been prepared by City Engineering pursuant to the requirements of Wis.Stat. Sec 62.15(14) and MGO Sec. 33.07(6)(b).

Report to Council of Non-Bid Public Works Construction Project Completed Using City Staff

Project:Waterways 2024 – Chester Dr

Date: 11/14/2024

Agency: Engineering

Final Cost: \$68,004.54

Background

Chester Dr has a low point at the end of the cul-de-sac and the existing sewer did not have the capacity to sufficiently convey runoff. The area had been affected by ponding water, local flooding, and could not effectively direct surface overflows through the easement to the adjacent greenway. The flood mitigation waterways project included installing inlets with the ability to accept and convey a higher volume of runoff with pipe upsized to match the increase flow capacity. Grading was also modified to remove the high point within the easement.

This report is intended to inform the Mayor and Common Council and to satisfy the requirements of Wisconsin Statute 62.15(14).

Scope of Work

The existing storm sewer inlets, pipe main, apron end, and flume were removed and replaced with terrace inlets, curb inlets, larger diameter elliptical sewer pipe main, and turf reinforcement material. Private utilities were lowered and the Water Utility hydrant was relocated to allow for the installation of the new storm sewer pipe. Engineering and Engineering Operations staff collaborated on the storm sewer plan design, which required multiple iterations to accommodate adjustments necessary to clear utility conflicts.

Recycling and Waste Disposal

Concrete curb & gutter, structures, and pipe, as well as asphalt were recycled. Structure castings were salvaged by Engineering Operations. Excavated material was reused and replaced on site.

Cost Detail

Final project cost was \$68,004.54. Line items costs are provided below.

ITEM	COST
Wages and Benefits	\$ 28,161.39
Equipment	\$ 21,083.47
Purchased Services	
Materials and Supplies	\$ 18,759.68
TOTAL	\$ 68,004.54

Cost Analysis

This project site was selected for improvements based on flood mitigation studies and resident concerns. Previous site improvements had included adjusting the location of inlets and regrading curb & gutter, but the repairs had not sufficiently mitigated the issue. The flood mitigation studies of the area provided more accurate analysis of the volume of runoff at the location and helped determine the sizing of the sewer. Engineering Operations staff investigated the area, located the utilities, coordinated the adjustment of utilities, and provided better guidance for the constructability of the design.

A Public Works contract issued for bids would have been budgeted in the range of \$79,000 - \$91,000 for the scope of work, coordination, design, and inspection necessary for this project. City Engineering will continue work to address sites identified as priorities by the flood mitigation studies. This project provided an opportunity for Storm Designers to work with Operations staff and identify site-specific concerns, constructability issues, and best practices for design. The collaboration, coordination, and situational feedback will help to improve designs for larger Public Works utility projects.



City of Madison

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

Master

File Number: 86307

File ID: 86307

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/26/2024

File Name: Report of Engineering of Non-Bid Contract for
Waterways 2024 - Storm Sewer Replacement near
7707 Old Sauk Rd.

Final Action:

Title: Report of Engineering of Non-Bid Contract for Waterways 2024 - Storm Sewer
Replacement near 7707 Old Sauk Rd. (District 9)

Notes: Daniel Olivares

CC Agenda Date: 01/14/2025

Agenda Number: 20.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Waterways 2024 Old Sauk Rd_Report to Council of
Non-Bid.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	11/26/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86307

Fiscal Note

No appropriation required.

Title

Report of Engineering of Non-Bid Contract for Waterways 2024 - Storm Sewer Replacement near 7707 Old Sauk Rd. (District 9)

Body

The attached report has been prepared by City Engineering pursuant to the requirements of Wis.Stat. Sec 62.15(14) and MGO Sec. 33.07(6)(b).

Report to Council of Non-Bid Public Works Construction Project Completed Using City Staff

Project: Waterways 2024 – Storm Sewer Replacement near 7707 Old Sauk Rd

Date: 11/14/2024

Agency: Engineering

Final Cost: \$43,884.77

Background

City Engineering Operations staff removed and replaced storm sewer structures on Old Sauk Rd in response to resident concerns. The existing structure castings had been installed within the typical wheel path causing repeated failure of the casting and loud, clanging noise that affected neighbors. Operations staff had replaced the castings and patched the pavement in the past and adjusting the sewer alignment was the best option to mitigate the failure and nuisance issues.

This report is intended to inform the Mayor and Common Council and to satisfy the requirements of Wisconsin Statute 62.15(14).

Scope of Work

The existing storm sewer access structures, inlets, and storm sewer pipe were removed. New inlets were installed and connected to new storm sewer pipe. The sewer pipe alignment was adjusted to eliminate the need for storm sewer access structures in the road with additional inlets. The storm sewer collection capacity was increased with this repair.

Recycling and Waste Disposal

Concrete structures, concrete pipe, and removed asphalt were recycled. Structure castings were salvaged, reinstalled where possible, or saved for future use.

Cost Detail

Final project cost was \$43,884.77. Line items costs are provided below.

ITEM	COST
Wages and Benefits	\$ 22,265.10
Equipment	\$ 11,241.35
Materials and Supplies	\$ 10,378.32
Other:	
TOTAL	\$ 43,884.77

Cost Analysis

Engineering Operations was able to complete the design, labor, material, permitting, and work necessary to replace the public storm. The Operations staff were aware of the issue and had previously worked to address the concerns of residents. They helped identify the site as a priority for repair.

The project location was along an arterial roadway with high traffic volumes. The right-of-way has multiple private and public utilities in the area, which typically requires multiple Utility Line Openings to identify conflicts. Operations staff was able to modify the initial replacement plan to reduce utility conflicts and complete work without requiring private utilities to relocate services which provided significant time-savings. A Public Works project issued for bids that would be similar scope could range between \$55,000 to \$60,000, which would require additional coordination for design and inspection with City Engineering staff.



City of Madison

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

Master

File Number: 86309

File ID: 86309

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/26/2024

File Name: Accepting street and terrace improvements
constructed by Private Contract for 823 E
Washington Ave – Moxy Hotel, Private Contract No.
8980.

Final Action:

Title: Accepting street and terrace improvements constructed by Private Contract for
823 E Washington Ave - Moxy Hotel, Private Contract No. 8980 (District 6).

Notes: Amy Kemp

CC Agenda Date: 01/14/2025

Agenda Number: 21.

Sponsors: BOARD OF PUBLIC WORKS

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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	11/26/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86309

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting street and terrace improvements constructed by Private Contract for 823 E Washington Ave - Moxy Hotel, Private Contract No. 8980 (District 6).

Body

WHEREAS, MM East Washington, LLC, has satisfactorily completed the installation of street and terrace improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 823 E. Washington Avenue - Moxy Hotel.

NOW, THEREFORE, BE IT RESOLVED

That said street and terrace improvements adjacent to 823 E. Washington Avenue - Moxy Hotel are hereby accepted.



City of Madison

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

Master

File Number: 86313

File ID: 86313

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/26/2024

File Name: Awarding Public Works Contract No. 9535, CIPP UV
Lining Rehabilitation of Sewers Phase 2 - 2024.

Final Action:

Title: Awarding Public Works Contract No. 9535, CIPP UV Lining Rehabilitation of
Sewers Phase 2 - 2024. (District 3, District 4, District 5, District 12, District 13,
District 15, District 16)

Notes: Eric Cefalu

CC Agenda Date: 01/14/2025

Agenda Number: 22.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9535.pdf, 9535 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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/03/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86313

Fiscal Note

The proposed resolution authorizes awarding the contract for the CIPP UV Lining Rehabilitation of Sewers Phase 2 - 2024 at a total estimated cost of \$507,087, including contingency. Funding for the project is available in Munis #15294. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9535, CIPP UV Lining Rehabilitation of Sewers Phase 2 - 2024. (District 3, District 4, District 5, District 12, District 13, District 15, District 16)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9535) for itemization of bids.

CIPP UV LINING REHABILITATION OF SEWERS PHASE 2 - 2024
CONTRACT NO. 9535
DATE: 11/21/24
PREQUALIFICATION: 399*

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Visu-Sewer, LLC	\$469,525.00	OK
Hydro-Klean, LLC	\$496,875.03	OK
Engineering Estimate	\$502,244.00	
Michels Trenchless, Inc.	\$664,169.00	OK
*UV Lining (quals needed)		

CONTRACT NO. 9535
CIPP UV Lining Rehabilitation of Sewers Phase 2 - 2024
Visu-Sewer, LLC

CONTRACT AWARD	\$ 469,525.00
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 37,562.00</i>
 SANITARY: 15294-83-173: 54445 (91345)	 469,525.00
ACCT. CONTINGENCY 8%	37,562.00
ACCT. SUBTOTAL	<hr/> 507,087.00
 GRAND TOTAL INCL. CONTINGENCY	 <hr/><hr/>\$ 507,087.00



City of Madison

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

Master

File Number: 86314

File ID: 86314

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 11/26/2024

File Name: Awarding Public Works Contract No. 8759, Starker
Avenue Resurfacing Assessment District - 2024.

Final Action:

Title: Awarding Public Works Contract No. 8759, Starker Avenue Resurfacing
Assessment District - 2024. (District 16)

Notes: Andy Zwieg

CC Agenda Date: 01/14/2025

Agenda Number: 23.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 8759.pdf, 8759 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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/03/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86314

Fiscal Note

The proposed resolution authorizes awarding the contract for the Starker Avenue Resurfacing Assessment District - 2024 at a total estimated cost of \$2,937,361.27, including contingency. Funding for the project is available in Munis #14780. No additional appropriation is required

Title

Awarding Public Works Contract No. 8759, Starker Avenue Resurfacing Assessment District - 2024. (District 16)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8759) for itemization of bids.

STARKER AVENUE RESURFACING ASSESSMENT DISTRICT - 2024
CONTRACT NO. 8759
DATE: 11/21/24
PREQUALIFICATION: 275, 310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
S&L Underground, Inc.	\$2,719,778.95	OK
Speedway Sand & Gravel, Inc.	\$2,938,687.38	OK
Capitol Underground, Inc.	\$2,958,675.78	OK
R. G. Huston Co., Inc.	\$3,531,800.00	OK
Engineering Estimate	\$3,565,013.50	

CONTRACT NO. 8759
Starker Avenue Resurfacing Assessment District - 2024
S&L Underground, Inc.

CONTRACT AWARD	\$ 2,719,778.95
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 217,582.32</i>

STREET: 14780-402-170: 54410 (91396)	881,012.96
ACCT. CONTINGENCY 8%	70,481.04
ACCT. SUBTOTAL	<u>951,494.00</u>

STREET (STORM): 14780-402-174: 54445 (91345)	187,162.40
ACCT. CONTINGENCY 8%	14,972.99
ACCT. SUBTOTAL	<u>202,135.39</u>

SANITARY: 14780-83-173: 54445 (91345)	594,058.61
ACCT. CONTINGENCY 8%	47,524.69
ACCT. SUBTOTAL	<u>641,583.30</u>

STORM: 14780-84-174: 54445 (91345)	222,553.19
ACCT. CONTINGENCY 8%	17,804.26
ACCT. SUBTOTAL	<u>240,357.45</u>

WATER: 14780-86-179: 54445 (91360)	834,991.79
ACCT. CONTINGENCY 8%	66,799.34
ACCT. SUBTOTAL	<u>901,791.13</u>

GRAND TOTAL INCL. CONTINGENCY	<u><u>\$ 2,937,361.27</u></u>
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City of Madison

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

Master

File Number: 86453

File ID: 86453

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2025 Semi-Permanent Epoxy Pavement Marking.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2025 Semi-Permanent Epoxy Pavement Marking. (Citywide)

Notes: Tim Stella

CC Agenda Date: 01/14/2025

Agenda Number: 24.

Sponsors: BOARD OF PUBLIC WORKS

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	1/2/2025	Robert Mulcahy	Delegated	
1	2	1/3/2025	Ryan Pennington	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86453

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for 2025 Semi-Permanent Epoxy Pavement Marking. The total estimated cost of the project is \$190,000. Funding is available in the 2025 Traffic Engineering Adopted Operating Budget (Munis 45300-54410). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 2025 Semi-Permanent Epoxy Pavement Marking. (Citywide)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for 2025 Semi-Permanent Epoxy Pavement Marking, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.



City of Madison

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

Master

File Number: 86454

File ID: 86454

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications for public improvements necessary for the project known as 1 & 15 Ellis Potter Court and authorizing construction to be undertaken by the Developer, and Rescinding Resolution RES-24-00423, Private Contract No. 9514.

Final Action:

Title: Approving plans and specifications for public improvements necessary for the project known as 1 & 15 Ellis Potter Court and authorizing construction to be undertaken by the Developer, and Rescinding Resolution RES-24-00423, Private Contract No. 9514 (District 19)

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 25.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9514 Exhibit rev 1.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86454

Fiscal Note

The proposed resolution authorizes plans and specifications for public improvements necessary for the project known as 1 & 15 Ellis Potter Court and rescinds RES-24-00423 (Legistar #83683) passed June 18, 2024. No City Funds Required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 1 & 15 Ellis Potter Court and authorizing construction to be undertaken by the Developer, and Rescinding Resolution RES-24-00423, Private Contract No. 9514 (District 19)

Body

WHEREAS, the developer, Ellis Potter Apartments, LLC, has received the City of Madison's conditional approval for a one-lot Certified Survey Map, a demolition permit, and conditional use requests for the project located at 1-15 Ellis Potter Court and 6110 Schroeder Road, and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the rezoning, and,

WHEREAS, the developer received approval for the project on June 24, 2024 by Resolution RES-24-00423, File No. 83683; and,

WHEREAS, the developer as requested to change the entity name to Ellis Potter Apartments, LLC.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 1 & 15 Ellis Potter Court, with Ellis Potter Apartments, LLC.
2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows:
NONE
4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.
7. The Resolution RES-24-00423, File No. 83683 is hereby rescinded.

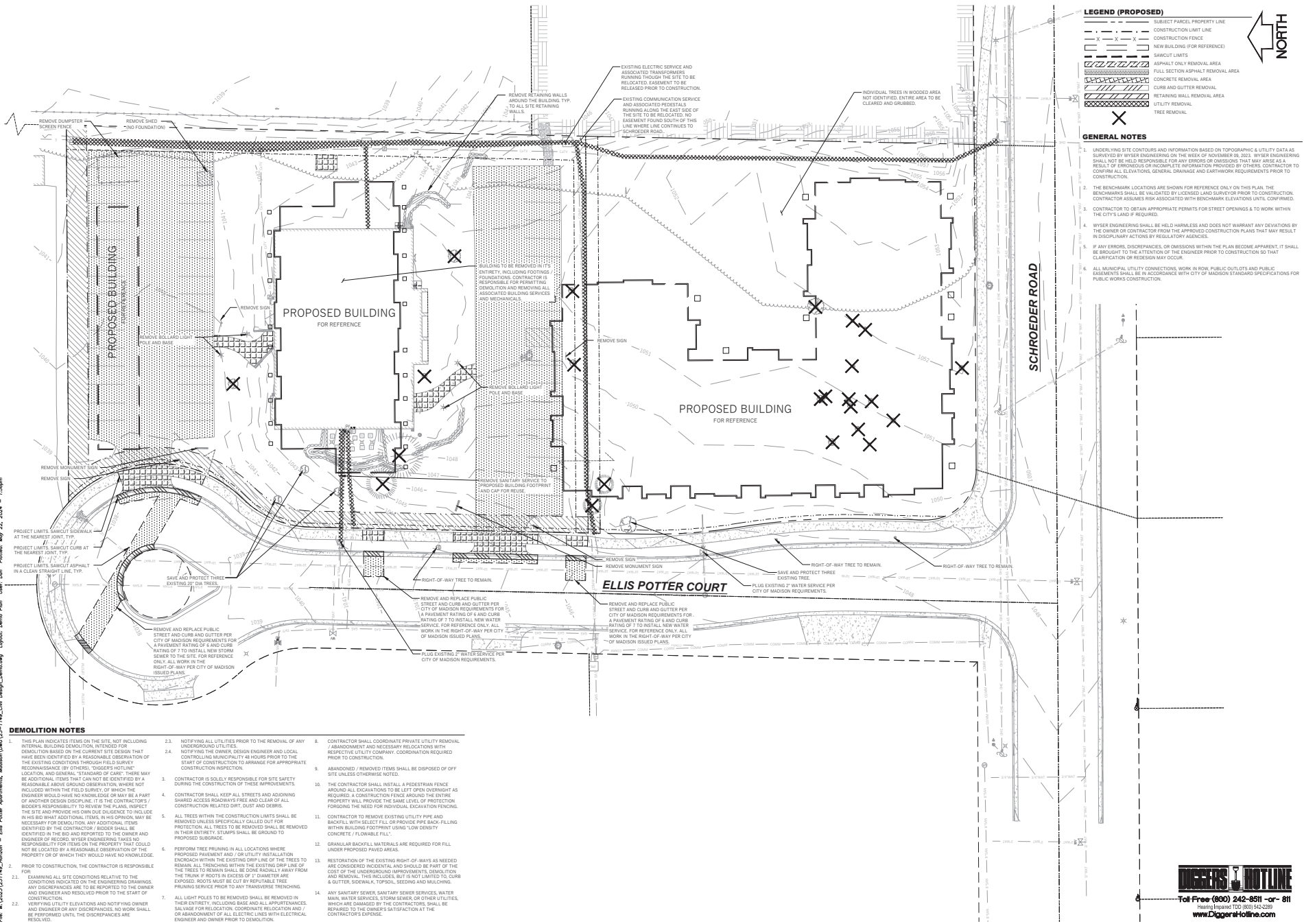
1 & 15 Ellis Potter Court
Contract 9514
MUNIS 15157
Developer: Ellis Potter Apartments, LLC



Summary of Improvements:

- Complete and record the Certified Survey Map required for the redevelopment project.
- Dedicate right-of-way or public sidewalk easement along Ellis Potter Court adjacent to the project in order to provide 8' wide terrace, 5' wide public sidewalk, and 1' wide sidewalk maintenance buffer strip.
- Construct 8' wide terrace, 5' wide public sidewalk, and 1' wide sidewalk maintenance buffer strip on Ellis Potter Court per plans to be approved by the City Engineer.
- Repair or replace existing public sidewalk, terrace, curb and gutter, and pavement as necessary to facilitate the redevelopment project.
- Construct a traffic island, marked continental crosswalk, pedestrian ramps, and an RRFB to facilitate pedestrian crossings of Schroeder Road at Ellis Potter Court.

- Close abandoned driveways with curb and gutter. Construct new private drive aprons on Ellis Potter Court.
- Construct new public storm sewer and inlet on Ellis Potter Court to provide storm connection for the redevelopment's proposed private storm sewer system.
- Construct private sanitary, storm, and water service laterals necessary to serve the redevelopment.
- Repair or replace existing sidewalk, terrace, curb & gutter as needed
- Protect existing public street terrace trees on Ellis Potter Court. Install new street terrace trees per plans approved by the City Forester and City Engineer.



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PROPOSED FORM SEWER STRUCTURES SCHEDULE						
LABEL	INVERT ELEV. (FT)	MANHOLE ELEV. (FT)	DEPTH (FT)	STRUCTURE DESCRIPTION	GRATE	
STM INL NO. 1	105456	105750	0.00	3'X3 BOX	R-3602 MOUNTABLE CURB PLATE	
STM INL NO. 2	105560	105840	0.00	NYPLAST DRAIN BASIN	SOLID HD-10 RATED	
STM INL NO. 3 (1012)	103040	103920	0.00	3'X3 BOX	R-3602 TYPE R GRATE	
STM INL NO. 11 (1)	105444	105802	0.00	2'X2 BOX	R-3602 TYPE R GRATE	
STM INL NO. 4	105444	105802	0.00	NYPLAST DRAIN BASIN	R-1500, SOLID HD	
STM MH NO. 5	105443	104570	0.00	48" MANHOLE	R-1500, SOLID HD	
STM MH NO. 6	105443	104570	0.00	48" MANHOLE	R-1500, SOLID HD	
STM MH NO. 7	105890	105575	1.00	516 NYPLAST DRAIN BASIN	SOLID HD-10 RATED	
STM MH NO. 8	105890	104448	1.00	516 NYPLAST DRAIN BASIN	SOLID HD-10 RATED	
STM INL NO. 10 (1013)	105620	105920	0.00	3'X3 BOX	R-3602 TYPE R GRATE	
STM INL NO. 11 (31)	105443	104588	0.00	2'X2 BOX	R-3602 TYPE R GRATE	
STM MH NO. 10 (1012)	105469	104800	0.00	3'X3 48" MANHOLE	R-1500, SOLID HD	
STM INL NO. 12	105429	104828	0.00	12" TRENCH DRAIN	R-3602 TYPE R GRATE	
STM INL NO. 13 (1)	105444	104736	0.00	3'X3 BOX	R-3602 TYPE R GRATE	
STM INL NO. 13 (13)	105444	104736	0.00	3'X3 BOX	R-3602 TYPE R GRATE	
STM INL NO. 21 (1)	105417	104860	0.00	3'X3 BOX	R-3602 TYPE R GRATE	
STM INL NO. 18	104603	105276	0.00	4'X2 NYPLAST DRAIN BASIN	STANDARD 10-10 RATED	

(1) NOTE: CURB INLET MANHOLE IS TO FLAG OF CURB AND 6-64-66' GET TO GET BACK OF CURB.

(2) NOTE: STRUCTURE REQUIRES UP-TO 1.0' FILL

(1) NOTE: CURB INLET RIM ELEVATION IS TO FLAG OF CURB. ADD 0.44- FEET TO GET OT BACK OF CURB

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

- | | |
|---|--|
| <p>CONTRACTOR SHALL VERIFY ALL FOUNDATIONS, LOCATIONS, AND DEPTHS OF EXISTING UTILITY CROSSINGS FOR CUTOFFS.</p> | <p>ALL NON-METALLIC BUILDING SERVICE AND WATER SERVICES SHALL BE PROTECTED BY 12" MINIMUM THICKNESS OF CONCRETE TRACKER WITH WIRE BOLTS SHALL BE INSTALLED ON ALL LATERALS.</p> |
| <p>THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, CONDITIONS AND REQUIREMENTS OF THE MUNICIPALITY AND ADEQUATE PROTECTION OF EXISTING UTILITIES.</p> | <p>ALL EXTERIOR LEADS MUST BE PROTECTED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 36.03(4)(a) AND SPS 36.02(2).</p> |
| <p>PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:</p> <ul style="list-style-type: none"> EXAMINING ALL SITES CONDITIONS RELATIVE TO THE EXISTING UTILITIES AND RECORDING ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND THE CITY OF THE SEVENTH DAY PRIOR TO THE START OF THE OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEE, ETC. | <p>ALL PRIVATE PIPES JOINTS SHALL BE INSTALLED PER SPS 36.04.0.</p> |
| <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED WORK TO OBTAIN OCCUPANCY.</p> | <p>ALL PRIVATE WATER PIPES, INCLUDING DEPTH AND SEPARATION FROM EXISTING UTILITIES SHALL BE INSTALLED PER SPS 36.04.0.</p> |
| <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED WORK TO OBTAIN OCCUPANCY.</p> | <p>THE CONTRACTOR SHALL ALLOW 30 WORKING DAYS FOR THE CONSTRUCTION OF GAS MAINS WHEN SCHEDULING THE WORK AND NOTIFY THE CITY OF ANY DELAYS TO THE GAS MAIN CONTRACTOR OR OTHER UTILITY COMPANY.</p> |
| <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPOSED WORK TO OBTAIN OCCUPANCY.</p> | <p>INLET CASTINGS SHALL BE SET TO GRADE PRIOR TO AND SEPARATE FROM THE CONSTRUCTION OF THE MAINS.</p> |
| <p>THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH ONE COPY OF THE STANDARD SPECIFICATIONS TO ADVANCE FOR APPROPRIATE CONSTRUCTION OBSERVATION.</p> | <p>IT IS REQUIRED THAT THREE FEET OF CONCRETE CURBS AND GUTTER ON EACH SIDE OF THE MAINS SHALL BE INSTALLED PER SPS 36.04.0 THROUGH THE USE OF A CURB MACHINE. THE INLET CASTING SHALL BE SET TO GRADE AND A MINIMUM OF TWO INCHES THICK. THE INLET SHALL BE PLACED ON THE OUTSIDE OF THE MAINS. THE CURB SHALL BE SET TO GRADE APPLYING DORT PRESSURE TO THE CASTING, ONCE THE CASTING IS SET TO GRADE, THE CURB SHALL BE POURED BY HAND ON EACH SIDE OF THE CASTING SHALL BE POURED BY HAND.</p> |
| <p>ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER MAIN SERVICES, GAS MAINS, GAS MAIN SERVICES, OR DAMAGES BY THE CONTRACTOR, SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY OF THE SEVENTH DAY PRIOR TO THE START OF BLASTING IS ALLOWED WITHIN 30 FEET OF EXISTING UTILITIES.</p> | <p>THE CURB INLET SHALL HAVE A CATCH-BALL HO-10L AND GREASE TRAP APPROVED EQUIVALENT INSTALLED INSIDE THE CURB.</p> |
| <p>ALL PRIVATE INTERIOR WATER MAIN AND WATER SERVICES SHALL BE PROTECTED BY 12" MINIMUM THICKNESS OF CONCRETE INSULATION ABOVE PIPES WITH LESS THAN 5' OF GROUND COVER.</p> | <p>CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.</p> |
| <p>GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES AND SHALL BE COMPACTED TO THE STANDARD SPECIFICATIONS (UNLESS OTHERWISE SPECIFIED BY A GEOTECHNICAL ENGINEER). THE UTILITY TRENCH BACKFILL SHALL BE COMPACTED TO THE STANDARD SPECIFICATIONS, ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.</p> | <p>THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO AVOID ANY DAMAGE TO THE SURROUNDING AREA, INCLUDING BUT NOT LIMITED TO STORMWATER DRAINAGE, AND OTHER ADMINISTRATIVE RULES 21-1 AT ALL TIMES.</p> |

---	PROPOSED PROPERTY BOUNDARY
---	EASEMENT
---	BUILDING FOOTPRINT
---	18" CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	WAT
---	PROPOSED WATER MAIN
---	SAN
---	PROPOSED SANITARY SEWER
---	STM
---	PROPOSED STORM SEWER
---	GAS
---	PROPOSED GAS SERVICE (DESIGN BY OTHERS)
---	E
---	PROPOSED ELECTRIC SERVICE (DESIGN BY OTHERS)
---	STORMWATER TREATMENT FACILITY

UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS SURVEYED BY WYMER ENGINEERING ON THE WEEK OF NOVEMBER 08, 2023. WYMER ENGINEERING HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED PROJECT THAT MAY REVEAL THE PRESENCE OF EROSIONS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONDUCT INVESTIGATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.

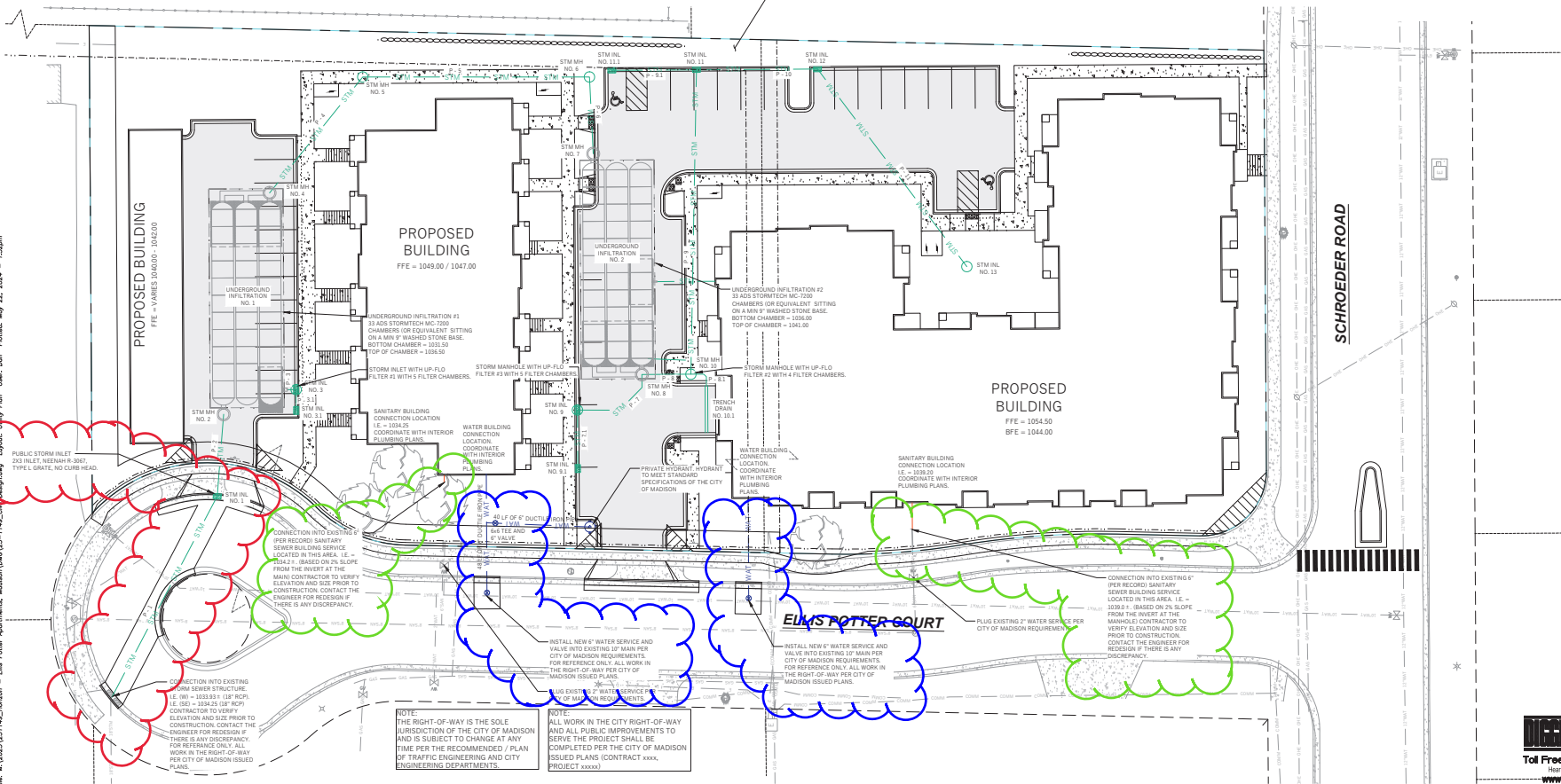
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARK SHALL BE VALIDATED BY LICENSED LAND SURVEY OR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FOR ACCESS TO THE BENCHMARK LOCATIONS.

3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND OF REQUIRED.

WYMER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISPARITY OF ACTIONS BY REGULATORY AGENCIES.

IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER PRIOR TO CONSTRUCTION TO SORT THAT CLARIFICATION OR REVISION MAY BE REQUIRED.

ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC UTILITIES AND PUBLIC PLACEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES.

CITY OF MADISON, DANE COUNTY
HORIZON DEVELOPMENT1 & 15 ELLIS POTT
MADISON WI 53711

HORIZON DEVELOPMENT

Revisi	
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No.	Date:	Description:

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File: W:\2023\231149_Horizon - Ellis Potter Apartments, Madison\DWG\23-1149_Civil_Design.dwg Layout: Utility Plan User: Dan Plotted: May 22, 2024 - 1:52pm

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City of Madison

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

Master

File Number: 86455

File ID: 86455

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications for public improvements necessary for the project known as 1150 S Park Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9597.

Final Action:

Title: Approving plans and specifications for public improvements necessary for the project known as 1150 S Park Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9597 (District 13)

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 26.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9597 Exhibit.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86455

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 1150 S Park Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9597 (District 13)

Body

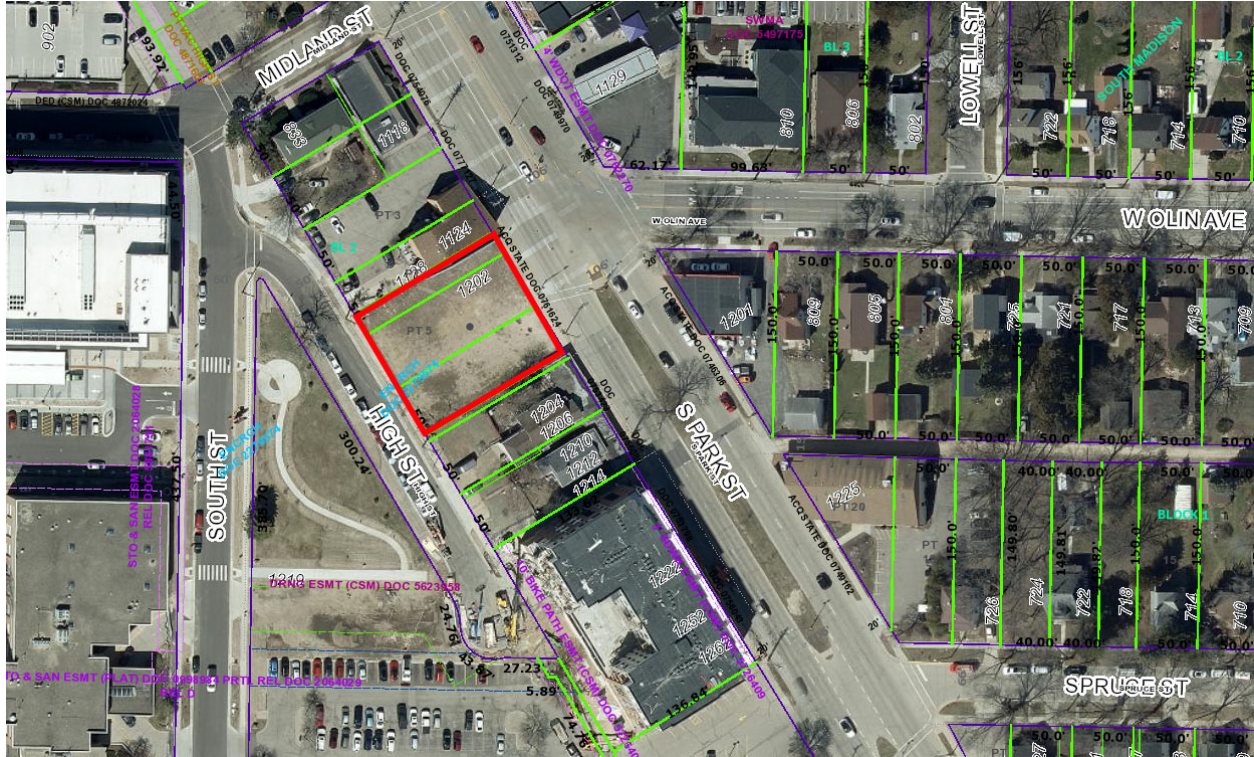
WHEREAS, the developer, Eminent Development Corporation, has received the City of Madison's conditional approval for a conditional use to construct a five-story mixed-use building with 44 dwelling units, approximately 750 square feet of commercial space, and structured parking on a lot to be created by a Certified Survey Map (CSM) at 1150 S Park Street, and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the rezoning.

NOW, THEREFORE, BE IT RESOLVED:

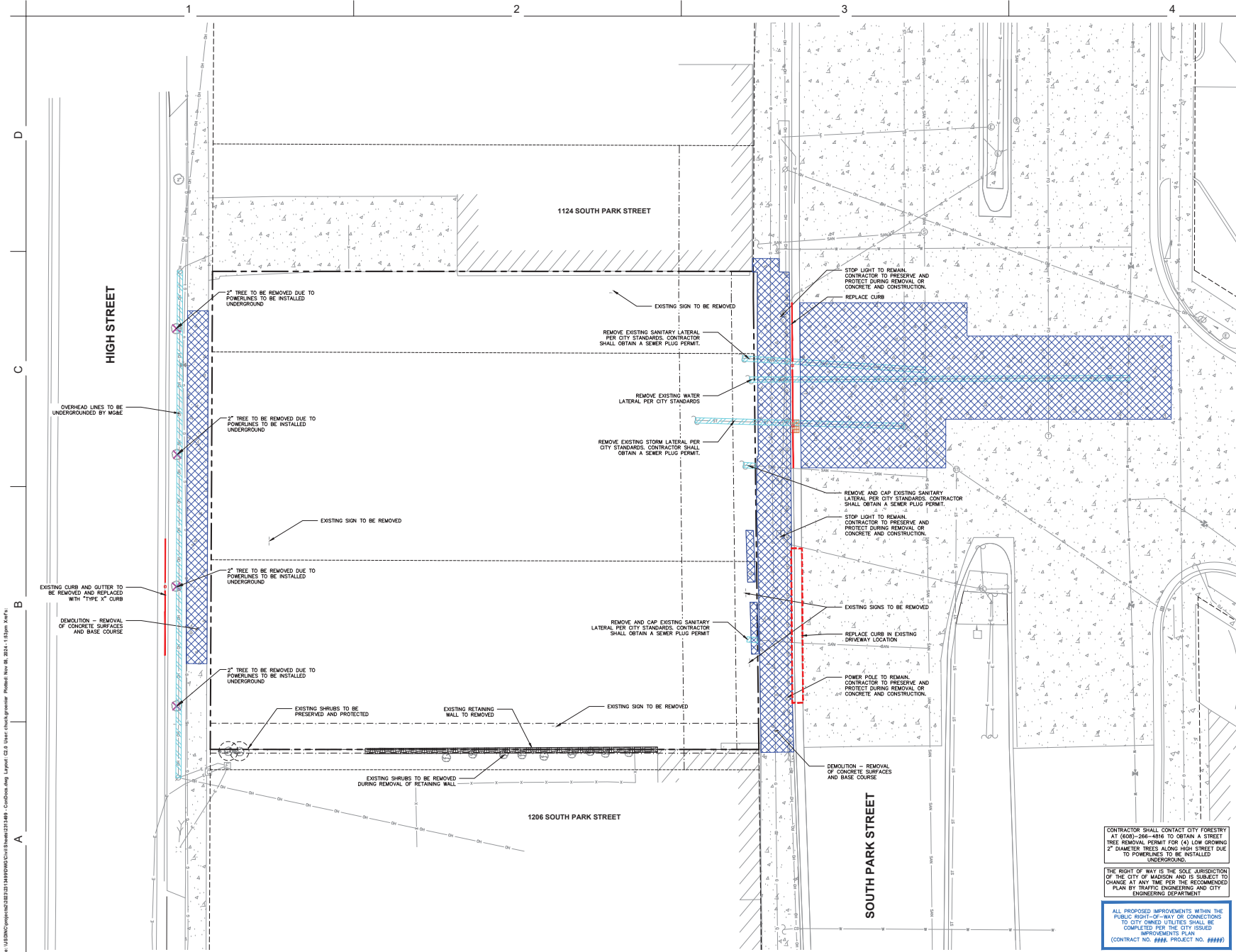
1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 1150 S Park Street, with Eminent Development Corporation, or designee with the approval of the City Engineer.
2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows:
NONE
4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.
6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

**1150 S Park Street
Contract 9597
MUNIS 15478
Developer: Eminent Development Corporation**



Summary of Improvements:

- Complete Certified Survey Map (CSM) required for the redevelopment. Dedicate sidewalk easement on S Park Street for the required sidewalk and terrace improvements.
- Construct 5-foot wide public sidewalk, 8-foot wide street terrace, and 1-foot buffer maintenance strip on S Park Street as required by City Traffic Engineering and per plans approved by the City Engineer.
- Construct/repair/replace public sidewalk, street terrace, curb & gutter, and pavement improvements as required on High Street and S Park Street as necessary to facilitate the redevelopment project.
- Close abandoned driveways with curb and gutter. Construct new private drive apron on High Street.
- Construct public storm sewer and inlet on S Park Street to provide private storm connection location to the public storm sewer system.
- Construct private sanitary, storm, and water service laterals as needed to serve the redevelopment.
- Public street tree protection, removals, and plantings per City Forestry approvals.



Project Status

01-19-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. # 23081-01
© SKETCHWORKS
ARCHITECTURE 2024

DEMOLITION
PLAN

C2.0



SITE INFORMATION BLOCK	
SITE ADDRESS	1150 SOUTH PARK STREET
PROPERTY ACREAGE	15,047 SF OR 0.345 ACRES
NUMBER OF BUILDING STORIES	
TOTAL BUILDING SQUARE FOOTAGE	11,450
NUMBER OF PARKING STALLS	
SURFACE (COVERED)	
LARGE	16
ACCESSIBLE	1
TOTAL SURFACE	17
NUMBER OF BICYCLE STALLS:	46
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	0 SF
EXISTING pervious SURFACE AREA	15,047 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.00%
EXISTING GREEN ROOF SIZE	REFER TO LANDSCAPE
PROPOSED LOT COVERAGE (ZONING)	10.09% SF
PROPOSED LOT COVERAGE RATIO (ZONING)	67.1%

KEY NOTES

1. CONCRETE SIDEWALK
2. 30" CURB AND GUTTER (REFER TO PUBLIC IMPROVEMENTS PLANS)
3. INTENTIONALLY OMITTED
4. CONCRETE ENTRANCE STOOP (REFER TO ARCHITECTURAL)
5. MOIST TRANSFER AND TERMINATION CABINET (CONTRACTOR SHALL CONSULT WITH ARCHITECT TO CONFIRM FINAL PLACEMENT WITH AGES PRIOR TO BEDDING AND INSTALLATION)
6. PAVEMENT STRIPPING, TYP
7. ADA-SLIP PAVEMENT STRIPPING, TYP
8. TYPE A1-1 STOP SIGN
9. DRIVEWAY VISION TRIANGLE, TYP
10. REINFORCED CONCRETE PAVEMENT
11. RAILING (REFER TO ARCHITECTURAL)
12. COMMERCIAL ENTRANCE (REFER TO PUBLIC IMPROVEMENTS PLANS)
13. MODULAR BLOCK RETAINING WALL AND CAP (REFER TO LANDSCAPE)
14. BUS STOP CONCRETE PAD & BENCH
15. RIGHT-OF-WAY SIDEWALK (REFER TO PUBLIC IMPROVEMENTS PLANS)
16. BUS STOP PAD (FINAL SIZE AND LOCATION OF BUS PAD TO BE DETERMINED BY MADISON METRO TRAVEL)
17. PEDESTRIAN RAMP (REFER TO PUBLIC IMPROVEMENTS PLANS)
18. STREET CURB (REFER TO PUBLIC IMPROVEMENTS PLANS)
19. BIKE RACK
20. EXPOSED CONCRETE (REFER TO ARCHITECTURAL)

Sketchworks
architecture LLC



PARK LOFTS
MIXED-USE DEVELOPMENT
1150 S. PARK STREET
MADISON, WI 53713

Project Status

07-15-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. #: 23081-01
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ARCHITECTURE 2024

SITE PLAN - ANNOTATED

C3.0

THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE RECOMMENDED
PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT

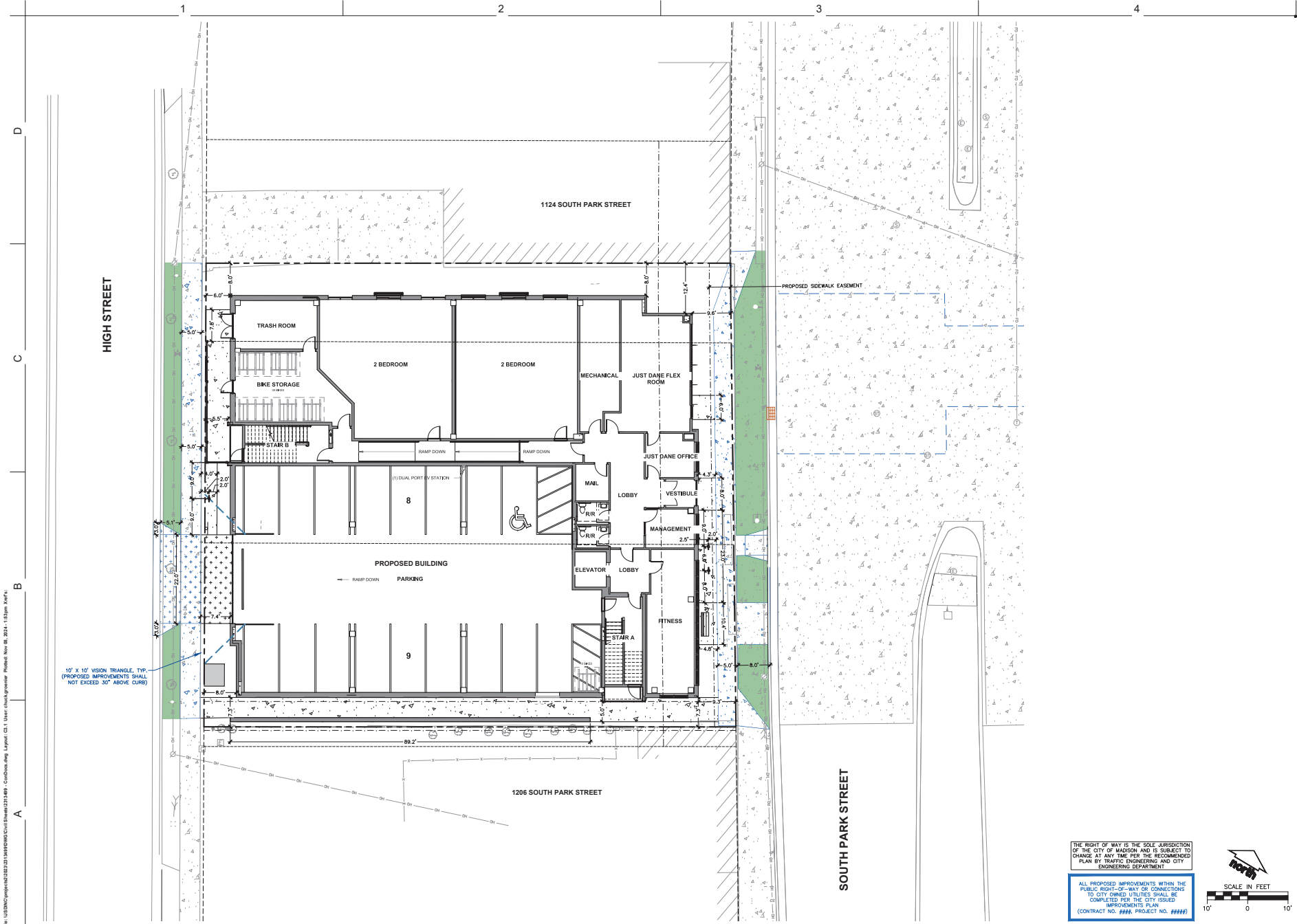
ALL PROPOSED IMPROVEMENTS WITHIN THE
PUBLIC RIGHT-OF-WAY OR CONNECTIONS
TO CITY OWNED UTILITIES SHALL BE
COMPLETED PER THE CITY ISSUED
IMPROVEMENTS PLAN
(CONTRACT NO. ####, PROJECT NO. #####)



SCALE IN FEET

10' 0 10'

PRELIMINARY



Project Status

01-19-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

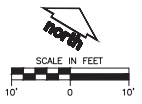
PROJ. # 23081-01
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**SITE PLAN -
DIMENSIONED**

C3.1

THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE RECOMMENDED
PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE
PUBLIC RIGHT-OF-WAY OR CONNECTIONS
TO CITY OWNED UTILITIES SHALL BE
COMPLETED FOR THE CITY ISSUED
IMPROVEMENTS PLAN
(CONTRACT NO. #####, PROJECT NO. #####)



PRELIMINARY

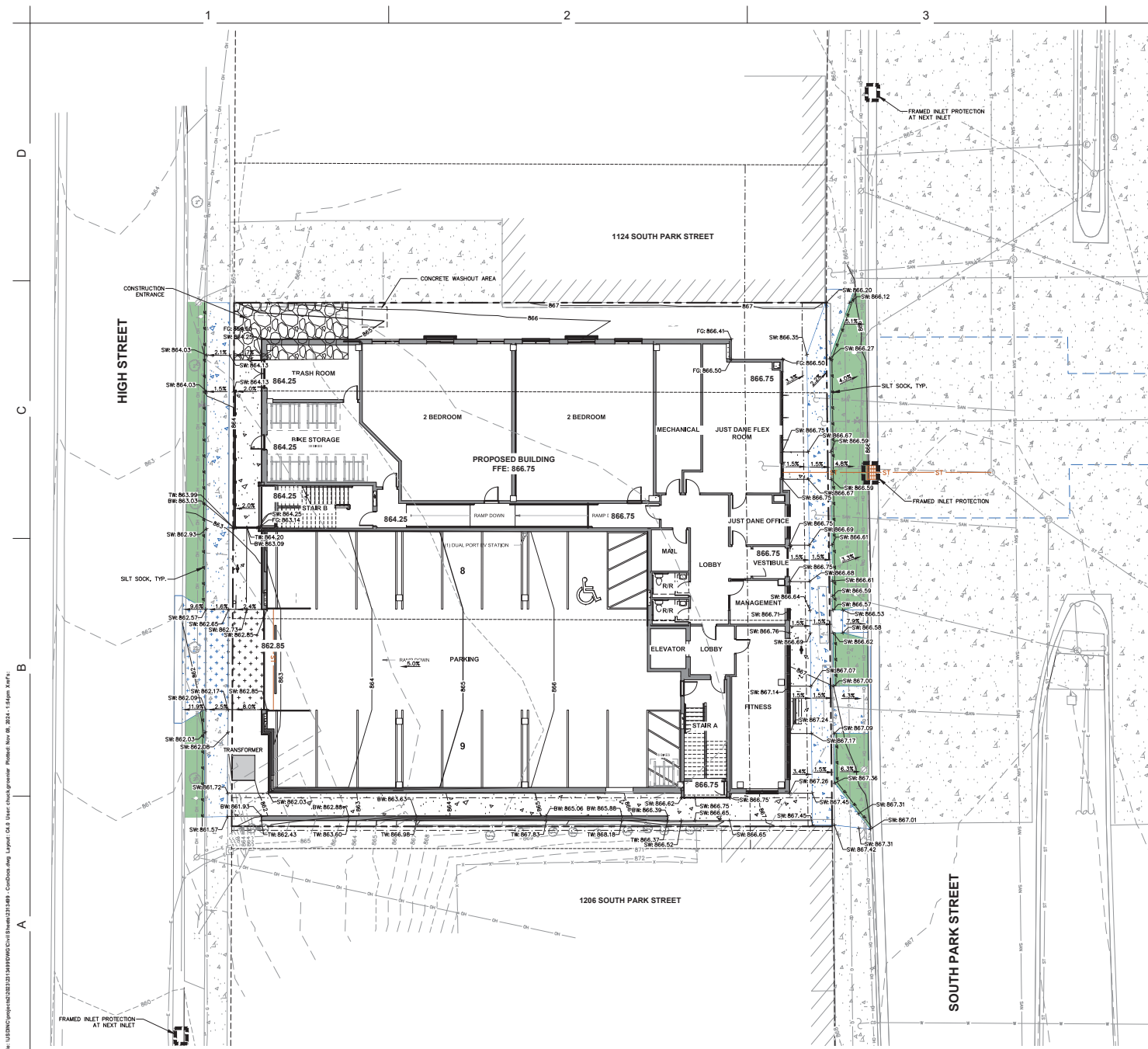
PARK LOFTS
MIXED-USE DEVELOPMENT
1150 S. PARK STREET
MADISON, WI 53713

Project Status	
07-15-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. #: 23081-01
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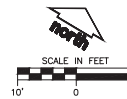
GRADING & EROSION CONTROL PLAN

C4.0

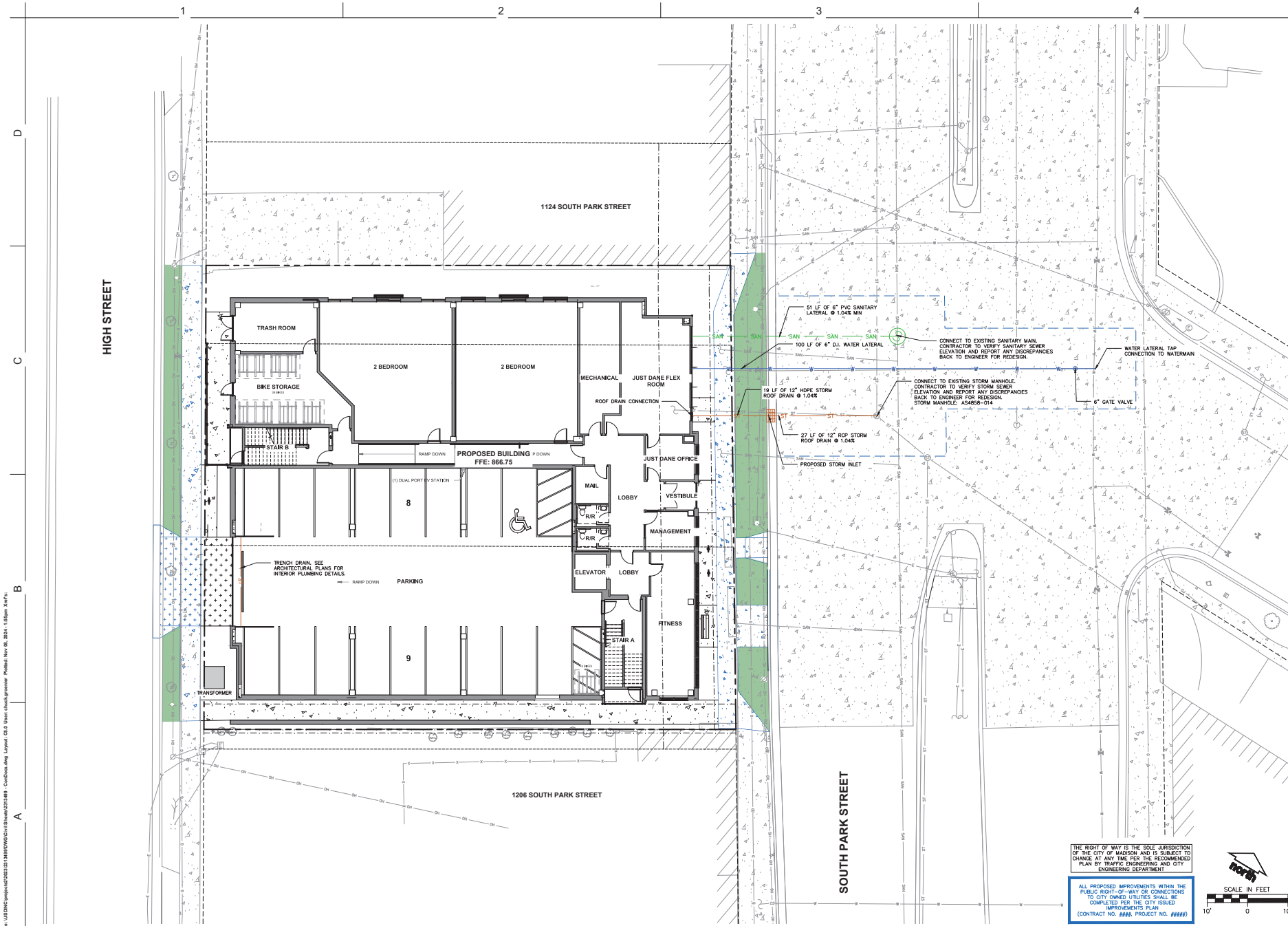


THE RIGHT OF WAY IS THE SOLE JURISDICTION
OF THE CITY OF MADISON AND IS SUBJECT TO
CHANGE AT ANY TIME PER THE RECOMMENDED
PLAN BY TRAFFIC ENGINEERING AND CITY
ENGINEERING DEPARTMENT

ALL PROPOSED IMPROVEMENTS WITHIN THE
PUBLIC RIGHT-OF-WAY OR CONNECTIONS
TO CITY OWNED UTILITIES SHALL BE
COMPLETED PER THE CITY ISSUED
IMPROVEMENTS PLAN
(CONTRACT NO. ####, PROJECT NO. #####)



PRELIMINARY



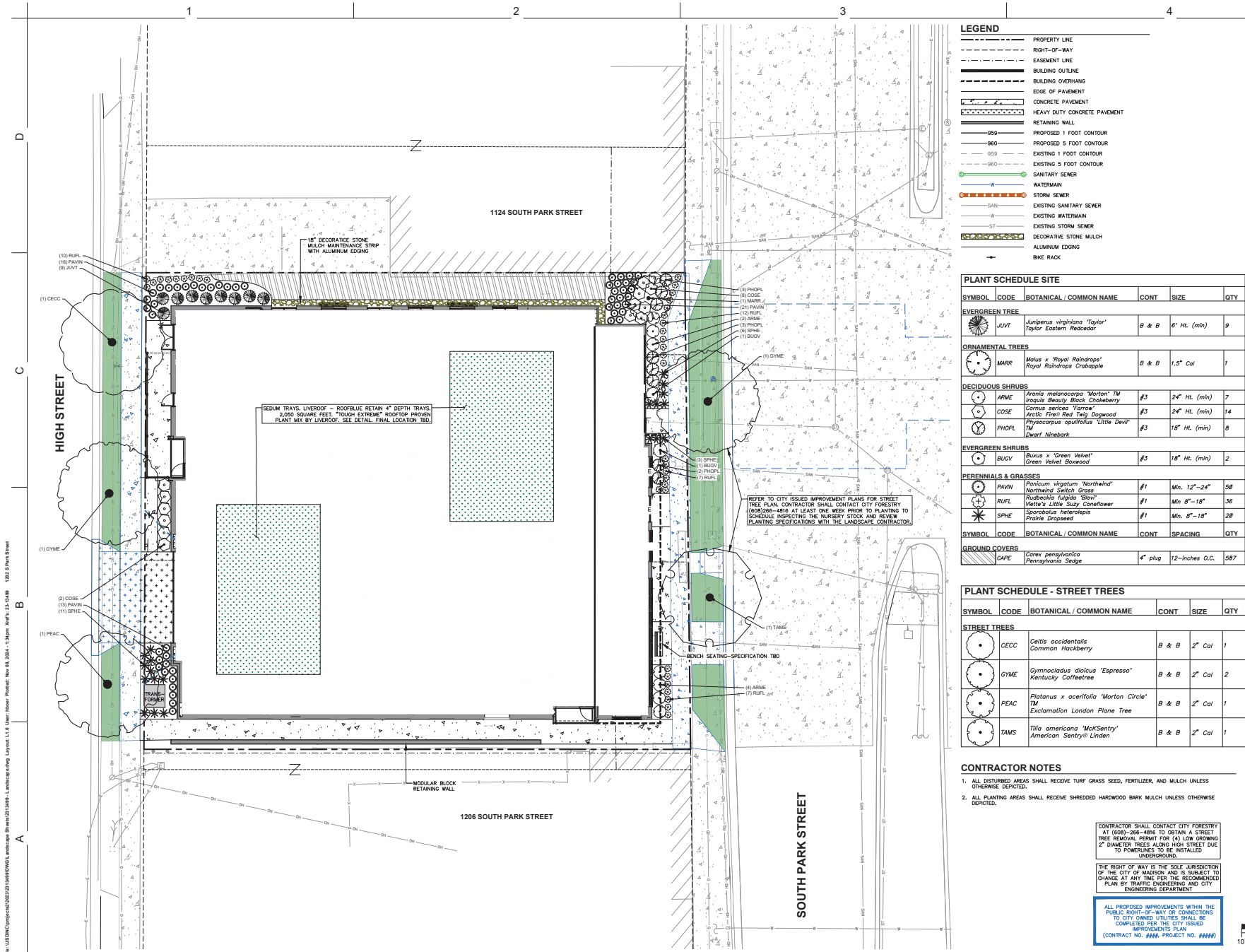
Project Status

01-19-2024	LAND USE SUBMITTAL
10-22-2024	UDC RESUBMITTAL
11-11-2024	SITE PLAN SUBMITTAL

PROJ. # 23081-01
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ARCHITECTURE 2024

UTILITY PLAN

C5.0



PRELIMINARY



City of Madison

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

Master

File Number: 86456

File ID: 86456

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Accepting street and terrace improvements
constructed by Private Contract for 619-625 N. Henry
Street and 145 Iota Court PUD, Private Contract No.
2338.

Final Action:

Title: Accepting street and terrace improvements constructed by Private Contract for
619-625 N. Henry Street and 145 Iota Court PUD, Private Contract No. 2338
(District 2).

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 27.

Sponsors: BOARD OF PUBLIC WORKS

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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86456

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting street and terrace improvements constructed by Private Contract for 619-625 N. Henry Street and 145 Iota Court PUD, Private Contract No. 2338 (District 2).

Body

WHEREAS, JCH Properties, LLC, has satisfactorily completed the installation of street lighting and terrace improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 619-625 N. Henry Street and 145 Iota Court PUD.

NOW, THEREFORE, BE IT RESOLVED

That said terrace improvements adjacent to 619-625 N. Henry Street and 145 Iota Court PUD are hereby accepted.



City of Madison

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

Master

File Number: 86457

File ID: 86457

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Accepting sanitary sewer, storm sewer, and street improvements constructed by Private Contract Anchorbank Redevelopment - 25 W. Main Street, Private Contract No. 2342.

Final Action:

Title: Accepting sanitary sewer, storm sewer, and street improvements constructed by Private Contract Anchorbank Redevelopment - 25 W. Main Street, Private Contract No. 2342 (District 4).

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 28.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 2342_Anchorbank Storm Schedule A Unit Cost.pdf, 2342_Anchorbank Sanitary Schedule A Unit Cost.pdf, 2342 Street Schedule A complete Schedule A.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86457

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements constructed by Private Contract Anchorbank Redevelopment - 25 W. Main Street, Private Contract No. 2342 (District 4).

Body

WHEREAS, the 25 West Main Parking, LLC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Anchorbank Redevelopment - 25 W. Main Street.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements be and are hereby accepted.
2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A) Total Contract Value (including Engineering and Miscellaneous Costs)	\$	<u>14,591.50</u>
B) Contributions in Aid of Construction:		
a) Public Sewer Components	\$	<u>14,591.50</u>
b) Sewer Laterals	\$	<u>-0-</u>
C) Investments in Capital (MSU Share)	\$	<u>-0-</u>
D) Total Plant Value	\$	<u>14,591.50</u>

3. That said storm sewer improvements are hereby assigned to the Madison Storm Water Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Storm Water Utility's "Utility Plant In Service".

Increase in Total Plant Value per Schedule "A" \$110,088.00.

4. That the street improvements, on the following streets be and are hereby accepted:

- South Carroll Street from W Doty Street to S Hamilton Street.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 10905 \$ 121, 694.78 for a useful life of 40 years.

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Anchorkbank Redevelopment 25 W. Main St

10905

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	141	LF	\$ 220.00	\$ 31,020.00
Engineering @ 10%				\$ 3,102.00
Total Cost			\$ 242.00	\$ 34,122.00
15" RCP	35	LF	\$ 220.00	\$ 7,700.00
Engineering @ 10%				\$ 770.00
Total Cost			\$ 242.00	\$ 8,470.00
18" RCP	152	LF	\$ 235.00	\$ 35,720.00
Engineering @ 10%				\$ 3,572.00
Total Cost			\$ 258.50	\$ 39,292.00
Engineering @ 10%				
Total Cost				
Engineering @ 10%				
Total Cost				
Engineering @ 10%				
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Total Cost				
Engineering @ 10%				
Total Cost				
GRAND TOTAL COST				\$ 81,884.00

Prepared By:

EEA

Date:

12/18/2019

Anchorbank Redevelopment 25 W. Main St

STRUCTURES

Total Sanitary Sewer Improvements: \$ 14,591.50

Date: 12/18/2019

Anchorbank Redevelopment 25 W. Main St

PIPES

Prepared By:	EEA
Date:	12/18/2019

STREET PLANT VALUE
STREETS WITH SIDEWALK

Anchor Bank Redevelopment - 25 W. Main Street
10905

STREET

[illegible]

TOTAL STREET IMPROVEMENTS \$ 121,694.78

Prepared By: CWD

Date: 12/19/2019

Anchor Bank Redevelopment - 25 W. Main Street
10905

[illegible]

f:\enroot\priv_cont\contract finalization\schedule a\streets\2342 Street Schedule A complete Schedule A.xls



City of Madison

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

Master

File Number: 86459

File ID: 86459

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Near Watershed Study.

Final Action:

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Near Watershed Study. (District 2, District 4, District 5, District 8, and District 13)

Notes: Ryan Stenjem

CC Agenda Date: 01/14/2025

Agenda Number: 29.

Sponsors: Tag Evers

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/7/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86459

Fiscal Note

The proposed resolution authorizes a third amendment to existing contract #9155 for engineering services for the Near West Watershed Study for an additional \$11,070 on the total contract amount. The original contract was approved via RES-22-00337 on May 10, 2022 (Legistar #70940) for a total amount of \$196,918. The first amendment passed via RES-23-00027 (Legistar #75039) on January 3, 2023 increased the Stormwater Utility's operating budget to increase revenues and expenses by \$120,000 to reflect the increased cost of consulting services and commensurate intergovernmental revenues from the University of Wisconsin . The second amendment passed via RES-24-00670 (Legistar #85783) on November 26, 2024 extended the contract period to June 30, 2025 and had no fiscal impact. The original contract with the three amendments totals \$327,988. Funding for the flood study consulting services is available in the 2025 Adopted Stormwater Utility Operating Budget. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 3 to the existing Purchase of Services contract between the City of Madison and MSA Professional Services, Inc. for engineering services for the Near Watershed Study. (District 2, District 4, District 5, District 8, and District 13)

Body

PREAMBLE

The City of Madison Engineering Division is conducting watershed and flood studies as a result of extreme rain events over the past several years. The City entered into an agreement with MSA Professional Services, Inc. for engineering services related to flooding evaluation in the Near West Watershed Study (RES-22-00337) and the previously authorized Amendment 1 (RES-23-00027) and Amendment 2 (RES-24-00670). The City engineer has authorized additional engineering services for the consultant to develop additional recommendations for improvements to the storm sewer system beyond the current scope of work.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute Amendment 3 for the amount of \$11,070 to the contract between the City of Madison and MSA Professional Services, Inc. for additional services for the Near West Watershed Study.



City of Madison

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

Master

File Number: 86460

File ID: 86460

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Rennebohm Park Sprayground.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Rennebohm Park Sprayground. (District 11)

Notes: Adam Kaniewski

CC Agenda Date: 01/14/2025

Agenda Number: 30.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9551_Plans_12-10-2024.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86460

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Rennebohm Park Sprayground project. The total estimated cost of the project is \$460,000. Funding is available in Munis project #15145. No additional appropriation is required.

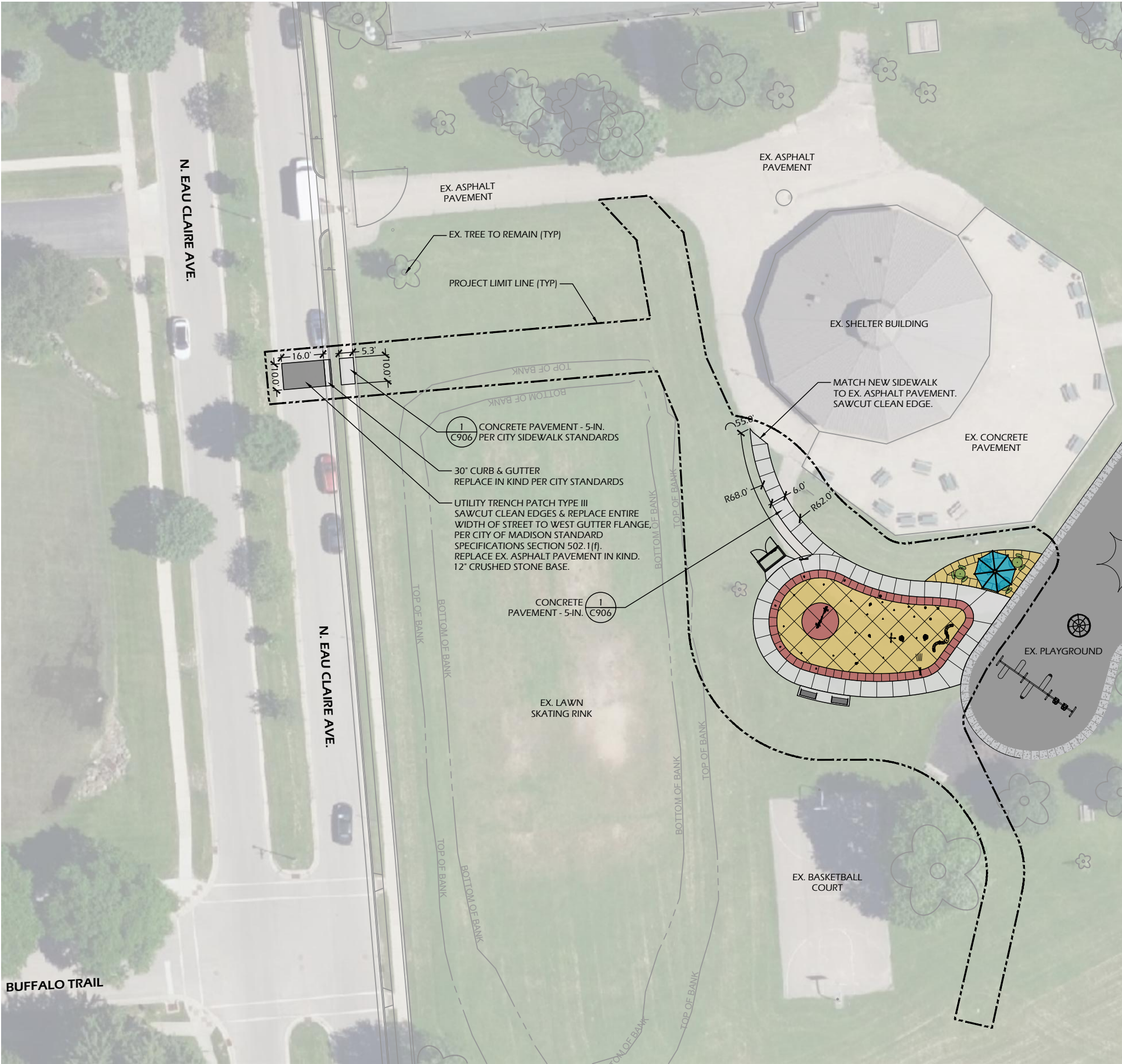
Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Rennebohm Park Sprayground. (District 11)



Body

BE IT RESOLVED,

- 1) That the plans and specifications for Rennebohm Park Sprayground be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.



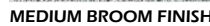
- SITE LAYOUT NOTES**
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
 3. PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
 4. CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
 5. ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STAKING. DIGITAL PLAN FILES MAY BE AVAILABLE FROM THE A/E.

LEGEND	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE PAVEMENT SOLOMON COLORS - MARIGOLD	
CONCRETE PAVEMENT SOLOMON COLORS - TERRA COTTA	
PROJECT LIMIT LINE	

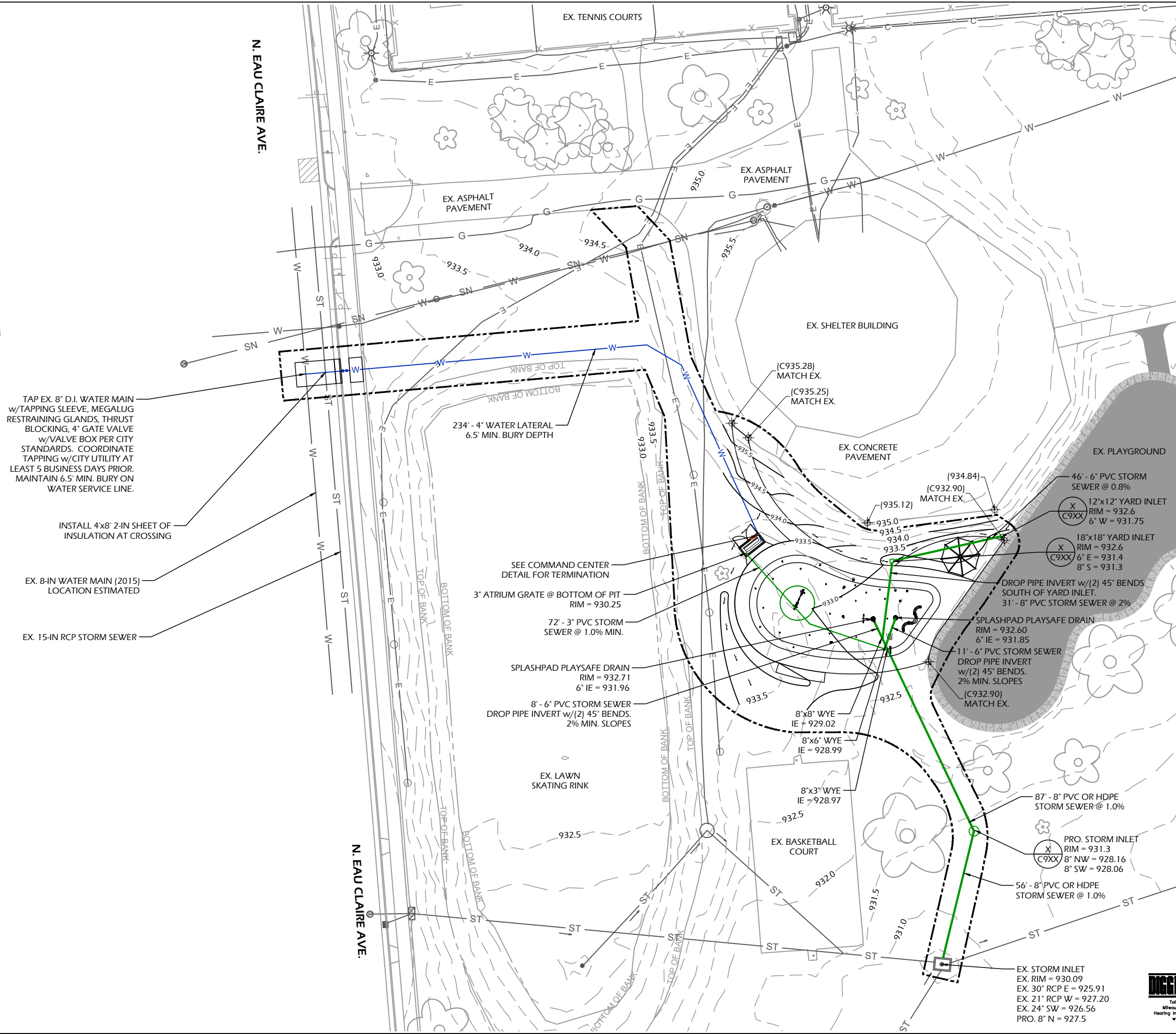


1. CONCRETE PAVEMENT - COLORED & REINFORCED - COLOR 'A':
 - 1.1. INTEGRAL COLORED CONCRETE
 - 1.1.1. SOLOMON COLORS MARIGOLD OR APPROVED EQUAL
 - 1.2. MEDIUM BROOM FINISH - SWIRL PATTERN
 - 1.3. NON-SLIP ADDITIVE SUCH AS SHARK-GRIP MUST BE APPLIED TO THE FINAL SURFACE PER SPECIFICATIONS.
2. CONCRETE PAVEMENT - COLORED & REINFORCED - COLOR 'B':
 - 2.1. INTEGRAL COLORED CONCRETE
 - 2.1.1. SOLOMON COLORS TERRA COTTA OR APPROVED EQUAL
 - 2.2. MEDIUM BROOM FINISH - SWIRL PATTERN
 - 2.3. NON-SLIP ADDITIVE SUCH AS SHARK-GRIP MUST BE APPLIED TO THE FINAL SURFACE PER SPECIFICATIONS.
3. CONCRETE PAVEMENT (DRY DECK/SIDEWALK)
 - 3.1. MEDIUM BROOM FINISH
 - 3.2. BROOMING PATTERN AS SHOWN ON PLANS
 - 3.3. NON-SLIP ADDITIVE SUCH AS SHARK-GRIP MUST BE APPLIED TO THE FINAL SURFACE PER SPECIFICATIONS, WITHIN THE SPLASHPAD PERIMETER FENCE.
4. CONTRACTOR TO CONSTRUCT 2'x2' TEST PANELS FOR APPROVAL FOR EACH CONCRETE TYPE TO DEMONSTRATE COLORS, BROOMING PATTERNS, AND SEALER FINISH. BROOM FINISH SHALL MEET SPECIFICATION REQUIREMENTS FOR SLIP RESISTANCE.
5. CONCRETE JOINTING IS SHOWN FOR DESIGN INTENT. FINAL SCORING PLANS SHALL BE SUBMITTED TO THE A/E FOR REVIEW AS A SHOP SUBMITTAL.
6. ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.

PROJECT LIMIT LINE



File: P:\24.017 Madison Rennebohm Splashpad\CAD\P-SC.dwg Layout: C400 User: katie Plotted: Dec 10, 2024 — 1:20am



SITE GRADING NOTES

- ALL BIDDERS SHOULD VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING CONDITIONS OF THE SITE.
- CONTACT DIGGER'S HOTLINE A MINIMUM OF 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE OWNER OR A/E.
- THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
- PLACE INLET PROTECTION AT ALL PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS FOR THE DURATION OF CONSTRUCTION.
- CONTOUR INTERVAL SHOWN REPRESENTS ONE-HALF (0.5') VERTICAL FOOT AND SHALL BE CONSTRUED AS FINISH GRADE.
- ALL HARDSCAPE SURFACES SHALL NOT EXCEED 2% RUNNING OR CROSS SLOPES UNLESS OTHERWISE INDICATED.
- ALL TURF AREAS SHALL MAINTAIN A MINIMUM SLOPE OF 2% UNLESS OTHERWISE INDICATED.
- MATCH TO EXISTING GRADE AT 5:1 MAXIMUM SLOPES BEYOND PROPOSED HARDSCAPE LIMITS EXCEPT WHERE SHOWN OTHERWISE.

UTILITY NOTES:

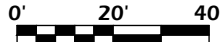
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
 - STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
- CONTRACTOR SHALL OBTAIN A CURRENT COPY OF ANY LOCAL MUNICIPAL STANDARD SPECIFICATIONS, PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED WITH TRACER WIRE.

STORM SEWER:

- STORM SEWER OR CULVERTS WITHOUT DESIGNATED PIPE TYPES MAY BE SELECTED FROM THE MATERIALS LISTED IN THE SPECIFICATIONS.
- STORM SEWER SPECIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO THE FOLLOWING SPECIFICATIONS:
 - 12" DIA - CLASS V RCP
 - 15" DIA - CLASS IV RCP
 - 18" DIA - CLASS III RCP
- STORM SEWER SPECIFIED AS HDPE SHALL BE CORRUGATED HDPE, SMOOTH INTERIOR.
- STORM SEWER SPECIFIED AS PVC SHALL BE SCHEDULE 40 OR SDR 26 PVC.
- POLYETHYLENE MATERIAL SHALL CONFORM TO ASTM D3350. AN APPROVED RUBBER GASKET JOINT SHALL BE USED FOR EITHER OPTION. JOINTS FOR RCP SHALL CONFORM TO ASTM D-471. JOINTS FOR HDPE SHALL CONFORM TO ASTM F-477.
- INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH WATER MAINS OR LATERALS WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.




WATER MAIN & LATERALS:

- WATER PIPE 4" DIAMETER OR LARGER SHALL BE PVC AWWA, C900 OR DUCTILE IRON AWWA C-151, CLASS52.
- WATER PIPE LESS THAN 4" DIAMETER SHALL BE HIGH DENSITY POLYETHYLENE AWWA C-901, SDR 11 OR TYPE "K" COPPER.
- 2" INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH STORM OR SANITARY SEWER WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.
- INSTALL TRACER WIRE OVER THE TOP OF ALL WATER PIPING, #12-GAUGE THWN SOLID COPPER w/BLUE COATING.
- WATER MAIN TO BE TESTED & APPROVED PER CITY OF MADISON STANDARD SPECIFICATIONS.





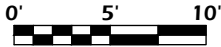
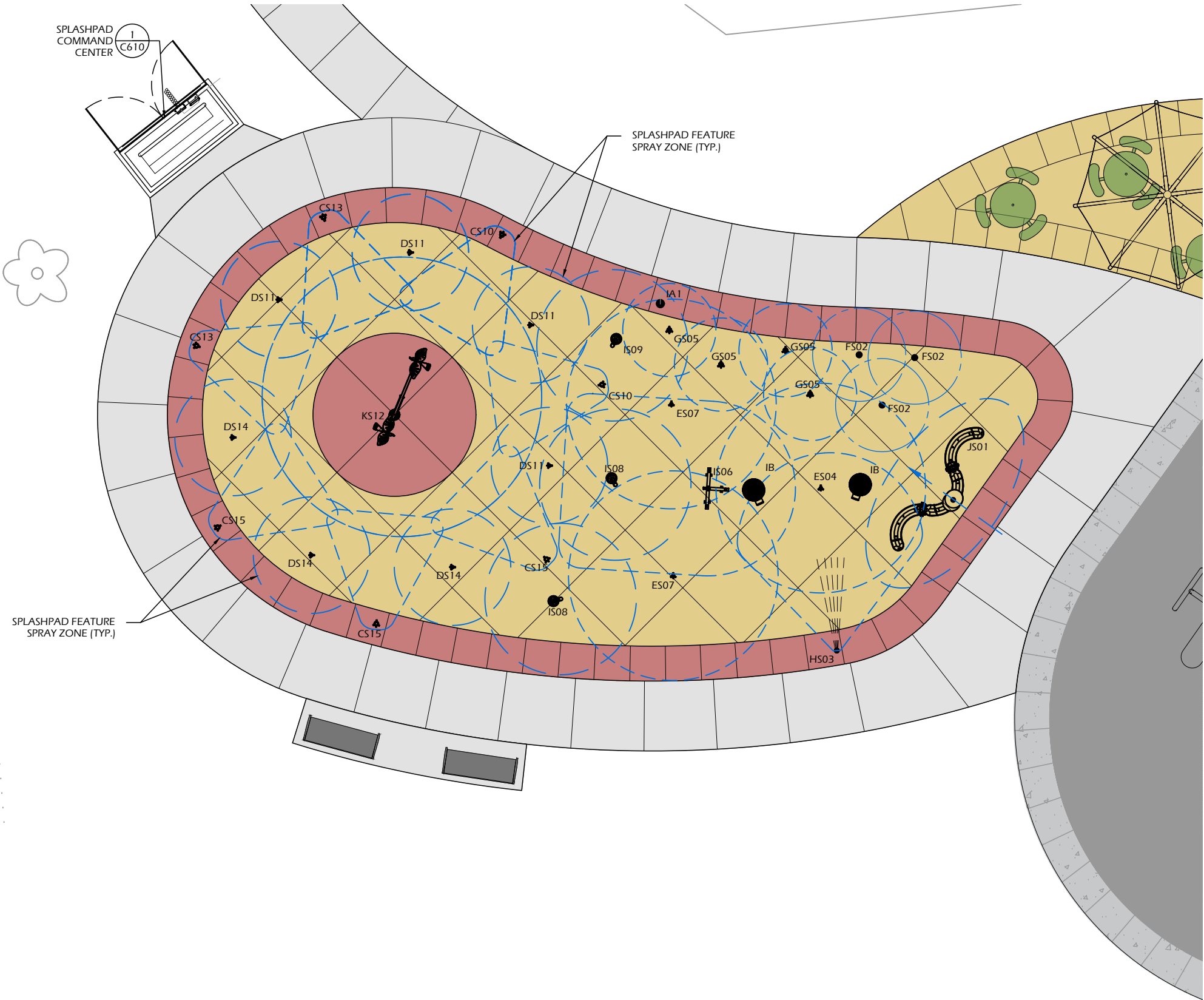
File: P:\24.017 Madison Rennebohm Splashpad\CAD\P-SF.dwg Layout: C500 User: Katie Plotted: Dec 10, 2024 -- 2:30am

Feature Connection Table							
Manifold Output Ref.	Solenoid Valve	Feature Ref.	Feature	Qty	Line Size	Gpm	Output (ID 1)
S01	1" Std	J	Cascade River VOR 7249	1	1"	5	1
S02	1" Std	F	Water Jelly N°1 VOR 7010	3	1 1/2"	18	2
S03	1" Std	H	Rooster Tail VOR 0303	1	1"	9	3
S04	1" Std	E	Water Bloom N°1 VOR 0322	1	1"	9	4
S05	1" Std	G	Jet Stream N°2 VOR 0325	4	1 1/2"	16	5
S06	1" Std	I	Team Spray N°3 VOR 0328	1	1 1/2"	13.5	6
S07	1" Std	E	Water Bloom N°1 VOR 0322	2	1 1/2"	18	7
S08	1" Std	L	Spiroo VOR 7799	2	1"	8	8
S09	1" Std	L	Spiroo VOR 7799	1	1"	4	9
S10	1" Std	C	Split Stream VOR 7516	2	1"	6	10
S11	1" Std	D	Geyser N°1 VOR 0301	4	1 1/2"	28	11
S12	1" Std	K	Helico Birds VOR 7258	1	1 1/2"	12.5	12
S13	1" Std	C	Split Stream VOR 7516	2	1"	6.0	13
S14	1" Std	D	Geyser N°1 VOR 0301	3	1 1/2"	21.0	14
S15	1" Std	C	Split Stream VOR 7516	3	1"	9.0	15

Product Legend		
Product Ref.	Product	Qty
IA	Activator N°4 VOR 0622	1
IB	Playsafe Drain N°4 VOR1004	2
IC	Water Distribution System ECCC 2.0 Cabinet Command Center	1
ID1	MaestroPRO Controller 24 out/ 12 in VOR-33907.3200	1
ID2	MaestroPRO Power Box VOR-33907.3200	1
	4" Pressure Regulator (by Installer)	1
	4" Backflow Preventer (by Installer)	1
	1" Solenoid Valve with Ball Valve & Union (by Vortex)	15

SPLASHPAD INFORMATION	
WET DECK AREA (SF)	2400
TOTAL FEATURE FLOW RATE (GPM)	183
AVERAGE SEQUENCED FLOW RATE (GPM)	110

FEATURE REFERENCE LEGEND	
 S01	FEATURE NAME REFERENCE
 S01	MANIFOLD LINE NUMBER



Project Name: **RENNEBOHM PARK SPLASHPAD**

115 N. Eau Claire Avenue
Madison, WI 53705

Sheet Title:

SPLASHPAD FEATURES PLAN

Revisions:




Project #: 24.017
Issued For: Review
Date: 12/9/2024




Sheet Number

C500

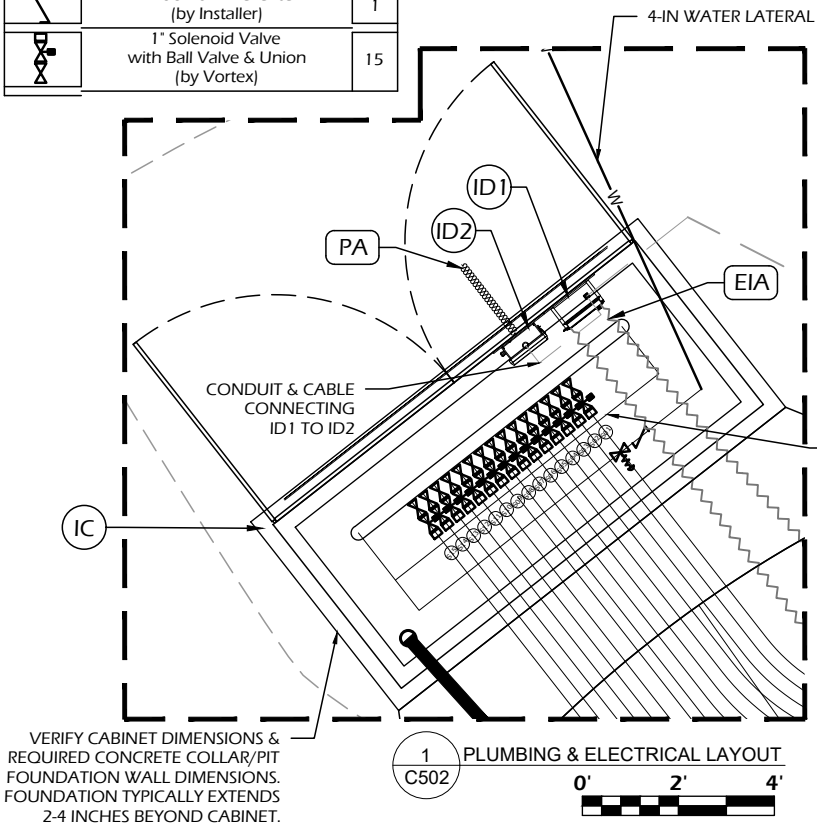
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Feature Connection Table							
Manifold Output Ref.	Solenoid Valve	Feature Ref.	Feature	Qty	Line Size	Gpm	Output (ID1)
S01	1" Std	J	Cascade River VOR 7249	1	1"	5	1
S02	1" Std	F	Water Jelly N°1 VOR 7010	3	1 1/2"	18	2
S03	1" Std	H	Rooster Tail VOR 0303	1	1"	9	3
S04	1" Std	E	Water Bloom N°1 VOR 0322	1	1"	9	4
S05	1" Std	G	Jet Stream N°2 VOR 0325	4	1 1/2"	16	5
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Product Legend		
Product Ref.	Product	Qty
IA	Activator N°4 VOR 0622	1
IB	Playsafe Drain N°4 VOR1004	2
IC	Water Distribution System ECCC 2.0 Cabinet Command Center	1
ID1	MaestroPRO Controller 24 out/ 12 in VOR-33907.3200	1
ID2	MaestroPRO Power Box VOR-33907.3200	1
	4" Pressure Regulator (by Installer)	1
	4" Backflow Preventer (by Installer)	1
	1" Solenoid Valve with Ball Valve & Union (by Vortex)	15

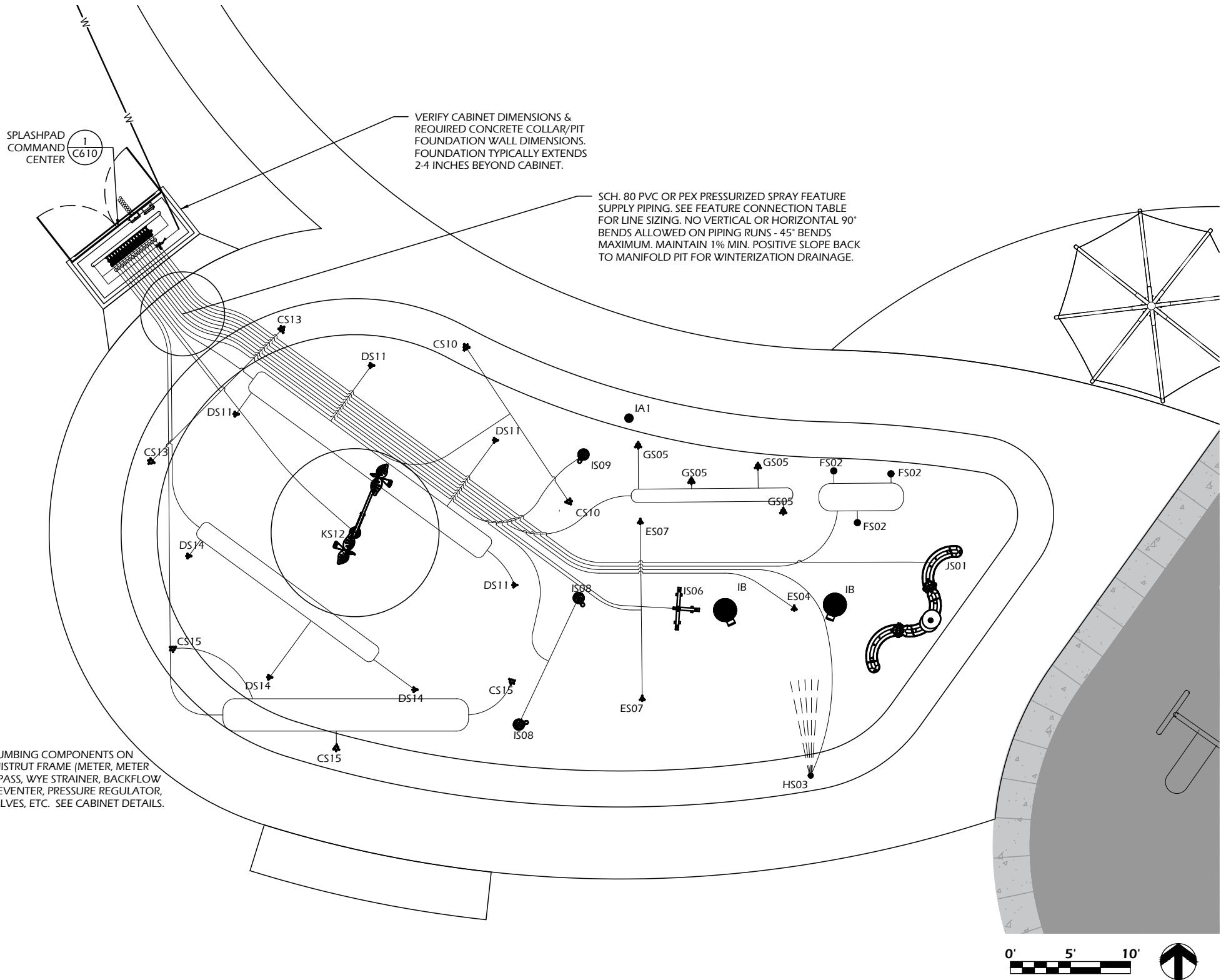
ELECTRICAL LINE	
BONDING WIRE	
WATER LINE	
DRAIN LINE	

FEATURE REFERENCE LEGEND	
AS01	FEATURE NAME REFERENCE
AS01	MANIFOLD LINE NUMBER



PIPING NOTES

1. PIPING CONFIGURATION SHOWN IS SCHEMATIC AND MAY BE MOVED OR ADJUSTED ON SITE BY INSTALLER TO ADJUST FOR SITE CONDITIONS
2. ANY REQUIRED BACKFLOW PREVENTER AND WATER METER ON THE CITY WATER MAIN SHALL BE PROVIDED BY INSTALLER. PRESSURE REGULATOR WILL BE PROVIDED BY VORTEX.
3. ALL PIPE LINES TO FEATURES TO HAVE A 1% MINIMUM RECOMMENDED SLOPE FOR PROPER WINTERIZATION.
4. ALL LINE SIZING (FEATURE CONNECTION TABLE) ASSUMES A MAXIMUM DISTANCE OF 100 FEET BETWEEN THE WATER DISTRIBUTION MANIFOLD AND THE FURTHEST PLAY PRODUCT.
5. PRESSURE LINES ARE RECOMMENDED TO BE SCHEDULE 80 PVC OR PEX, AND NON-PRESSURE LINES TO BE SCHEDULE 40.
6. PIPING SHOULD BE INSPECTED AFTER TRANSPORTATION FOR CUTS, SCRATCHES, GOUGES OR SPLITS; DAMAGED SECTIONS MUST BE DISCARDED OR CUT OUT.
7. FEATURE SUPPLY PIPING SHALL BE INSTALLED A MINIMUM OF 12" DEEP, 18" PREFERRED.
8. SPECIAL CONSIDERATIONS SHOULD BE TAKEN FOR THERMAL CONDITIONS, EXPANSION AND CONTRACTIONS DUE TO TEMPERATURE SHOULD BE EVALUATED BEFORE THE INSTALLATION BY THE CONTRACTOR.
9. VALVE NUMBER 1 IS LOCATED TO THE LEFT OF THE MANIFOLD FACING THE CONTROLLER.
10. MINIMUM 50 PSI REQUIRED AT THE INLET OF THE BACKFLOW PREVENTER AND PRESSURE REGULATING DEVICE.



SPLASHPAD INFORMATION	
WET DECK AREA (SF)	2400
TOTAL FEATURE FLOW RATE (GPM)	183
AVERAGE SEQUENCED FLOW RATE (GPM)	110

NO 90° VERTICAL OR HORIZONTAL BENDS IN SUPPLY OR DRAINLINE PIPES SHALL BE PERMITTED. CONTRACTOR SHALL OBTAIN INSPECTION BY OWNER OR A/E PRIOR TO COVERING ALL PIPES WITH BEDDING. CONTRACTOR SHALL PHOTO DOCUMENT ALL PIPE RUNS PRIOR TO PLACING COVER BEDDING.

Project Name: **RENNEBOHM PARK SPLASHPAD**
115 N. Eau Claire Avenue
Madison, WI 53705

Revisions:

Project #: 24.017
Issued For: Review
Date: 12/9/2024

Sheet Number

C530

Sheet Title: **SPLASHPAD PLUMBING PLAN**

PARKITECTURE + PLANNING
901 Deming Way, Suite 201
Madison, WI 53717
608.203.8203

File: P:\24.017 Madison Rennebohm Splashpad\CAD\B-SP.dwg Layout: C550 User: katie Plotted: Dec 10, 2024 — 2:36pm



FINAL PROJECT MAY VARY FROM RENDERINGS



<div><div><div>PARKITECTURE + PLANNING</div><div>901 Deming Way, Suite 201 Madison, WI 53717 608.203.8203</div></div><div><div></div><div>Parkitecture</div></div></div>		284
Project Name: RENNEBOHM PARK SPLASHPAD 115 N. Eau Claire Avenue Madison, WI 53705		Sheet Title: SPLASHPAD RENDERINGS
Revisions:		
Project #: Issued For: Date:		24.017 Review 12/9/2024
Sheet Number C550		



City of Madison

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

Master

File Number: 86461

File ID: 86461

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bartillon Path.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bartillon Sidewalk. (District 12)

Notes: Emma Almy

CC Agenda Date: 01/14/2025

Agenda Number: 31.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 14890EN-Bartillon Sidewalk-BPW Exhibit.pdf,
14890-BartillonSidewalk_BPWNNotes.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86461

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Bartillon Sidewalk project. The total estimated cost of the project is \$170,671.50. Funding is available in Munis project #14890. No additional appropriation is required.

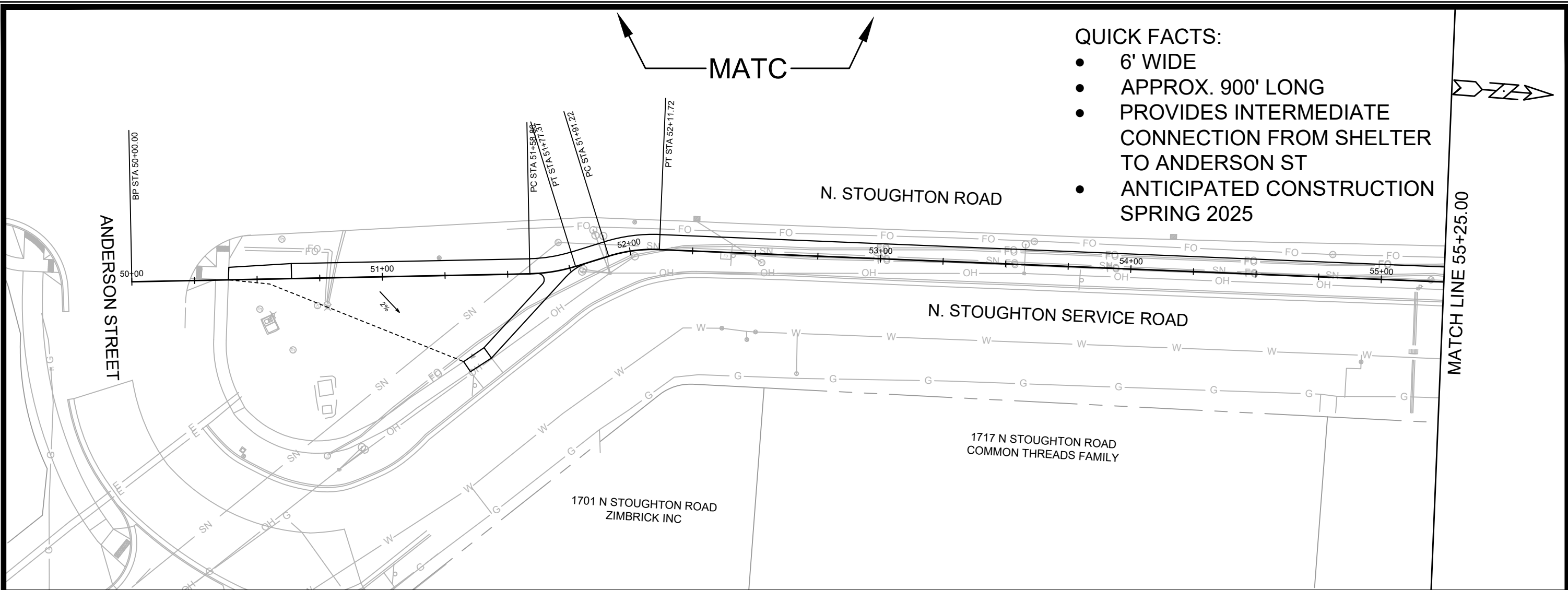
Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Bartillon Sidewalk. (District 12)

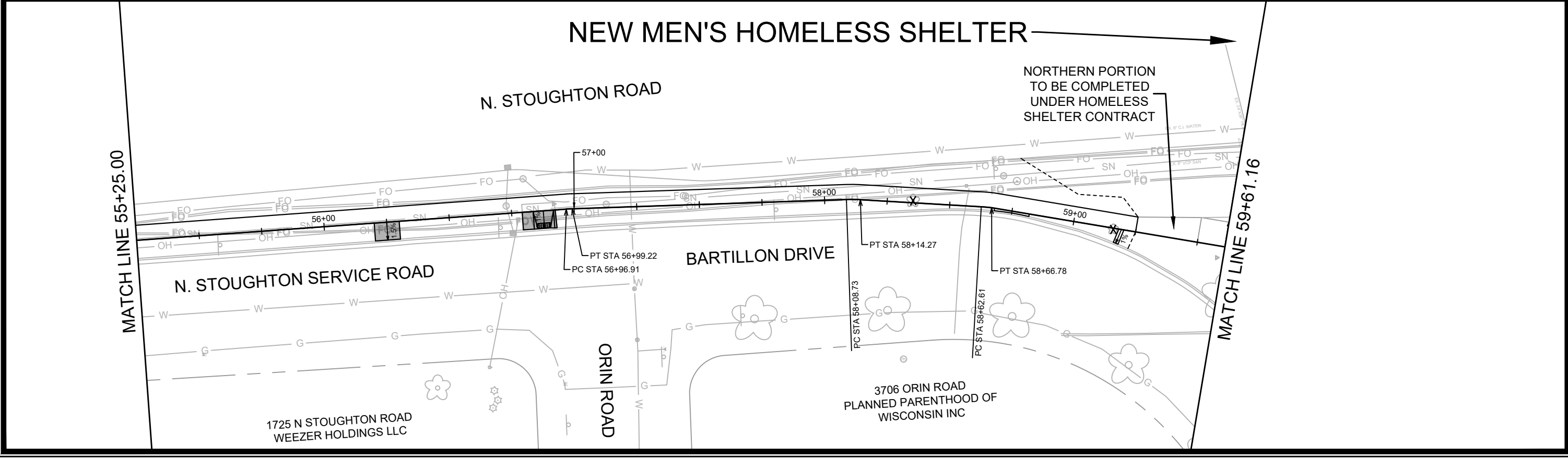
Body

BE IT RESOLVED,


- 1) That the plans and specifications for Bartillon Sidewalk, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.



- QUICK FACTS:
- 6' WIDE
 - APPROX. 900' LONG
 - PROVIDES INTERMEDIATE CONNECTION FROM SHELTER TO ANDERSON ST
 - ANTICIPATED CONSTRUCTION SPRING 2025



BPW EXHIBIT	14890	BARTILLON SIDEWALK	MADISON, WI	CONTRACT NO: 8757	14890	BPW-1	287
M:\DESIGN\Projects\14890\CAD\Streets\14890EN-PnP.dwg				Designed By: EEA	REVISION	DATE	BY
				14890		12/5/2024 10:02 AM	BPW-1



14890

BPW-1

Bartillon Sidewalk

Project Engineer	Emma Almy	email: ealmy@cityofmadison.com
Project Limits Alder: 12 Burris	Bartillon Homeless Shelter to Anderson Street	
Project Description	The proposed project will construct approximately 900 feet of sidewalk that will complete a pedestrian connection from Kinsman Boulevard to Anderson Street. A path along the Bartillon Shelter will start at an existing sidewalk in front of the old McDonald's at the corner of Kinsman and Stoughton, and continue south to the end of the shelter's property. This will be built under the shelter contract. The sidewalk proposed with this project will start from the southernly end of the shelter property and continue south to Anderson Street. The proposed concrete sidewalk will be 6-feet wide and run parallel to Stoughton Road (US 51).	
Path		
Path	NA	6' Concrete Sidewalk in grass between Stoughton Road and Stoughton Service Road.
Storm Sewer	Existing	Proposed
Work Required: NA		
Storm Water	Existing	Proposed
Work Required: NA		
Sanitary Sewer	Existing	Proposed
Work Required: NA		
Water Main	Existing	Proposed
Work Required: NA		
Parking		
N/A		
Street Lighting	Existing	Proposed
Area Street Lighting	N/A	N/A
Path Lighting	N/A	N/A
Land Purchases		
N/A		
Trees		
2 small tree removals: 5" and 4" trees		
Assessment Policy		
No Assessments		
Schedule		
Advertise for bids	January 30th, 2025	
Anticipated Construction Start	Spring 2025	
Approximate Duration	Approx. 1-2 Months	
Costs		
Estimated Total Cost:	\$	170,671.50
Assessments:	\$	-
City Engineering Cost: Remaining	\$	170,671.50
Correspondence		
Individual correspondence with adjacent businesses.		



City of Madison

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

Master

File Number: 86462

File ID: 86462

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Park Sun Shelter Installation.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Park Sun Shelter Installation. (District 1, District 3, District 17)

Notes: Adam Kaniewski

CC Agenda Date: 01/14/2025

Agenda Number: 32.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Contract 9529_Plans.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	1/6/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86462

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Park Sun Shelter Installation project. The total estimated cost of the project is \$190,000. Funding is available in Munis #12853 (\$68,000), #14598 (\$59,000), and #15050 (\$63,000). No additional appropriation is required.

Title

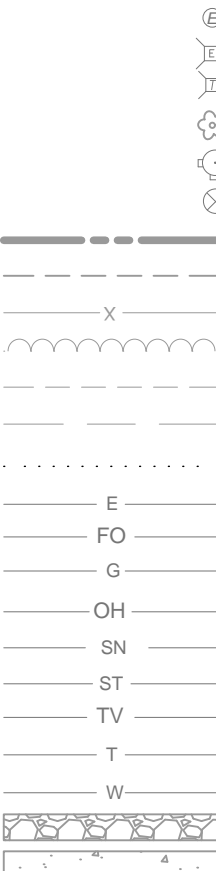
Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Park Sun Shelter Installation. (District 1, District 3, District 17)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Park Sun Shelter Installation, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

LEGEND

- 

EX. ELECTRICAL HAND HOLE

EX. ELECTRICAL PEDESTAL

EX. TELEPHONE PEDESTAL

EX. TREE

EX. WATER HYDRANT

EX. WATER VALVE

EX. PROPERTY LINE

EX. EASEMENT

EX. FENCE LINE

EX. TREE LINE

EX. CONTOUR (INDEX)

EX. CONTOUR (INTER)

EX. ABANDONED UTILITY

EX. ELECTRIC

EX. FIBER OPTIC

EX. NATURAL GAS

EX. OVERHEAD LINE

EX. SANITARY SEWER

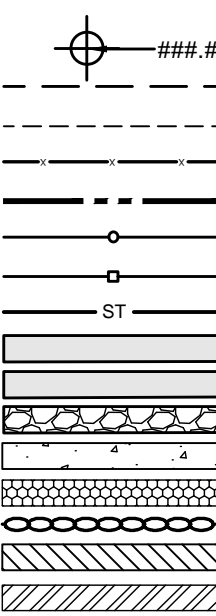
EX. STORM SEWER

EX. CABLE TV

EX. UNDERGROUND TELEPHONE

EX. WATER LINE

EX. GRAVEL

EX. CONCRETE
- 

PRO. SPOT ELEVATION

PRO. CONTOUR (INDEX)

PRO. CONTOUR (INTER)

PRO. FENCE

PRO. GRADING LIMITS

PRO. SILT SOCK

PRO. CONSTRUCTION FENCE

PRO. STORM SEWER

PRO. ASPHALT

PRO. WOOD MULCH

PRO. PEA GRAVEL

PRO. CONCRETE

PRO. CONSTRUCTION ENTRANCE

PRO. BOULDER RETAINING WALL

REMOVE EX. ASPHALT

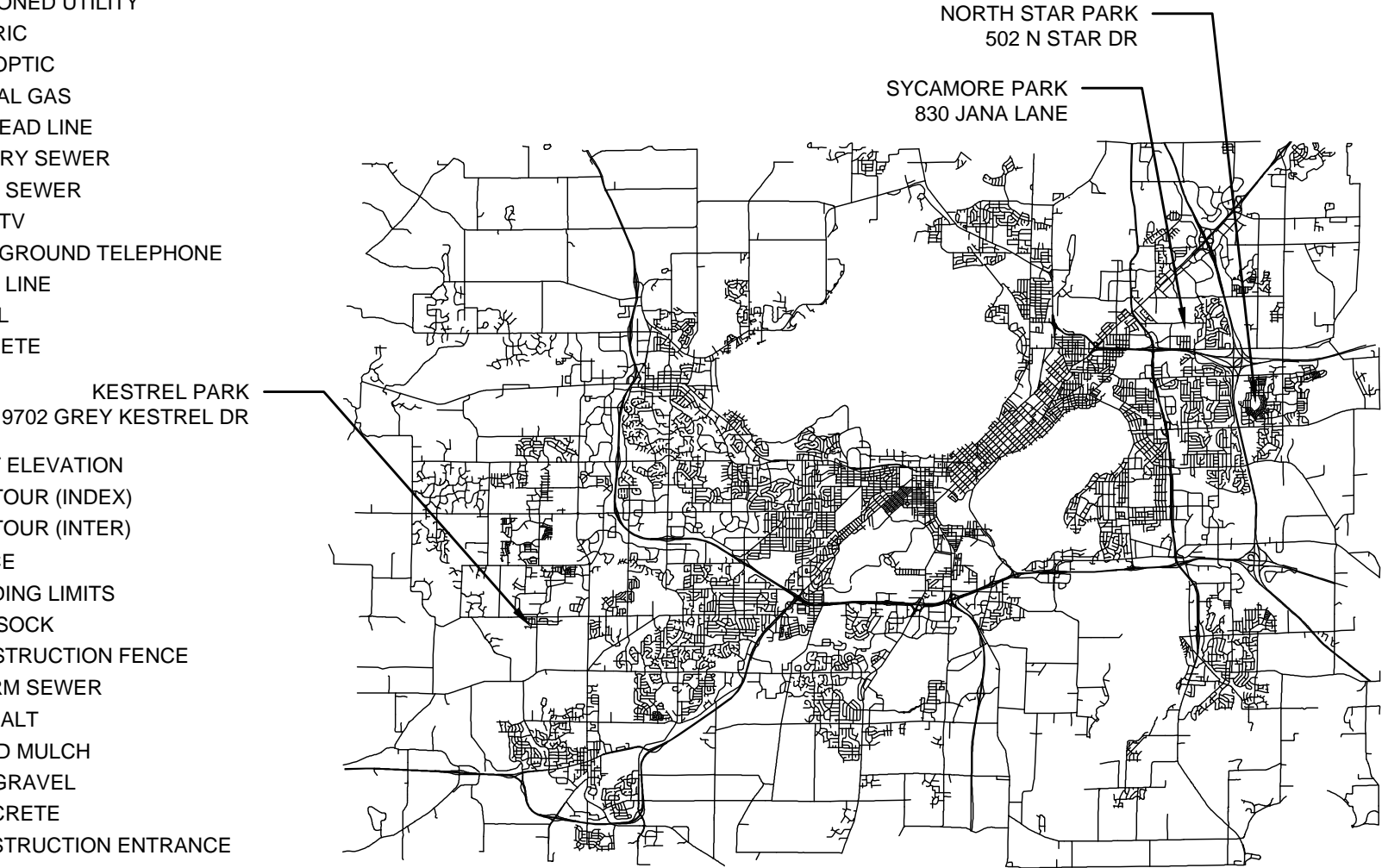
REMOVE EX. TOPSOIL

SUN SHELTER INSTALLATIONS

MUNIS NUMBERS:

12853-51-130, 14598-51-130,

15050-51-130



DESIGNED BY:

City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715

play
**MADISON
PARKS**



SHEET SCHEDULE

- KESTREL PARK**
- C1.0 PROJECT LOCATION AND ACCESS
 - C1.1 EXISTING CONDITIONS
 - C1.2 SITE PLAN
 - C1.3 GRADING AND EROSION CONTROL PLAN
 - C1.4 DESIGN COMPUTATIONS

- NORTH STAR PARK**
- C2.0 PROJECT LOCATION AND ACCESS
 - C2.1 EXISTING CONDITIONS
 - C2.2 SITE PLAN
 - C2.3 GRADING AND EROSION CONTROL PLAN
 - C2.4 DESIGN COMPUTATIONS

- SYCAMORE PARK**
- C3.0 PROJECT LOCATION AND ACCESS
 - C3.1 EXISTING CONDITIONS
 - C3.2 SITE PLAN
 - C3.3 GRADING AND EROSION CONTROL PLAN
 - C3.4 DESIGN COMPUTATIONS

*SHEETS CS-7.2: PRELIMINARY
DRAWINGS OF POLIGON HXE 28 FOR
REFERENCE ONLY

PROJECT:

*2025 SUN SHELTER
INSTALLATIONS*

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
BPW PLANS AND SPECS	2024-12-10

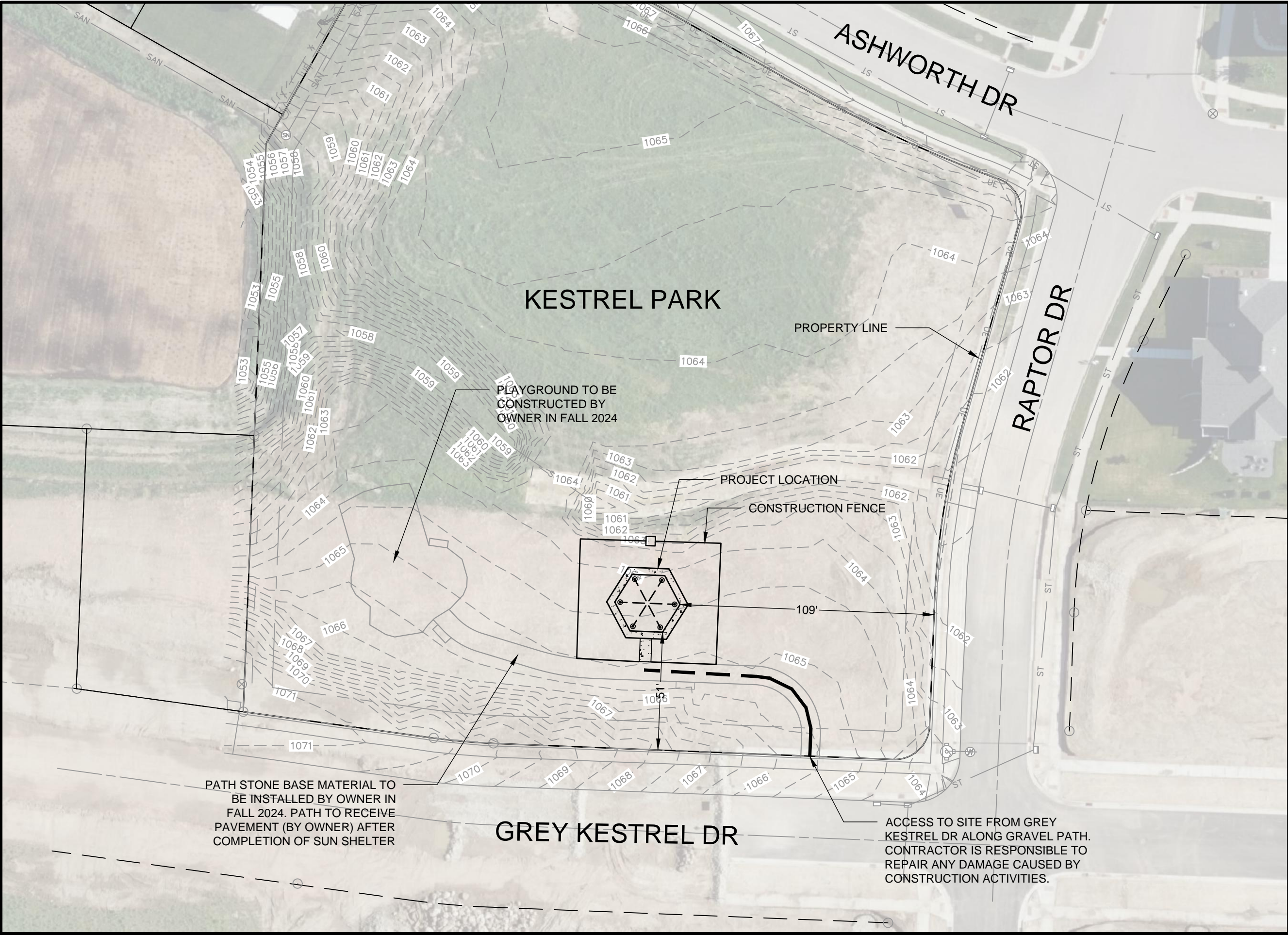
PUBLIC WORKS PROJECT #:

9529

SHEET TITLE:

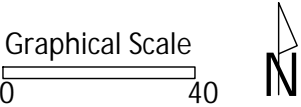
COVER SHEET

SHEET NUMBER:



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715

play
**MADISON
PARKS**



PROJECT:

*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:

*KESTREL PARK
9702 GREY KESTREL DR
MADISON, WI 53593*

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:

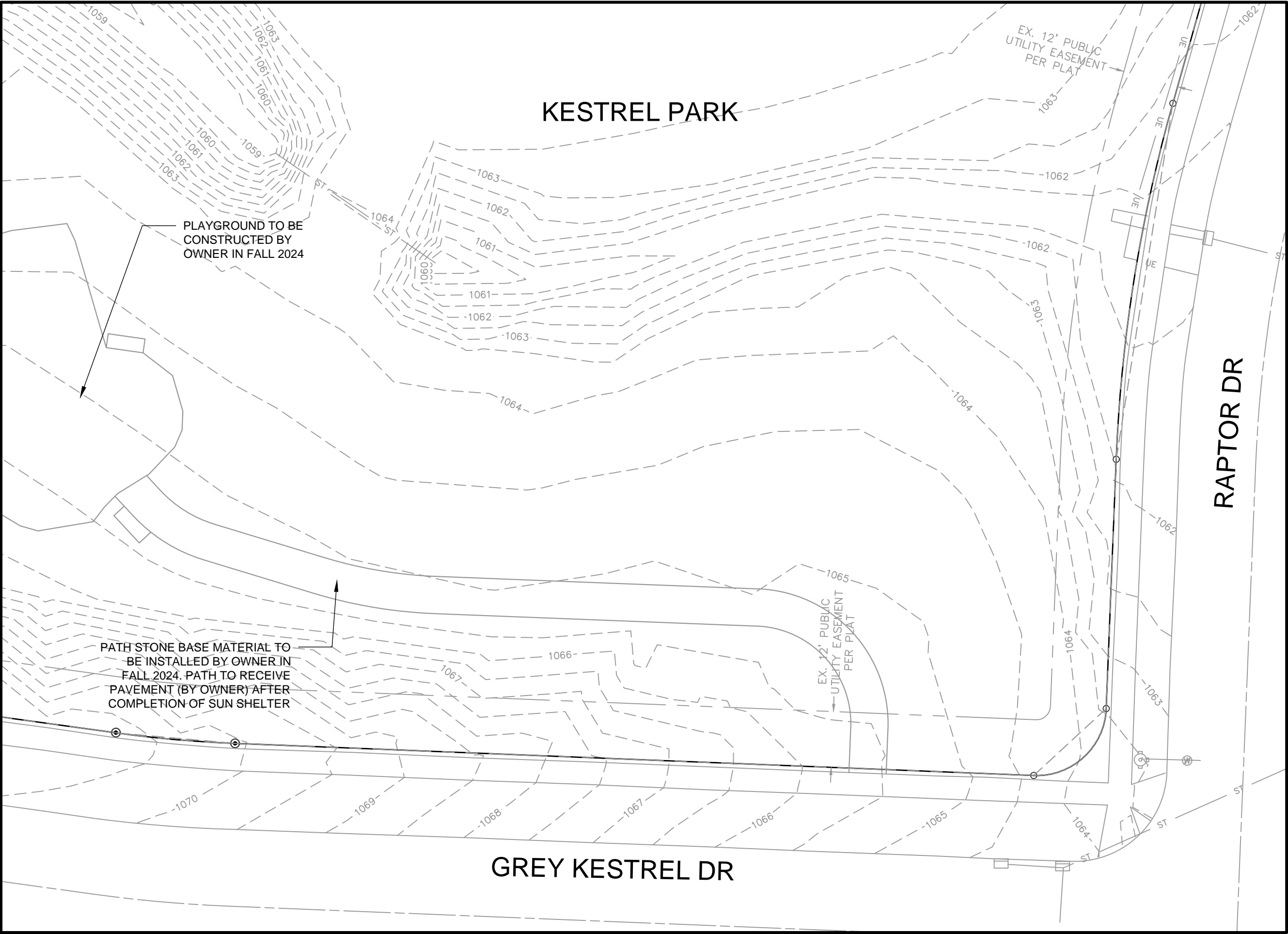
9529

SHEET TITLE:

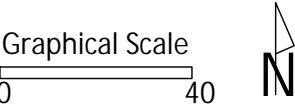
*PROJECT LOCATION
AND ACCESS*

SHEET NUMBER:

C1.0



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715



PROJECT:
*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:
*KESTREL PARK
9702 GREY KESTREL DR
MADISON, WI 53593*

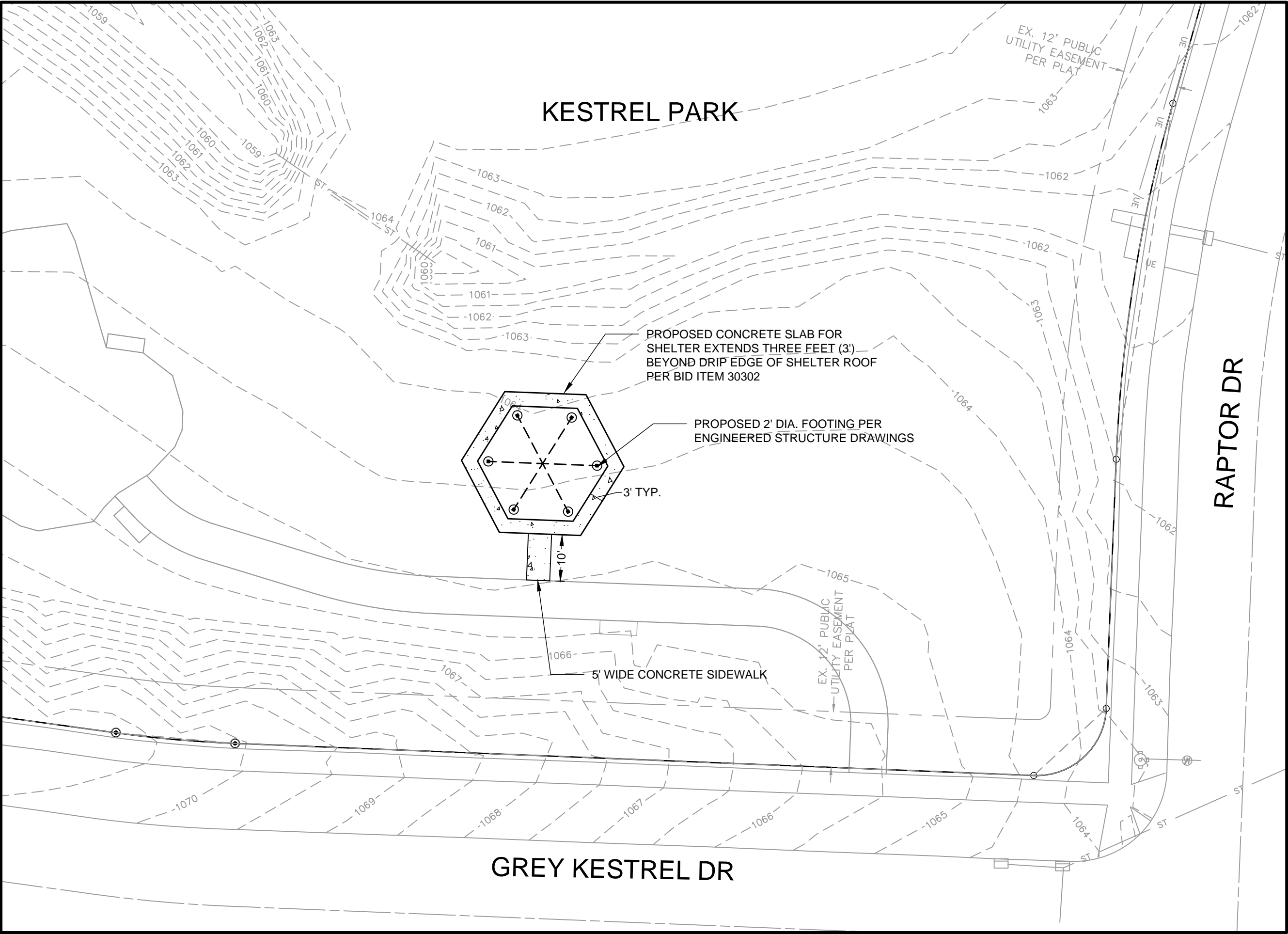
Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.

ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:
9529

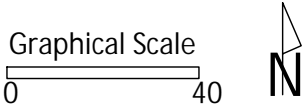
SHEET TITLE:
EXISTING CONDITIONS

SHEET NUMBER:
C1.1



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715

play
**MADISON
PARKS**



PROJECT:

*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:

*KESTREL PARK
9702 GREY KESTREL DR
MADISON, WI 53593*

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ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:

9529

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C1.2

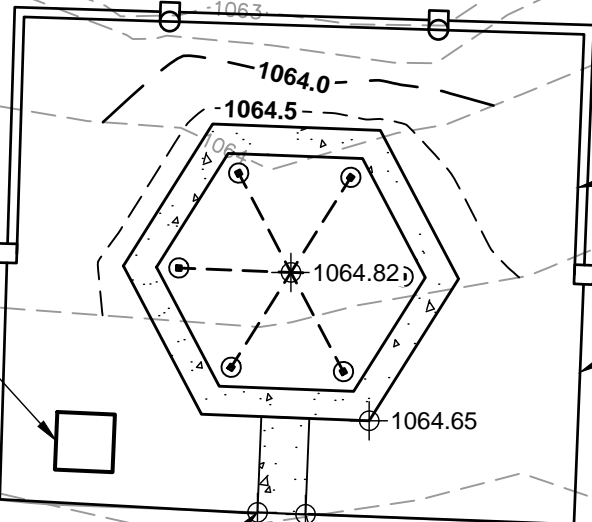
SITE INFORMATION

EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 843 SF
PROPOSED DISTURBANCE AREA: 1,750 SF

KESTREL PARK

RAPTOR DR

GREY KESTREL DR



PROPOSED 6'X6' CONCRETE WASHOUT AREA. CONTRACTOR TO SUBMIT DETAIL OF METHOD TO BE UTILIZED AT PRE-CONSTRUCTION MEETING. NOTE: THIS ITEM IS INCIDENTAL TO BID ITEM 30302

SILT SOCK

CONSTRUCTION FENCE

EX. 12' PUBLIC UTILITY EASEMENT PER PLAT

EX. 12' PUBLIC UTILITY EASEMENT PER PLAT

City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715

play
**MADISON
PARKS**

Graphical Scale
0 40



PROJECT:
*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:
*KESTREL PARK
9702 GREY KESTREL DR
MADISON, WI 53593*

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ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:
9529

SHEET TITLE:
*GRADING AND
EROSION CONTROL
PLAN*

SHEET NUMBER:
C1.3



City of Madison
Department of Public Works
PARKS DIVISION
*330 E. Lakeside St.
Madison, WI 53715*

play
MADISON
PARKS

Graphical Scale
0 60
N

PROJECT:

*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:

*NORTH STAR PARK
502 N. STAR DR.
MADISON, WI 53704*

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ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:

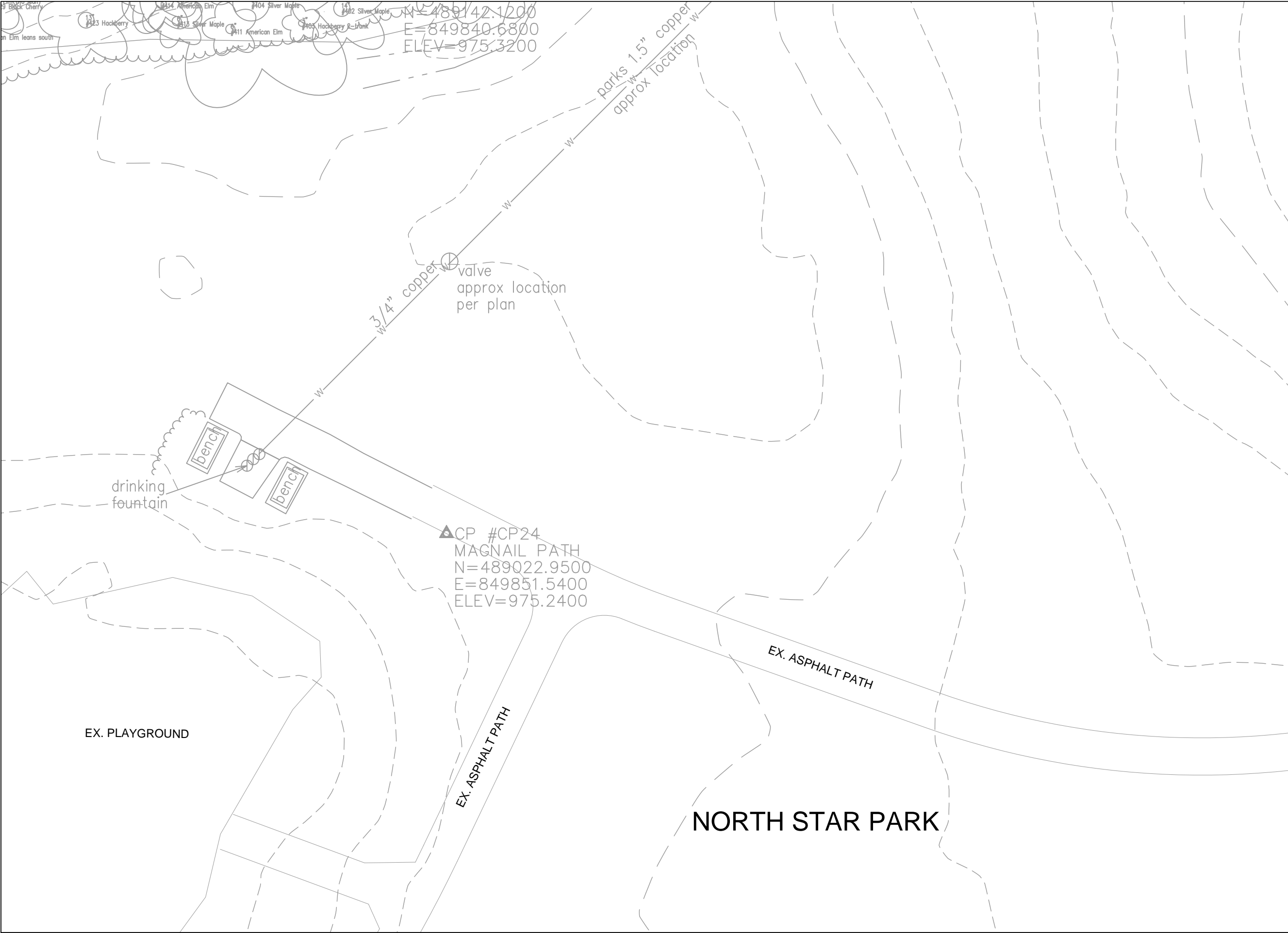
9529

SHEET TITLE:

*PROJECT LOCATION
AND ACCESS*

SHEET NUMBER:

C2.0



City of Madison
Department of Public Works
PARKS DIVISION
*330 E. Lakeside St.
Madison, WI 53715*

play
**MADISON
PARKS**

Graphical Scale
020

N

PROJECT:

*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:

*NORTH STAR PARK
502 N. STAR DR.
MADISON, WI 53704*

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ITEM	DATE
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PUBLIC WORKS PROJECT #:

9529

SHEET TITLE:

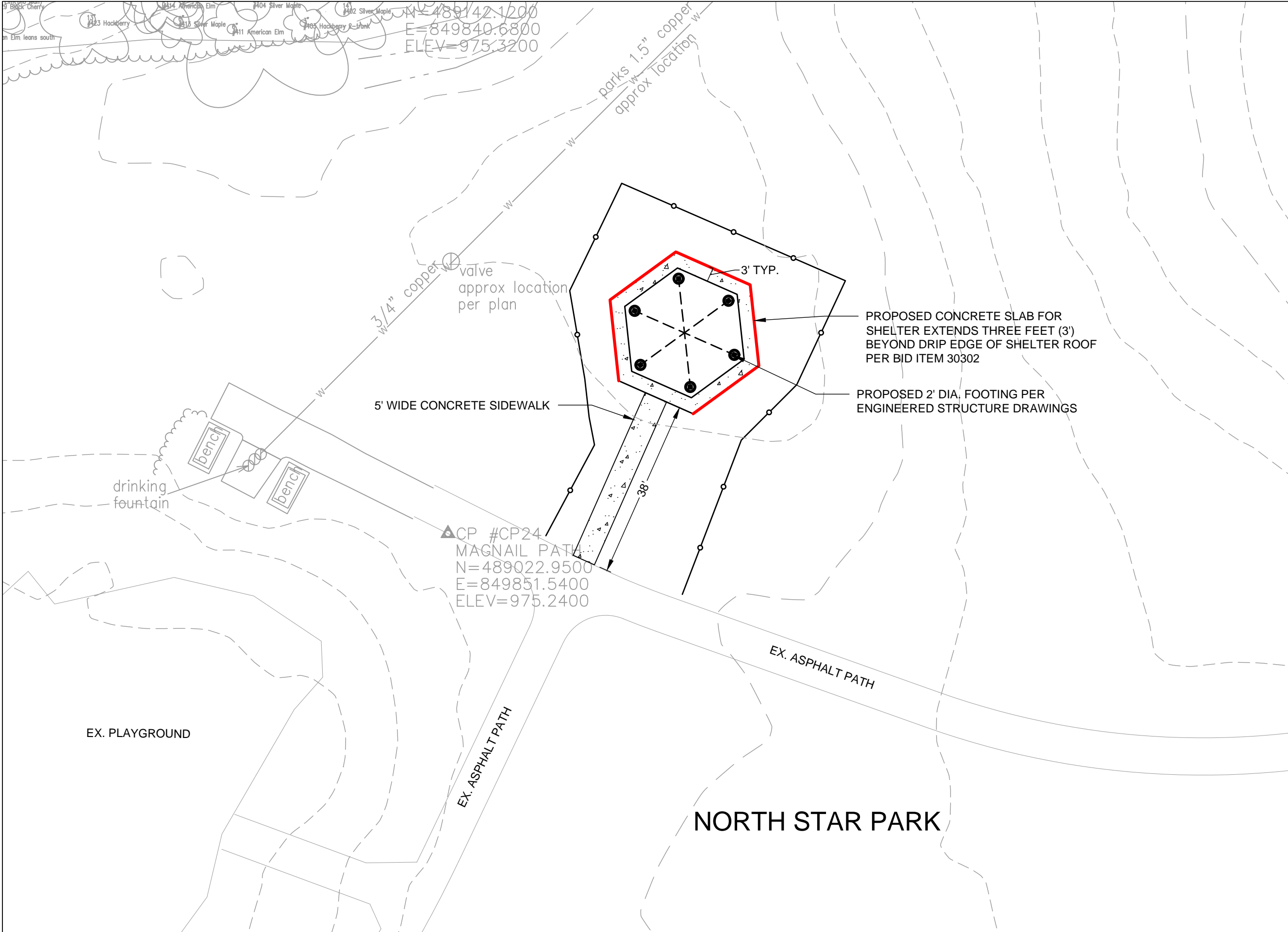
EXISTING CONDITIONS

SHEET NUMBER:

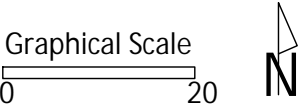
C2.1

M:\Maps\parks\NorthStar\2024 Sun Shelter\NorthStar Sun Shelter.dwg

298



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715



PROJECT:
*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:
*NORTH STAR PARK
502 N. STAR DR.
MADISON, WI 53704*

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ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:
9529

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2.2

play
**MADISON
PARKS**

PROJECT:

PROJECT ADDRESS:

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PUBLIC WORKS PROJECT #:
9529

SHEET TITLE:

*GRADING AND
EROSION CONTROL
PLAN*

SHEET NUMBER:

C2.3

PROPOSED DISTURBANCE AREA: 1,964 SF

~~N=489142.1200~~
~~E=849840.6800~~
~~ELEV=975.3200~~

valve
approx location
per plan

CP #CP24
MAGNAIL PATH
N=489022.950
E=849851.540
ELEV=975.2400

- SILT SOCK

— CONSTRUCTION/FENCE

PROPOSED 6'X6' CONCRETE WASHOUT AREA. CONTRACTOR TO SUBMIT DETAIL OF METHOD TO BE UTILIZED AT PRE-CONSTRUCTION MEETING. NOTE: THIS ITEM IS INCIDENTAL TO BID ITEM 30302

975.58 MATCH EX

-975.68 MATCH EX

EX. ASPHALT PATH


EX. PLAYGROUND

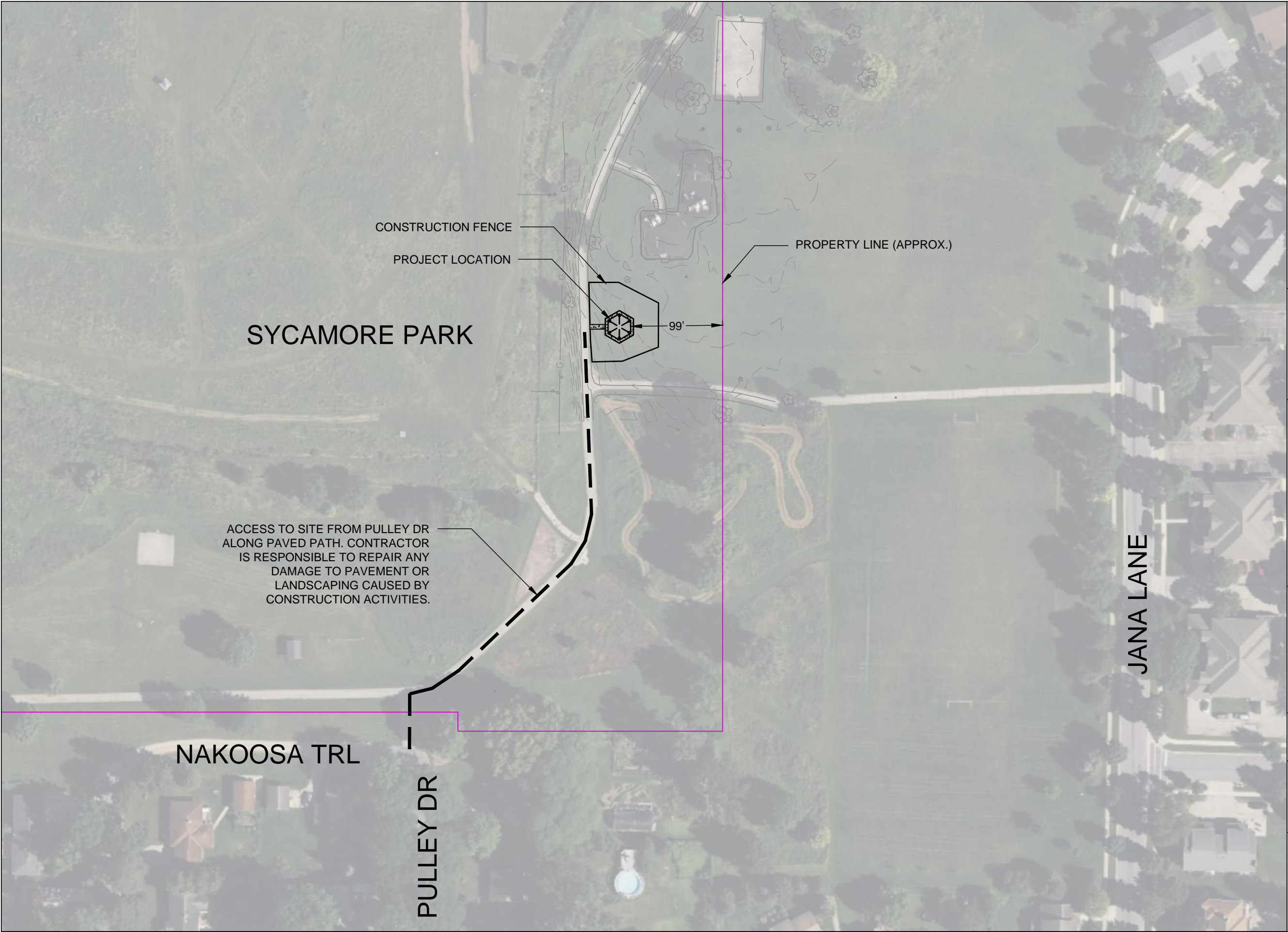
NORTH STAR PARK

[illegible]

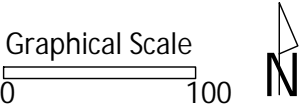
North Star Park Sun Shelter - Earthwork Quantities	
City of Madison, WI Public Works	9529
Date Revised:	12/3/2024
Derived from more detailed spreadsheet available from Parks Div	
Computation Summary	
Positive volumes are cuts (material available), negative volumes are fills (material needed)	
Row Labels	Sum of Unfactored volume (cu yd)
Gravel (for Pavement) Place	-15.2
Subsoil Excavate	2.9
Subsoil Place	-11.0
Topsoil Excavate	48.5
Topsoil Place	-21.2
Concrete Pavement	-21.3
Grand Total	-17.2

Reorganized into bid table items			
Bid Item	Quantity	Units	Relation to Table (above)
20101 Excavation Cut	52	CY	= Subsoil Excavate + Topsoil Excavate+Asphalt Excavate
20202 Fill Borrow	8	CY	= Subsoil Excavate + Subsoil Place
20221 Topsoil	127	SY	= (Topsoil Place)/-.167
40102 Crushed Aggregate Base Course Gradation No. 2	30	tons	= (Gravel for Pavement Place) * -2 ton/cubic yard

<div>City of Madison Department of Public Works PARKS DIVISION <i>330 E. Lakeside St. Madison, WI 53715</i></div> <div><i>play</i> MADISON PARKS</div> <div></div>	
PROJECT: <i>SUN SHELTER INSTALLATIONS</i>	
PROJECT ADDRESS: <i>NORTH STAR PARK 502 N. STAR DR. MADISON, WI 53704</i> <small><i>Although every effort has been made in preparing these plans and checking them for accuracy, the contractor and subcontractors must check all details and dimensions of their trade and be responsible for the same.</i></small>	
ITEM	DATE
DRAWN BY: AK	2024-12-10
PUBLIC WORKS PROJECT #: <i>9529</i>	
SHEET TITLE: <i>DESIGN COMPUTATIONS</i>	
SHEET NUMBER: <i>C2.4</i>	



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715



PROJECT:

*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:

*SYCAMORE PARK
830 JANA LANE
MADISON, WI 53704*

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ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:

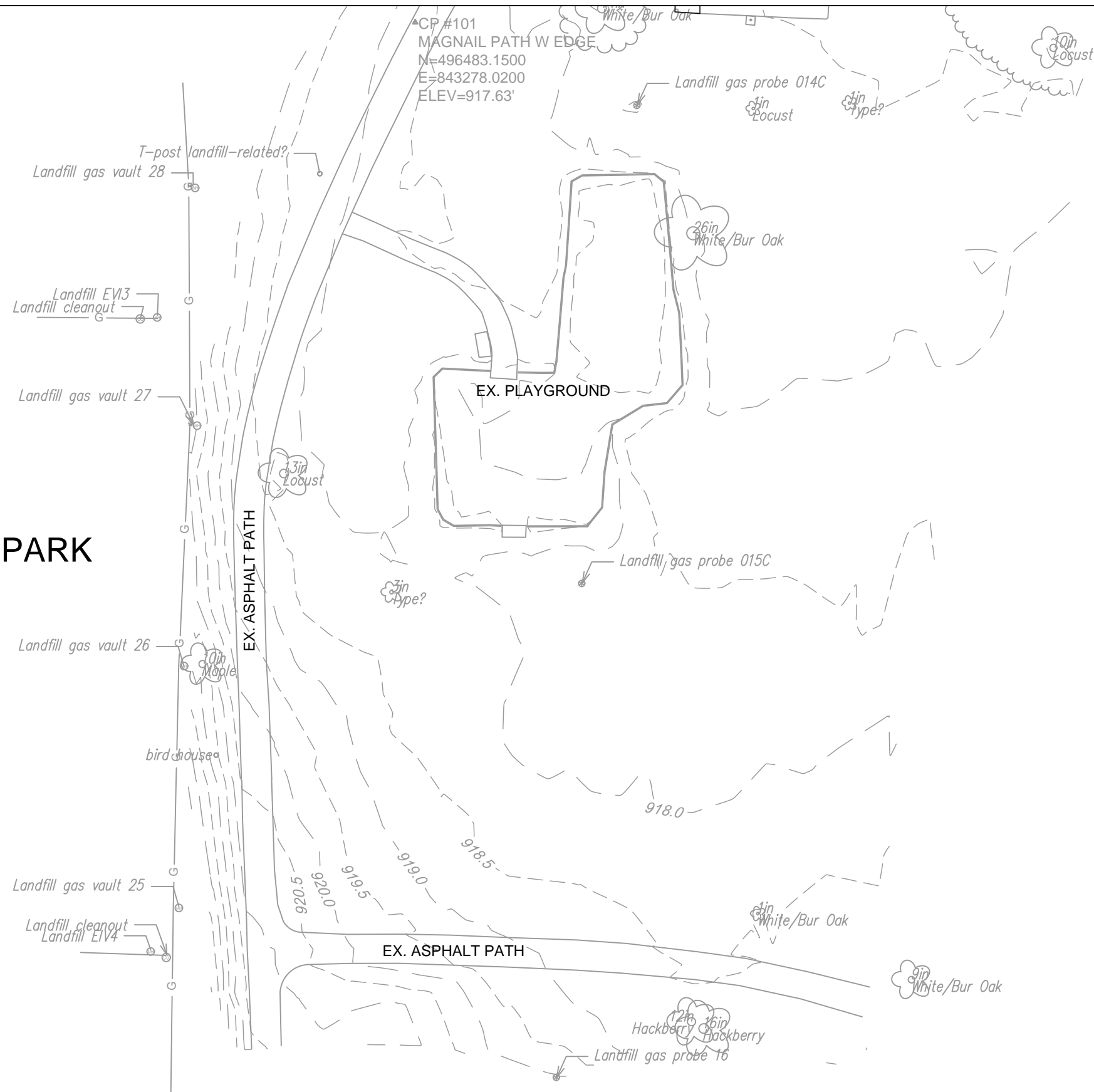
9529

SHEET TITLE:


*PROJECT LOCATION
AND ACCESS*

SHEET NUMBER:

C3.0



Graphical Scale



0 40

N

SUN SHELTER INSTALLATIONS

SYCAMORE PARK
830 JANA LANE
MADISON, WI 53704

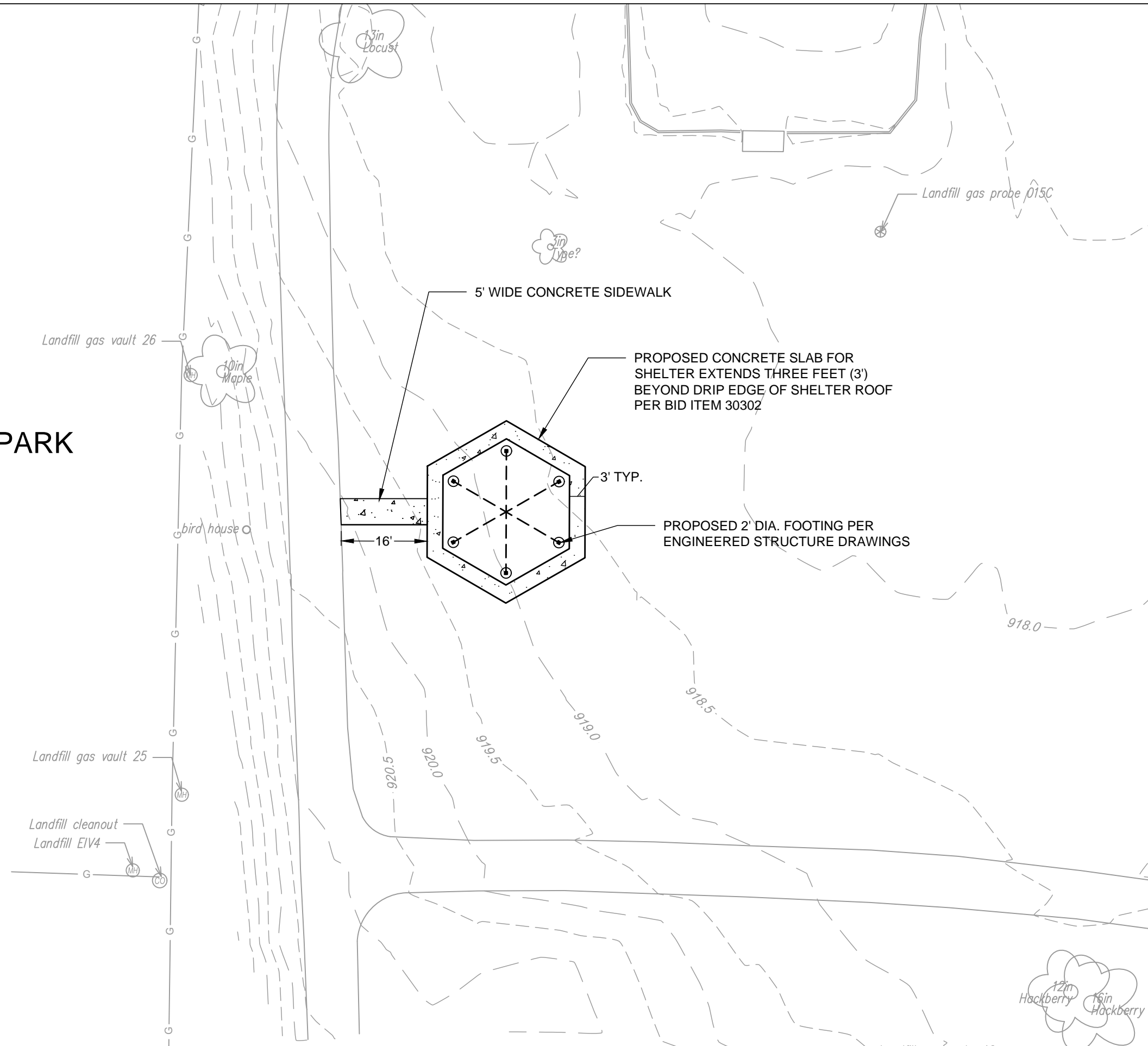
ITEM	DATE
DRAWN BY: AK	2024-12-10

▲CP #102
MAGNAIL P
N=496166.8
E=843558.7
ELEV=920.

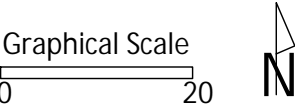
EXISTING CONDITIONS

C3.1

SYCAMORE PARK



City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715



PROJECT:
*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:
*SYCAMORE PARK
830 JANA LANE
MADISON, WI 53704*

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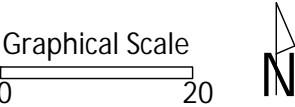
PUBLIC WORKS PROJECT #:
9529

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C3.2

SITE INFORMATION
EXISTING IMPERVIOUS: 0 SF
PROPOSED IMPERVIOUS: 876 SF
PROPOSED DISTURBANCE AREA: 2,960 SF

City of Madison
Department of Public Works
PARKS DIVISION
330 E. Lakeside St.
Madison, WI 53715



PROJECT:
*SUN SHELTER
INSTALLATIONS*

PROJECT ADDRESS:
*SYCAMORE PARK
830 JANA LANE
MADISON, WI 53704*

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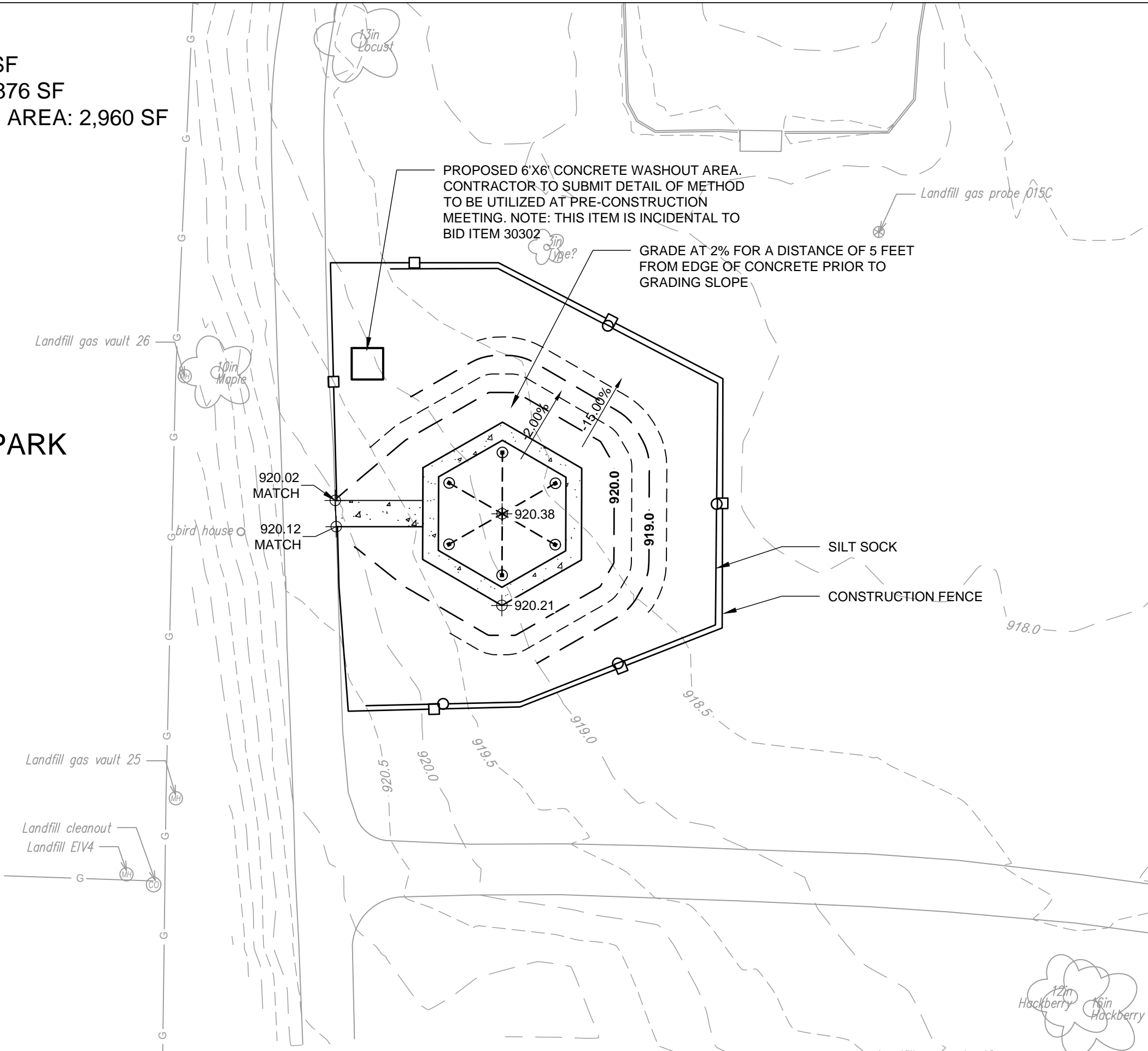
ITEM	DATE
DRAWN BY: AK	2024-12-10

PUBLIC WORKS PROJECT #:
9529

SHEET TITLE:
*GRADING AND
EROSION CONTROL
PLAN*

SHEET NUMBER:
C3.3

SYCAMORE PARK





A Division of PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424 (616) 888-3500

PROJECT NAME: SUN SHELTERS - KESTREL PARK

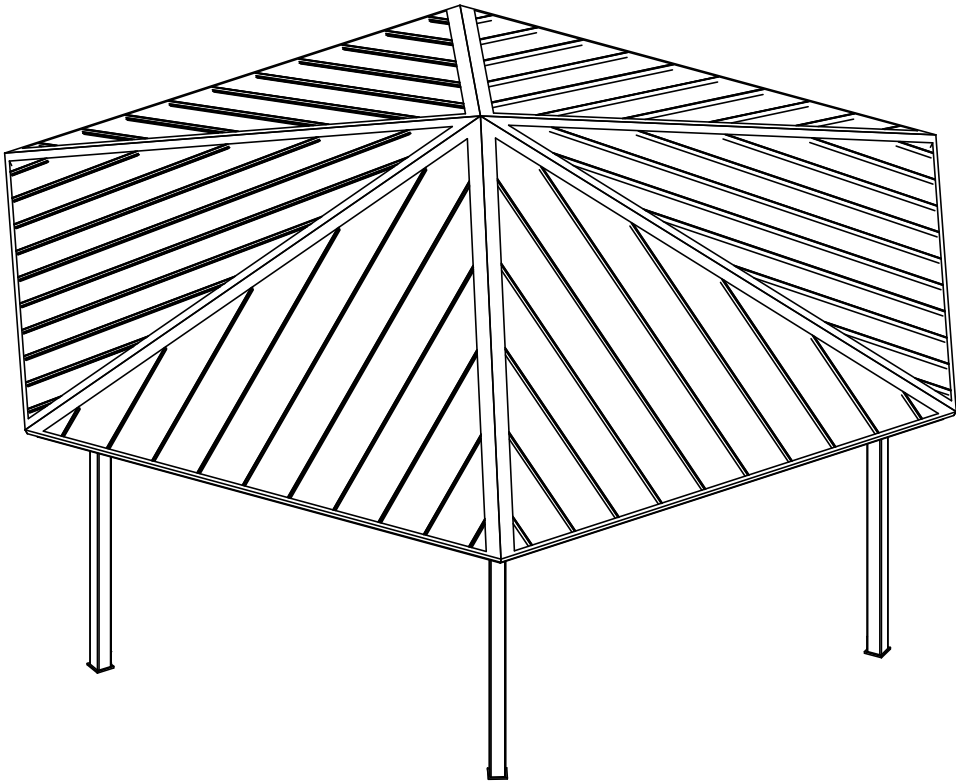
PROJECT LOCATION: MADISON, WI

BUILDING TYPE: HXE 28

ROOF TYPE: STANDING SEAM (24 GA) OVER STAINED T & G

BUILDING NUMBER: P19792

ORDER NUMBER: 79984



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2-2.1	ANCHOR AND FOOTING LAYOUT / DETAILS
3	STRUCTURAL FRAMING PLAN
4-4.1	FRAME CONNECTION DETAILS
5	ELECTRICAL VIEWS-N/A
6-6.2	ROOF LAYOUT
7-7.2	ROOF CONNECTION DETAILS

MANUFACTURER NOTES:

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE C)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653
ANCHOR BOLTS	SEE SHEET 2.1

GENERAL NOTES:

- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VOIDS THE ENGINEERING PROVIDED BY PORTER CORP.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (Pg) IS GREATER THAN 0 PSF, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
- ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
- PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
- MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLIGON.

CERTIFICATES:

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 23-0915.11
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596
CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF_000042
CITY OF HOUSTON, TX APPROVED FABRICATOR #470
CLARK COUNTY, NV APPROVED FABRICATOR #264
STATE OF UTAH APPROVED FABRICATOR 02008-14
AISC APPROVED FABRICATOR C-00024530
AWS CERTIFIED WELDING FABRICATOR #221003F



DESIGN CRITERIA:

GENERAL:

2015 INTERNATIONAL BUILDING CODE
RISK CATEGORY: II

DEAD LOAD:

ROOF DEAD LOAD: 6 PSF
FRAME DEAD LOAD: SELF WEIGHT

LIVE LOAD:

ROOF LIVE LOAD: 20 PSF

SNOW DESIGN DATA:

GROUND SNOW LOAD (Pg): 30 PSF
FLAT ROOF SNOW LOAD (Pf): 25 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
THERMAL FACTOR (Ct): 1.2
ROOF SLOPE FACTOR (Cs): 1.0
DRIFT SURCHARGE LOAD (Pd): 0 PSF
WIDTH OF SNOW DRIFT (w): 0 FT
MINIMUM HORIZONTAL SEPARATION DISTANCE (s): 20 FT

WIND DESIGN DATA:

BASIC WIND SPEED (V): 115 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (Vasd): 89 MPH
GUST EFFECT FACTOR (G): 0.85
INTERNAL PRESSURE COEFFICIENT (GCpi): 0
WIND EXPOSURE: C

SEISMIC DESIGN DATA:

STEEL SYSTEMS NOT SPECIFICALLY DETAILED
FOR SEISMIC RESISTANCE
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
SEISMIC DESIGN CATEGORY: B
SEISMIC SITE CLASS: D
SHORT SPECTRAL RESPONSE (Ss): 0.32
1-SEC SPECTRAL RESPONSE (S1): 0.08
DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.33
DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.13
SEISMIC RESPONSE COEFFICIENT (Cs): 0.11
RESPONSE MODIFICATION COEFFICIENT (R): 3.00
EQUIVALENT LATERAL FORCE PROCEDURE
SEE CALCULATIONS FOR ADDITIONAL DATA

ADDITIONAL CRITERIA:

NONE

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

PROJECT: SUN SHELTERS - KESTREL PARK

PROJECT LOCATION: MADISON, WI

DRAWING: COVER SHEET

PRINT DATE: 7/22/2024

SCALE: 1:75

DRAWN BY: Ryan.Borah

REV LEVEL: A

CREATION DATE: 11/15/2016

ORDER NO: 79984

CAD MODEL: ~P19792

poligon[®]

by PORTER CORP

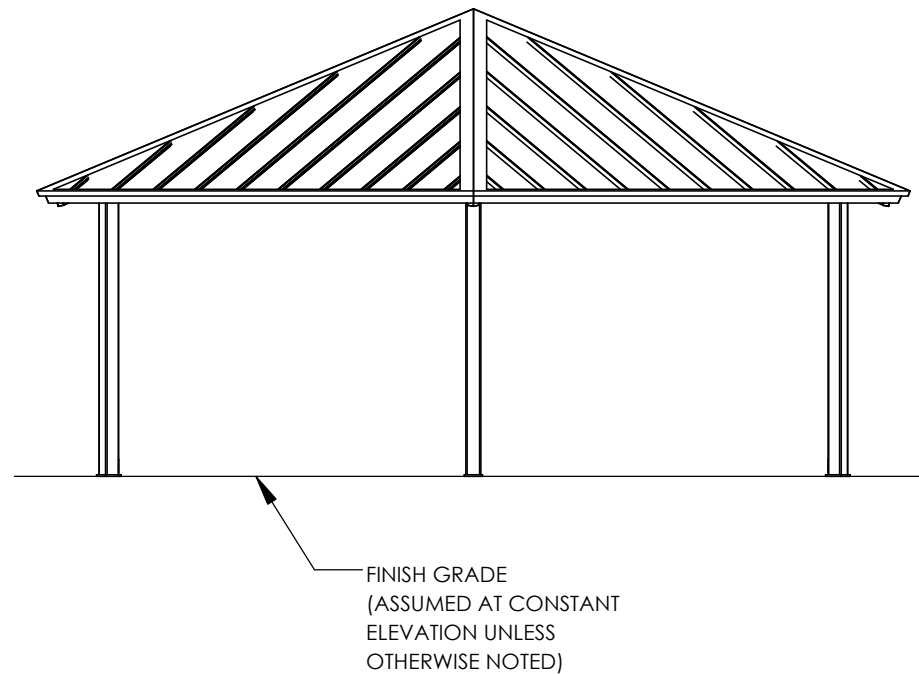
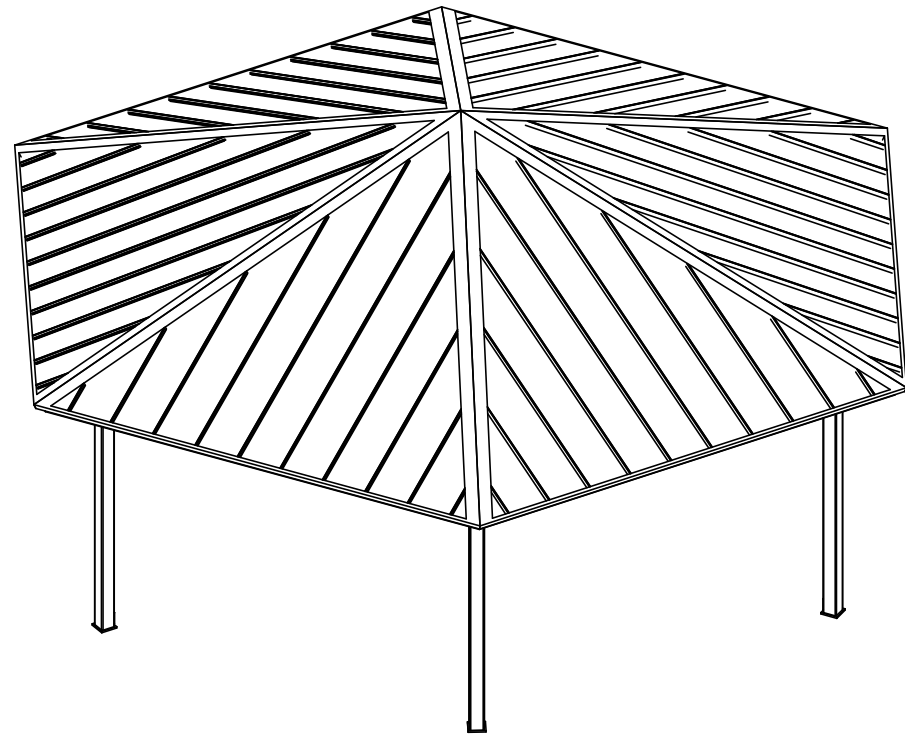
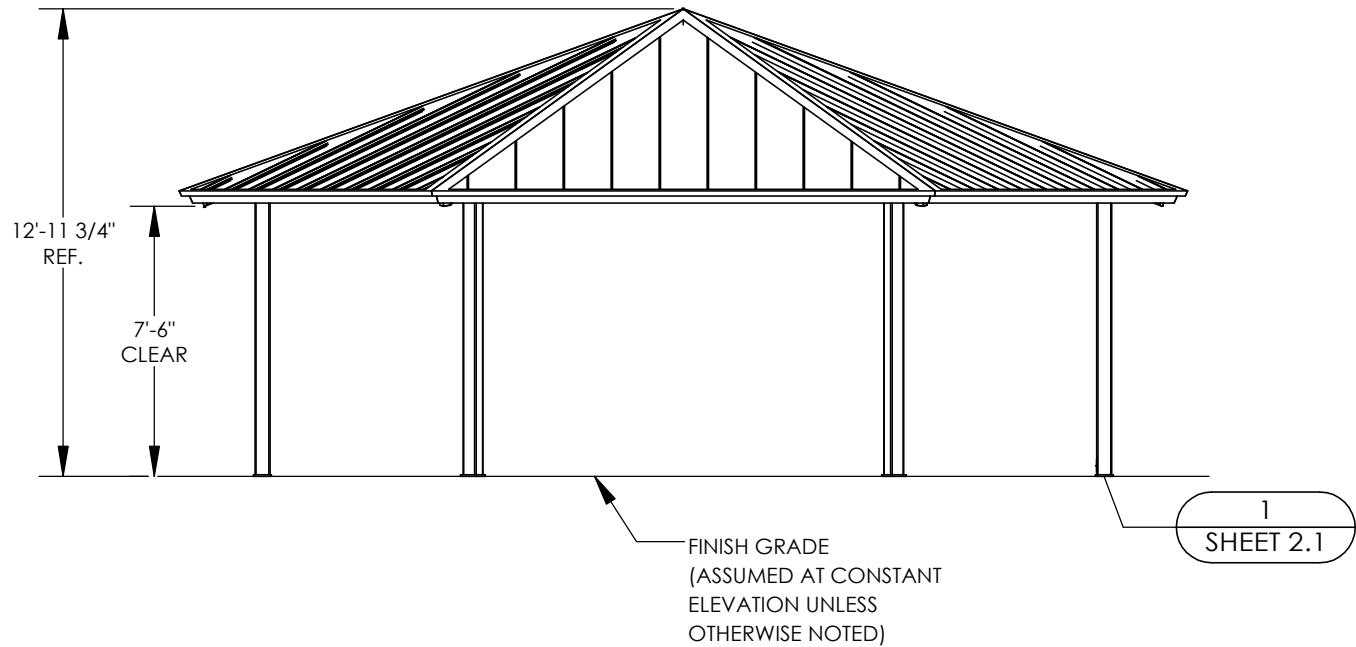
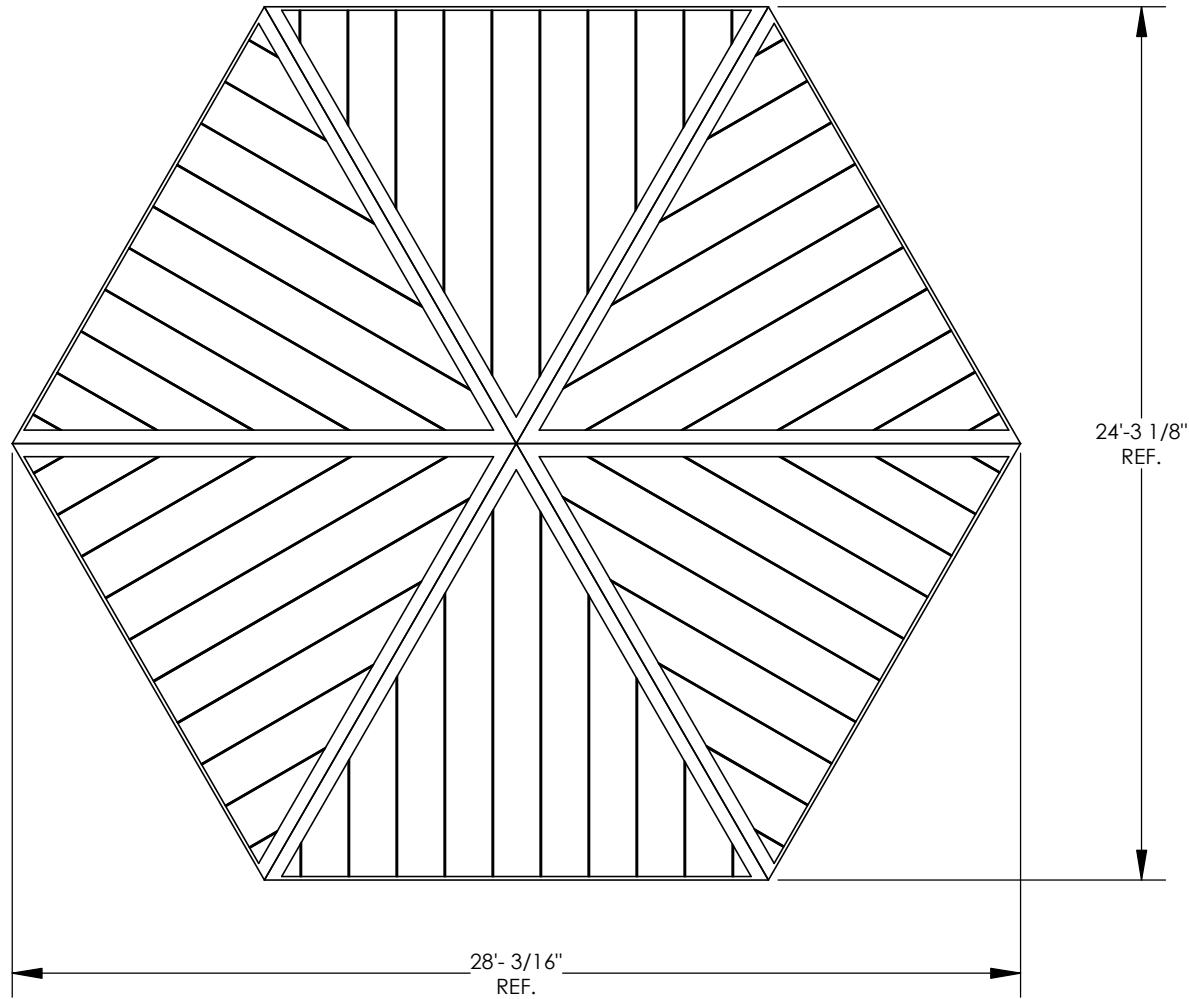
WWW.POLIGON.COM

MAIN: (616) 888-3500

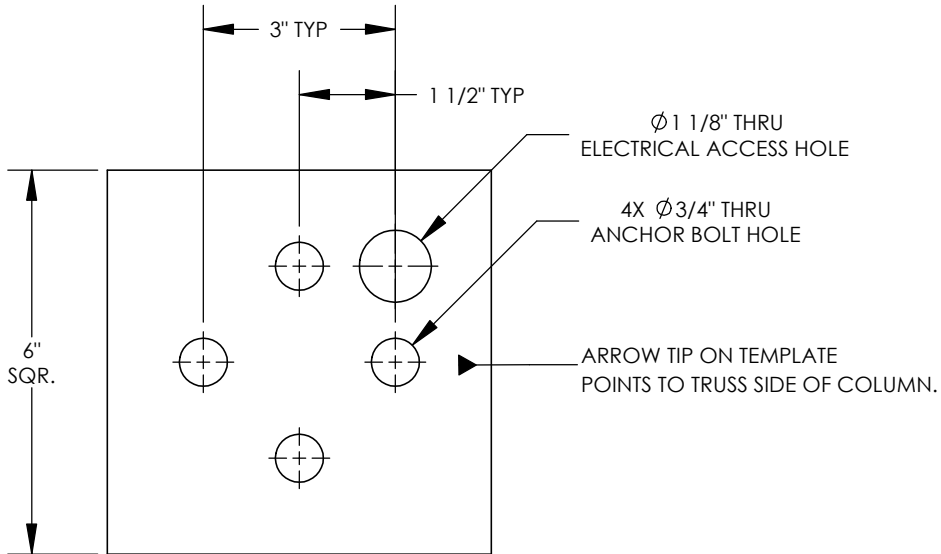
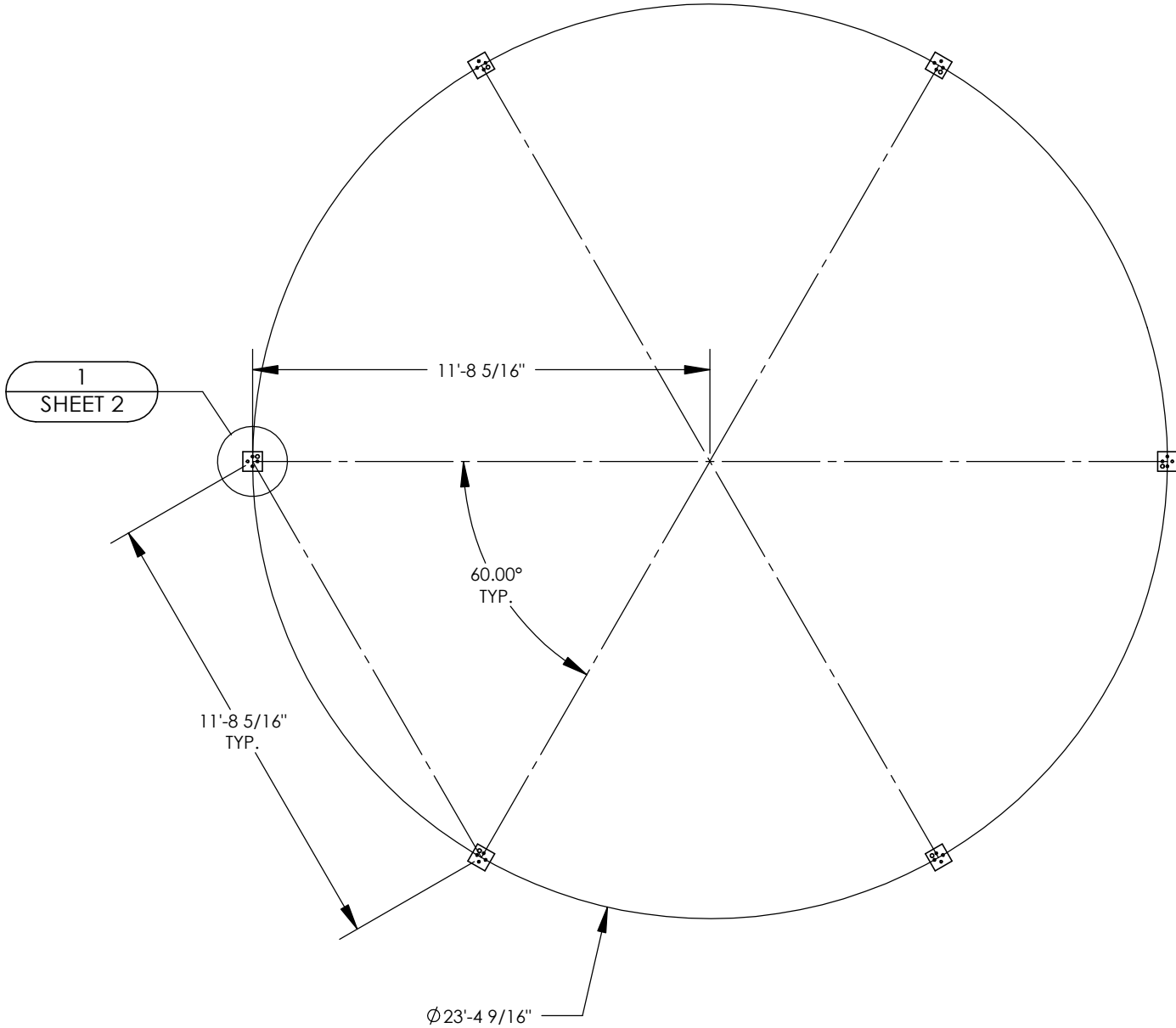
FIELD SUPPORT: (616) 888-3504

SHEET

CS



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO
BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE)
DETAILED WITHIN THESE DRAWINGS.



1 ANCHOR BOLT PATTERN
2 BASE PLATE THICKNESS: 1/2"

ANCHOR AND FOOTING LAYOUT NOTES:

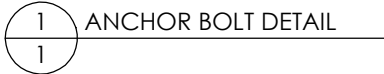
1. ANCHORS MUST BE CENTERED IN FOOTINGS
2. FOOTINGS MUST BE TURNED TO ALIGN WITH COLUMN AND TRUSS CENTERLINE.

PROJECT: SUN SHELTERS - KESTREL PARK PROJECT LOCATION: MADISON, WI DRAWING: ANCHOR AND FOOTING LAYOUT	CREATION DATE: 11/15/2016 ORDER NO: 79984 CAD MODEL: ~P19792	DRAWN BY: ryan.boerah REV LEVEL: A	PRINT DATE: 7/22/2024 SCALE: 1:48	<div>poligon[®]</div> <div>by PORTER CORP</div> <div>WWW.POLIGON.COM</div> <div>MAIN: (616) 888-3500</div> <div>FIELD SUPPORT: (616) 888-3504</div>

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

SHEET

2



1. ANCHOR BOLTS SHALL BE ASTM A307 (GRADE A) MATERIAL UNLESS OTHERWISE NOTED.
2. ANCHOR BOLTS SHALL BE EITHER "HEADED" OR "THREADED WITH NUT" AS DEFINED IN THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL.
3. HOOKED ANCHOR BOLTS ARE NOT ACCEPTABLE.
4. ACCURATE ANCHOR BOLT PLACEMENT IS CRITICAL. TO ENSURE THE ANCHOR BOLT LAYOUT MEETS THE DIMENSIONS REQUIRED ON THE DRAWINGS, SURVEY (OR MEASURE) THE LOCATION OF ALL ANCHOR BOLTS PRIOR TO POURING THE FOOTINGS. AN ADDITIONAL SURVEY (OR MEASUREMENT) SHOULD BE MADE AFTER THE FOOTINGS ARE POURED TO CONFIRM THE ANCHOR BOLTS DID NOT SHIFT DURING THE CONCRETE POUR.
5. THE MANUFACTURER STRONGLY RECOMMENDS USING ANCHOR BOLT TEMPLATES BECAUSE THEY SIGNIFICANTLY IMPROVE THE ACCURACY OF ANCHOR BOLT PLACEMENT. AN ANCHOR BOLT TEMPLATE IS PROVIDED WITH ANY ANCHOR BOLT KIT PURCHASED.
6. IF OUTSIDE CONSULTING ENGINEERS ARE DESIGNING THE FOUNDATIONS FOR THIS STRUCTURE, THEY MUST REFER TO THE MANUFACTURER'S CALCULATIONS FOR MINIMUM CONCRETE PROPERTIES (COMPRESSIVE STRENGTH, EDGE DISTANCE, ETC.) REQUIRED FOR THE ANCHOR BOLT DESIGN.
7. ELECTRICAL ACCESS HOLE IS ALWAYS LOCATED IN THE COLUMN BASE PLATE AS SHOWN. BE SURE TO KEEP THE ANCHOR BOLT TEMPLATE PROPERLY ORIENTED WHEN ELECTRICAL ACCESS TO THE COLUMN IS REQUIRED. TEMPLATE MUST BE REMOVED BEFORE INSTALLING COLUMNS.
8. THE CALCULATIONS FOR THIS STRUCTURE ASSUME A PINNED COLUMN BASE.
9. THE FOLLOWING ADHESIVE ANCHORS MAY BE SUBSTITUTED FOR THE CAST-IN-PLACE ANCHOR BOLTS:
-HILTI HIT-HY 200 (A OR R) V3 ADHESIVE WITH Ø 1/2" HAS-E ROD WITH 6" EFFECTIVE EMBEDMENT.
CONTRACTOR SHALL FOLLOW ALL INSTALLATION SPECIFICATIONS AND REQUIREMENTS OF ANCHOR MANUFACTURER.

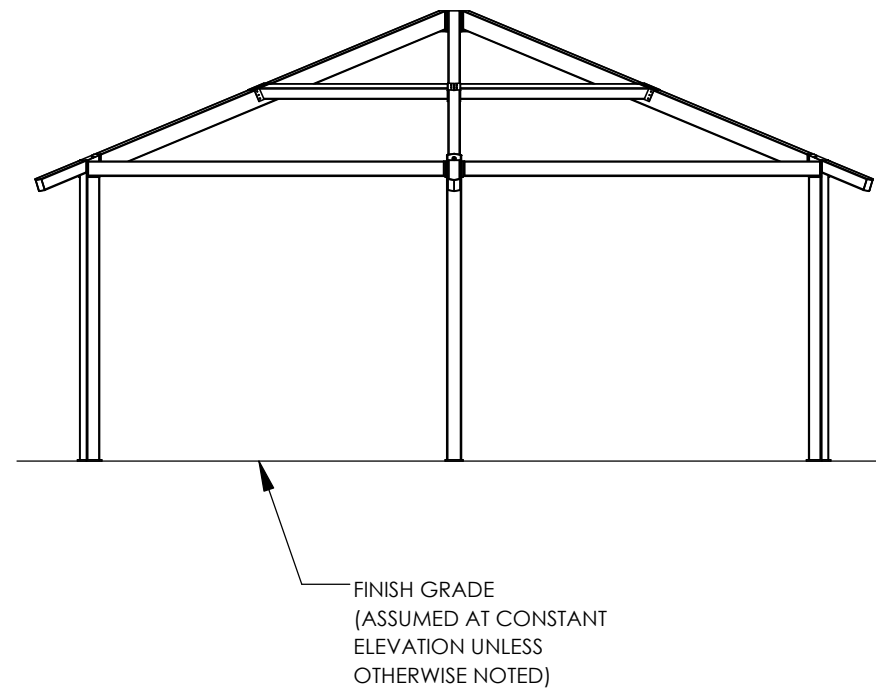
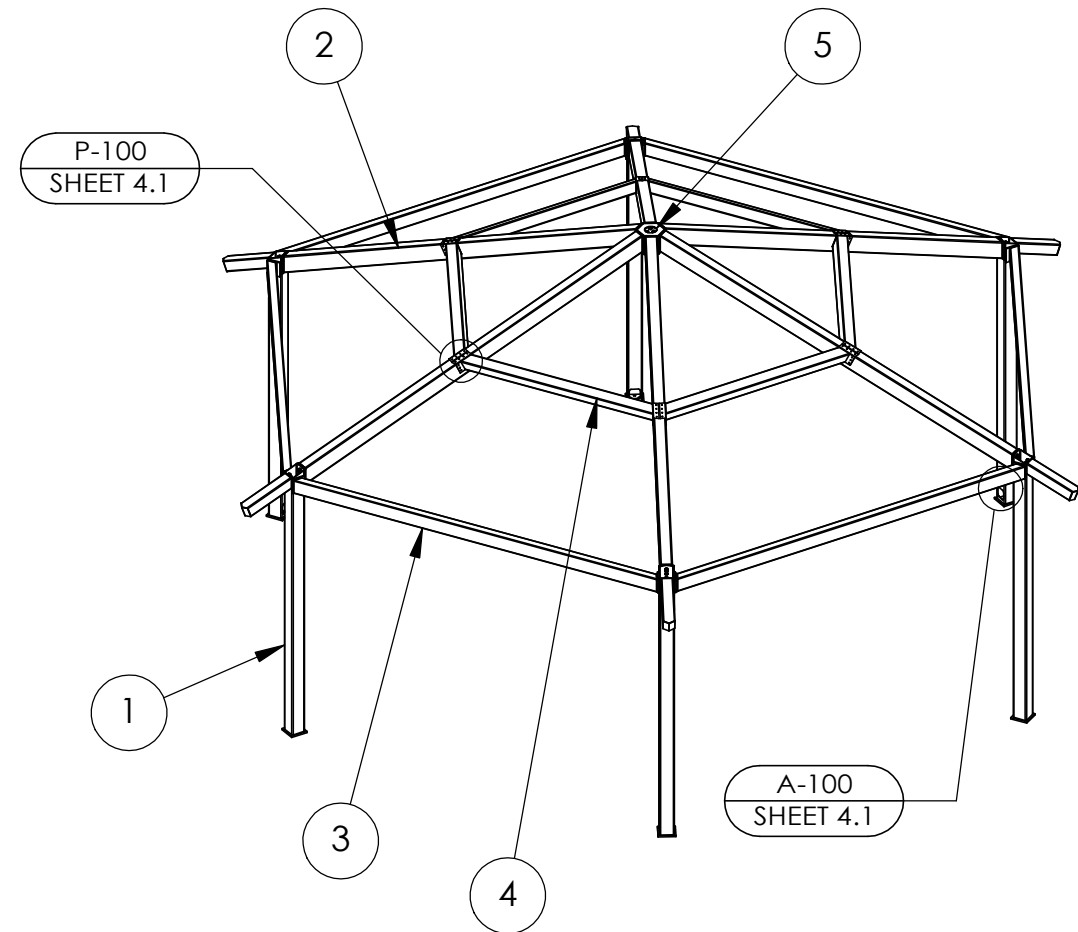
1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE II OR TYPE V.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONCRETE MIX DESIGN MEETS THE "ACI MANUAL OF CONCRETE PRACTICE" REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS.
4. THE USE OF CHLORIDE ACCELERATORS IS NOT PERMITTED.
5. COARSE AGGREGATE SHALL BE #57 OR LARGER.
6. CONCRETE AT PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1".
7. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 4500 PSI.
8. REINFORCING STEEL SHALL BE DEFORMED STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A615 (DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A305) AS FOLLOWS:
GRADE 60: #4 BARS AND LARGER
GRADE 40: #3 BARS
9. PRIOR TO PLACING OF CONCRETE, REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE WELL SECURED IN POSITION.
10. MAINTAIN 3" CONCRETE COVERAGE TO FACE OF BARS UNLESS OTHERWISE NOTED.
11. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND. BENDS SHALL BE MADE COLD.
12. WELDING OF REINFORCEMENT IS NOT ALLOWED.
13. ALL EXPOSED EXTERNAL CORNER OF FOUNDATIONS TO BE CHAMFERED BY 3/4" BY 45 DEGREES UNLESS NOTED OTHERWISE.
14. ALL NEW CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OF REMOVING FORMWORK. CURING SHALL BE EITHER A MOIST CURE METHOD OR THE USE OF A CURING COMPOUND.

1. FOUNDATIONS SHALL BEAR ON COMPETENT, UNDISTURBED SOIL OR 95% COMPACTED FILL. IF SIGNS OF ORGANIC MATERIAL, UNCONTROLLED FILL, CLAY OR SILT, HIGH WATER TABLE OR OTHER POSSIBLE DETRIMENTAL CONDITIONS ARE FOUND, CONSTRUCTION OF THE FOUNDATIONS MUST BE STOPPED AND A GEOTECHNICAL ENGINEER BE CONTACTED.
2. NO FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST, ORGANIC OR LOOSE MATERIAL.
3. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOUNDATION EXCAVATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCAL FROST DEPTH REQUIREMENT PRIOR TO CONSTRUCTION.
5. IF FOUNDATIONS SHOWN DO NOT MEET LOCAL FROST DEPTH REQUIREMENTS, EXTEND THE DRILLED PIER FOUNDATION AS REQUIRED, EXTENDING THE VERTICAL BARS AND PROVIDING ADDITIONAL TIES TO MEET SPACING REQUIREMENTS AS SHOWN. IF FROST DEPTH REQUIREMENTS ARE NOT MET, AND NO DRILLED PIER DESIGN IS PROVIDED, CONTACT POLYGON.
6. ALLOWABLE SOIL PRESSURES (AS APPLICABLE):

SPREAD PAD	

SPREAD PAD	
VERTICAL BEARING	2000 PSF
LATERAL COHESION	130 PSF

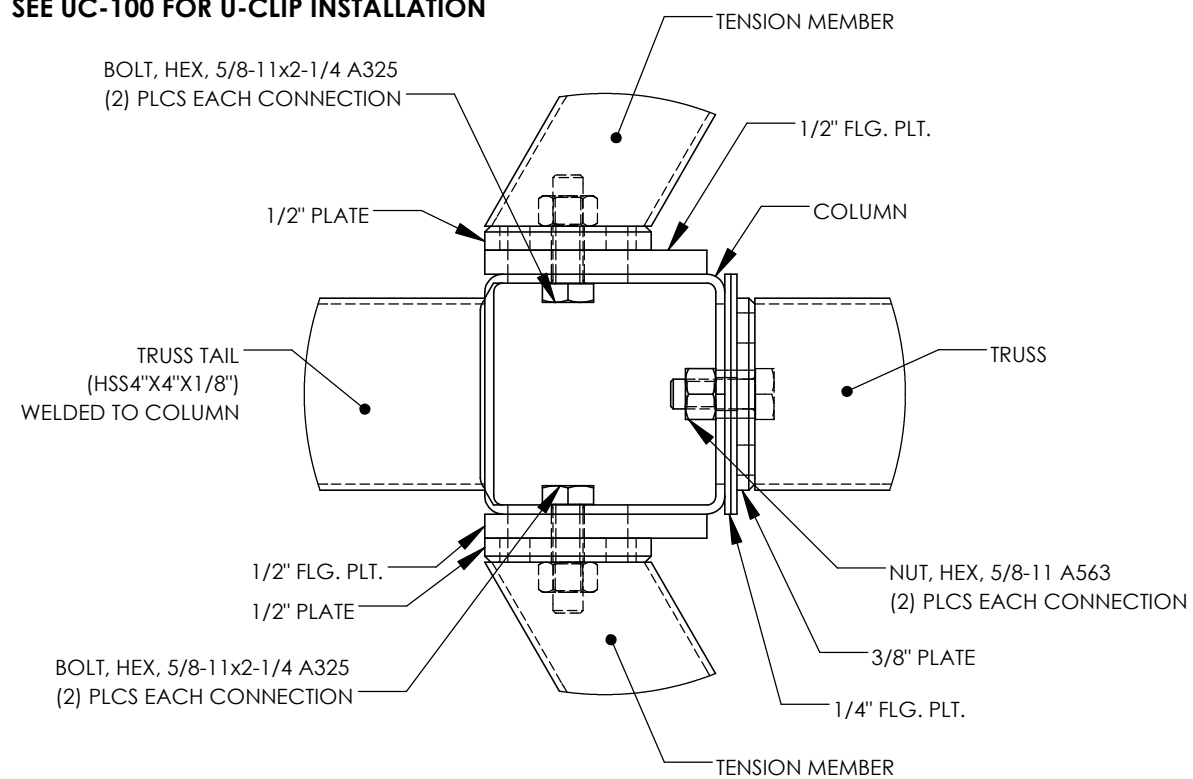
IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.



5	1	-	HEX C-RING ASM	3/8" PLATE	28.62
4	6	-	PURLIN A ASM	HSS4"X4"X1/8"	40.07
3	6	-	T-MEM ASM	HSS5"X3"X1/8"	76.22
2	6	-	TRUSS ASM	HSS6"X4"X1/8"	100.01
1	6	-	COLUMN ASM	HSS5"X5"X3/16"	121.92
ITEM	QTY.	PART NO.	DESCRIPTION	MATERIAL	WEIGHT

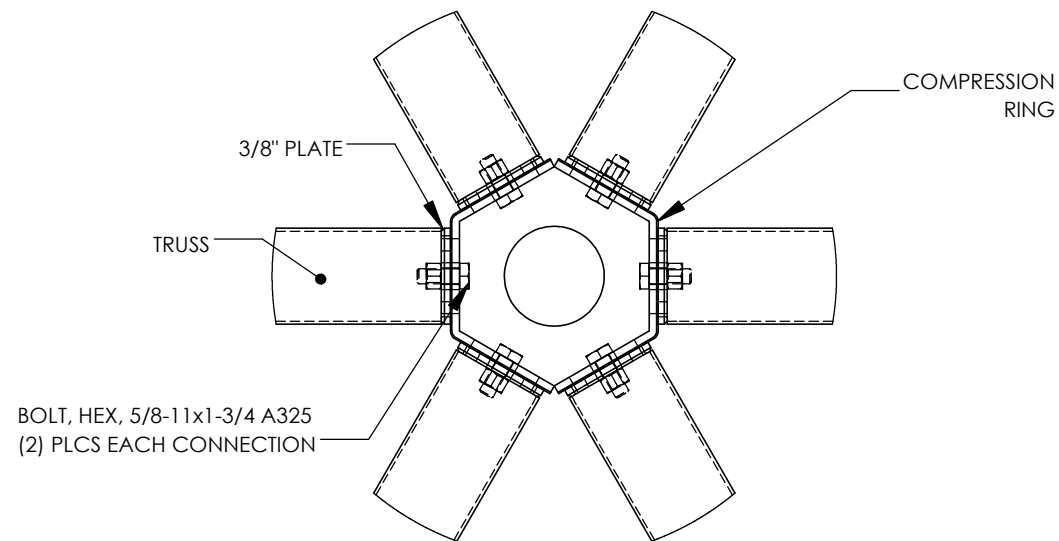
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NOTE:
SEE UC-100 FOR U-CLIP INSTALLATION



COLUMN CONNECTIONS

K-100



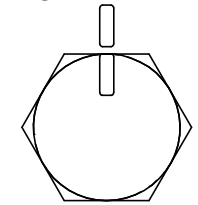
COMPRESSION MEMBER CONNECTION

T-100

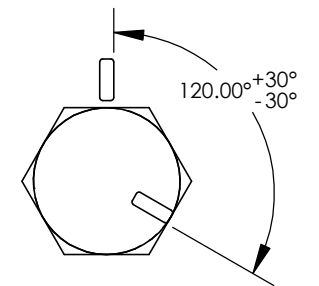
TURN-OF-NUT PRETENSIONING METHOD:

THESE STEPS ILLUSTRATE THE REQUIREMENTS OUTLINED IN THE AISI SPECIFICATION. THE ROTATION INDICATED IS ACCURATE FOR MOST BOLT DIAMETERS AND LENGTHS BUT IT IS THE RESPONSIBILITY OF THE INSTALLER TO MEET AISI REQUIREMENTS.

STEP ONE:
AFTER SNUG TIGHT,
MATCH MARK PLATE



STEP TWO:
THEN TURN BOLT/NUT PAST
SNUG TIGHT 1/3 TURN



CONNECTION NOTES:

1. HIGH STRENGTH BOLTS SHALL BE ASTM F3125 (A325, TYPE 1) MATERIAL.
2. HIGH STRENGTH NUTS SHALL BE ASTM A563 (GRADE DH) MATERIAL.
3. HIGH STRENGTH WASHERS SHALL CONFORM TO ASTM F436.
4. UNLESS A SNUG-TIGHT JOINT IS PERMITTED IN THE CONNECTION DETAIL, ALL BOLTS ARE TO BE INSTALLED BY ONE OF THE FOLLOWING PRETENSIONING METHODS AS SPECIFIED IN THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", SECTION 8:
 - A. TURN-OF-NUT PRETENSIONING
 - B. CALIBRATED WRENCH PRETENSIONING
5. THE SNUG-TIGHT CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
6. ANCHOR BOLTS NEED NOT BE TIGHTENED PAST SNUG-TIGHT.
7. WHEN INSTALLING BOLTS REFER TO SECTIONS 8.4.1, 8.4.2, AND 8.4.3 OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" FOR GUIDANCE.
8. LOCAL JURISDICTIONS MAY REQUIRE AN INSPECTOR TO BE PRESENT TO WITNESS HARDWARE INSTALLATION AND INDEPENDENT TESTING. INSPECTION REQUIREMENTS SHOULD BE VERIFIED BY INSTALLER PRIOR TO STEEL ERECTION.
9. ERECTION OF THE FRAMING MEMBERS WILL REQUIRE THE MAIN COLUMNS TO BE PLUMB SQUARE AND TIGHTENED TO THE TRUSSES AND/OR TENSION MEMBERS BEFORE INSTALLING THE PURLINS. PURLINS, IF REQUIRED, MUST BE AS SHOWN IN FRAMING PLAN.
10. TEMPORARY SHORING OR BRACING SHALL BE USED TO COMPACT THE JOINTS UNTIL THE CONNECTED PLIES ARE IN FIRM CONTACT PRIOR TO PRETENSIONING.
11. PRIOR TO THE ERECTION OF SHELTER COMPONENTS, IT IS RECOMMENDED TO CHASE AND TAP STRUCTURAL HARDWARE.
12. ALL BOLTS MUST BE LUBRICATED WITH WAX TO ASSIST IN PROPER TIGHTENING. TO LUBRICATE A BOLT IN THE FIELD, APPLY THE WAX STICK DOWN THE LENGTH OF THE BOLT'S THREADS.
13. TO PREVENT RUST STAINING OF FINISH, ALL METAL SHAVINGS MUST BE REMOVED AFTER INSTALLATION. ENSURE NO SHAVING ARE TRAPPED BETWEEN MATING SURFACES.
14. TOUCH-UP PAINT MUST BE APPLIED TO ALL EXPOSED FASTENERS. PERIODIC TOUCH-UP AT THESE CONNECTIONS IS REQUIRED.

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO
BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE)
DETAILED WITHIN THESE DRAWINGS.

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by PORTER CORP FIELD SUPPORT: (616) 888-3504
WWW.POLIGON.COM MAIN: (616) 888-3500

SCALE: 7/22/2024

DRAWN BY:
ryan.borah

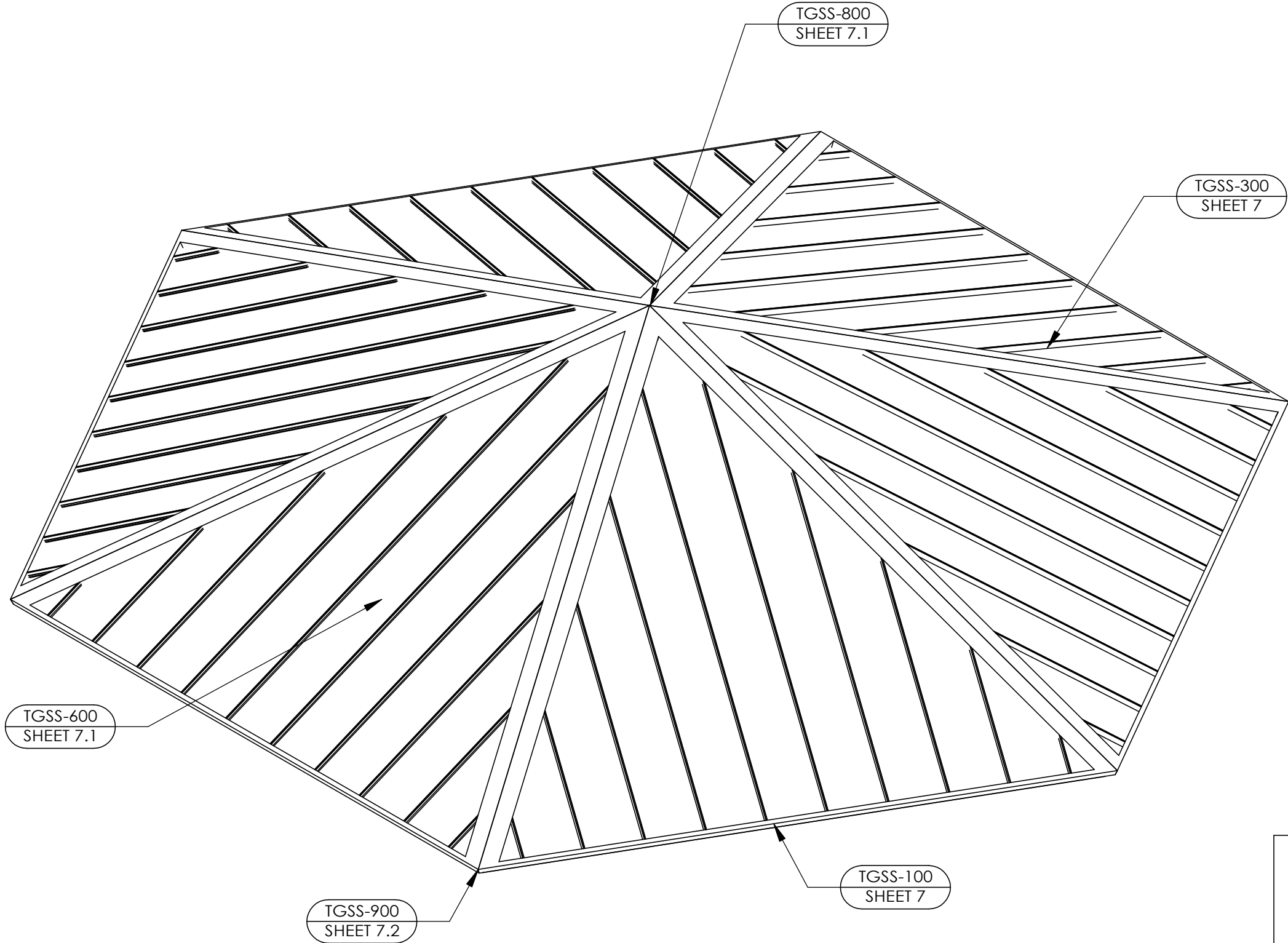
ORDER NO: 11/15/2010

PROJECT: **SUN SHELTERS - KESTREL PARK**

PROJECT LOCATION:

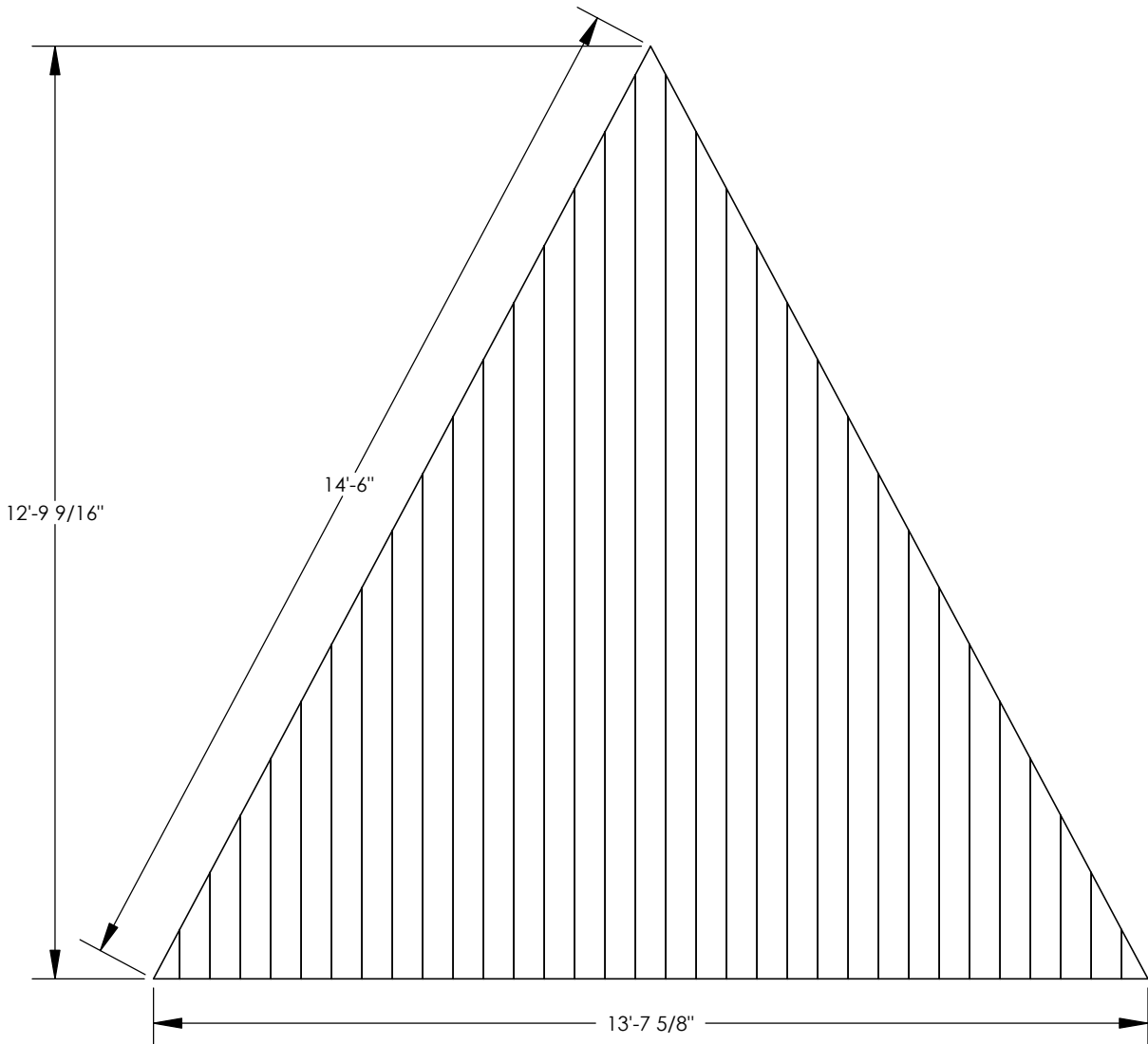
SHEET

4



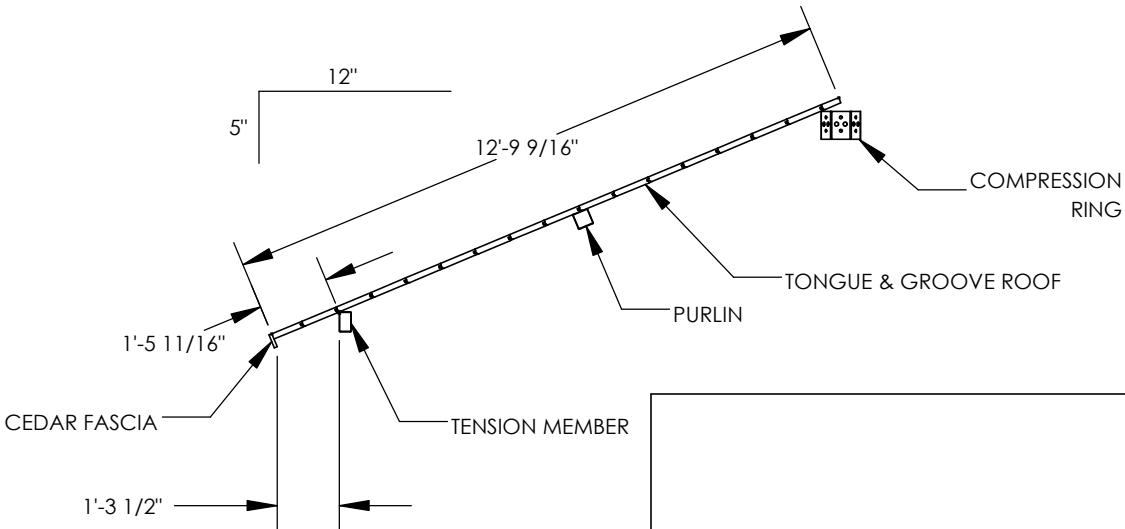
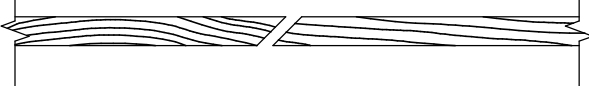
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PROJECT: SUN SHELTERS - KESTREL PARK PROJECT LOCATION: MADISON, WI DRAWING: ROOF OVERVIEW	CREATION DATE: 11/15/2016		DRAWN BY: ryan.boiah	PRINT DATE: 7/22/2024
	ORDER NO: 79984		REV LEVEL: A	SCALE: 1:48
	CAD MODEL: ~P19792			
SHEET 6				
<div><div><div>poligon[®]</div><div>by PORTER CORP</div></div><div>WWW.POLIGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504</div></div>				



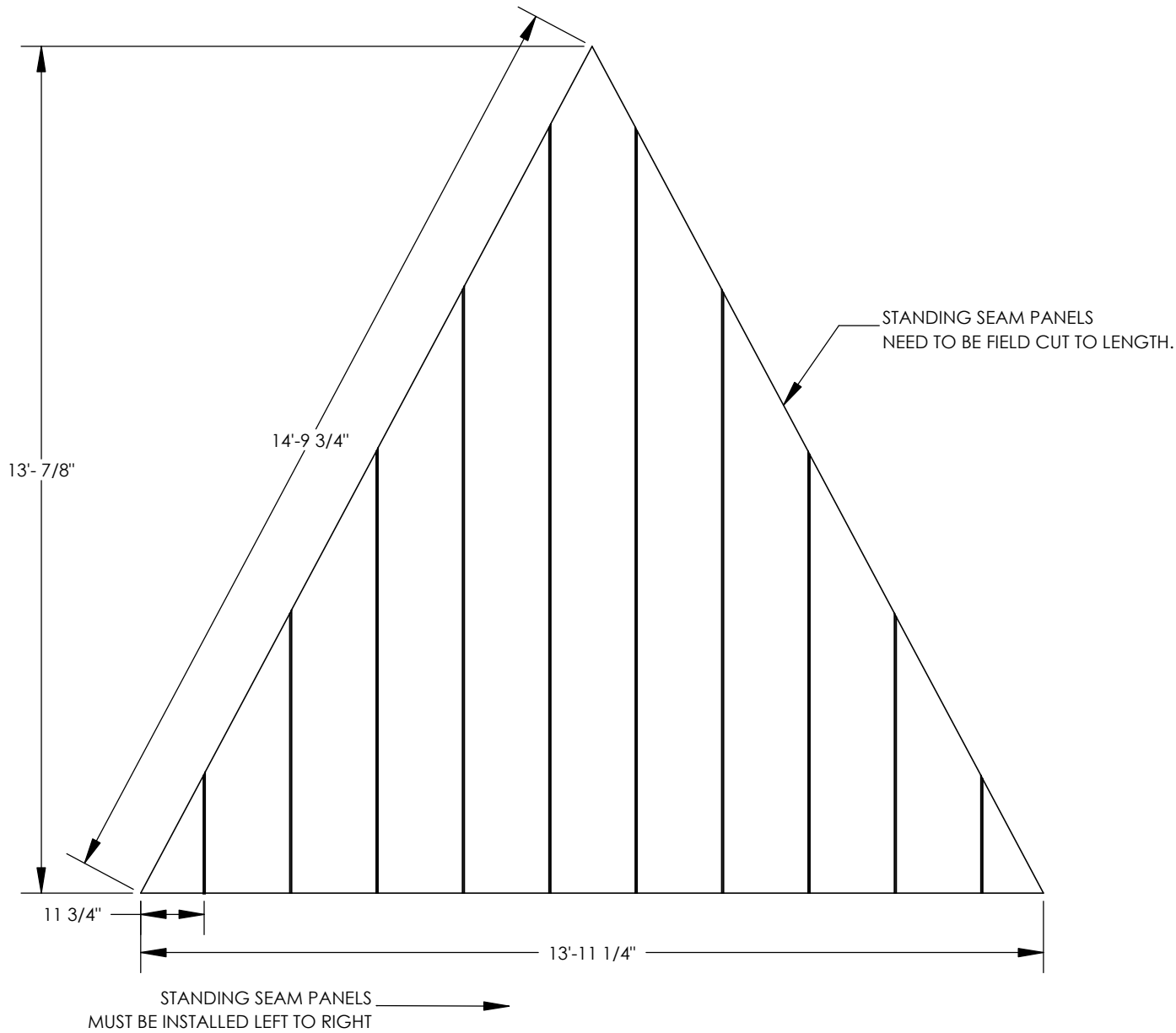
- TONGUE & GROOVE NOTES:**
1. THE FIRST PLANK SHOULD BE INSTALLED PLUMB, STRAIGHT, AND ACCURATELY TO THE ADJACENT WORK. MAKE SURE PLANKS EXTEND ENOUGH TO COVER EAVE, TRUSSES, AND/OR THE CENTER OF THE PEAK.
 2. THE T&G PROVIDED MAY CONTAIN SOME MINOR IMPERFECTIONS. REMOVE THESE IMPERFECTIONS AS REQUIRED AND USE REMAINDER OF MATERIAL TO ATTAIN MAXIMUM YIELD.
 3. NO END JOINTS IN DECKING BETWEEN STRUCTURAL FRAMING AND EAVE OF DECKING.
 4. A MINIMUM OF 24" SPACING IS REQUIRED BETWEEN ALL ADJACENT END JOINTS. BOARD LAYOUT MAY REQUIRE VISIBLE SPLICES.
 5. IF PRE-STAINED T&G IS ORDERED, TOUCH-UP AT FIELD CUT EDGES MAY BE NECESSARY.
 6. POLIGON RECOMMENDS ALL T&G BE STAINED/SEALED TO IMPROVE LONG TERM PERFORMANCE.

FOR BEST APPEARANCE POLIGON SUGGESTS THAT ALL END JOINTS BE MITERED @ 45°



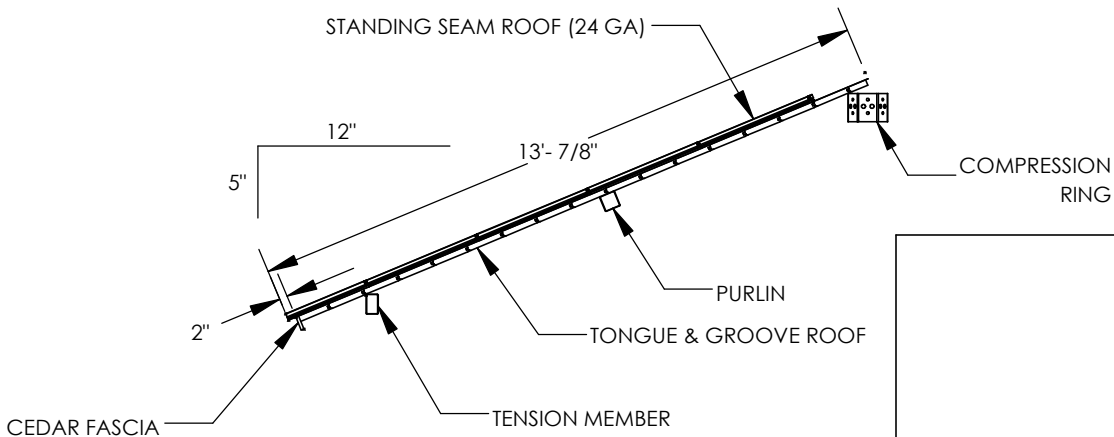
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<div><div>poligon[®]</div><div>by PORTER CORP</div></div> <div>WWW.POLIGON.COM</div> <div>MAIN: (616) 888-3500</div> <div>FIELD SUPPORT: (616) 888-3504</div>	PRINT DATE: 7/22/2024	DRAWN BY: ryan.boorah	CREATION DATE: 11/15/2016	PROJECT: SUN SHELTERS - KESTREL PARK
	SCALE: 1:48	REV LEVEL: A	ORDER NO: 79984	PROJECT LOCATION: MADISON, WI
	CAD MODEL: ~P19792			DRAWING: ROOF LAYOUT
	SHEET 6.1			



MULTI-RIB NOTES:

1. THE DETAILS SHOWN ARE SUGGESTIONS OR GUIDELINES ON HOW TO ERECT THE SYSTEMS. THE INFORMATION SHOWN IS ACCURATE, BUT IT IS NOT INTENDED TO COVER ALL INSTANCES, BUILDING REQUIREMENTS, DESIGNS OR CODES. THE DETAILS MAY REQUIRE CHANGES OR REVISIONS DUE TO FIELD CONDITIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE ERECTOR TO ENSURE THAT THE DETAILS MEET PARTICULAR BUILDING REQUIREMENTS AND TO ASSURE ADEQUATE WATER TIGHTNESS.
3. THE ERECTOR SHOULD THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH ALL ERECTION INSTRUCTIONS BEFORE STARTING WORK.
4. THE PANELS SHOULD BE INSTALLED PLUMB, STRAIGHT, AND ACCURATELY TO THE ADJACENT WORK.
5. FLASHING AND TRIM SHALL BE INSTALLED TRUE, AND IN PROPER ALIGNMENT, WITH ANY EXPOSED FASTENERS EQUALLY SPACED FOR THE BEST APPEARANCE.
6. SEALANT SHALL BE FIELD APPLIED ON DRY, CLEAN SURFACES. SOME FIELD CUTTING AND FITTING OF PANELS AND FLASHING IS TO BE EXPECTED BY THE ERECTOR AND MINOR FIELD CORRECTIONS ARE A PART OF NORMAL ERECTION WORK.
7. WORKMANSHIP SHALL BE OF THE BEST INDUSTRY STANDARDS AND INSTALLATION SHALL BE PERFORMED BY EXPERIENCED METAL CRAFTSMEN.
8. METAL SHAVINGS FROM DRILLING OR INSTALLATION OF ROOF FASTENERS MUST BE CAREFULLY REMOVED FROM THE ROOF BY BRUSHING OR SWEEPING AT THE END OF EACH DAY DURING INSTALLATION. SHAVINGS LEFT ON THE ROOF WILL QUICKLY RUST AND STAIN THE ROOF FINISH.



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PROJECT:

SUN SHELTERS - KESTREL PARK

PROJECT LOCATION:

MADISON, WI

DRAWING:

ROOF LAYOUT

CREATION DATE:

11/15/2016

ORDER NO:

79984

CAD MODEL:

~P19792

DRAWN BY:

Ryan.Boorah

REV LEVEL:

A

PRINT DATE:

7/22/2024

SCALE:

1:48

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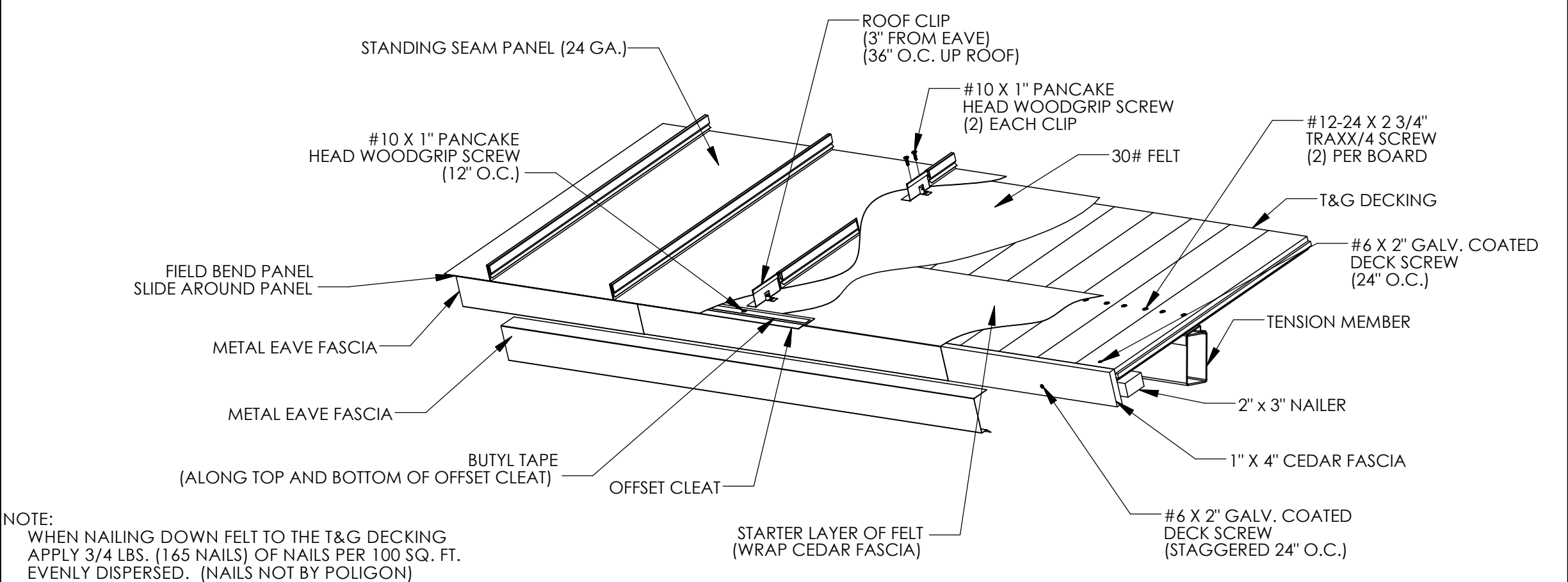
MAIN: (616) 888-3500

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SHEET

6.2

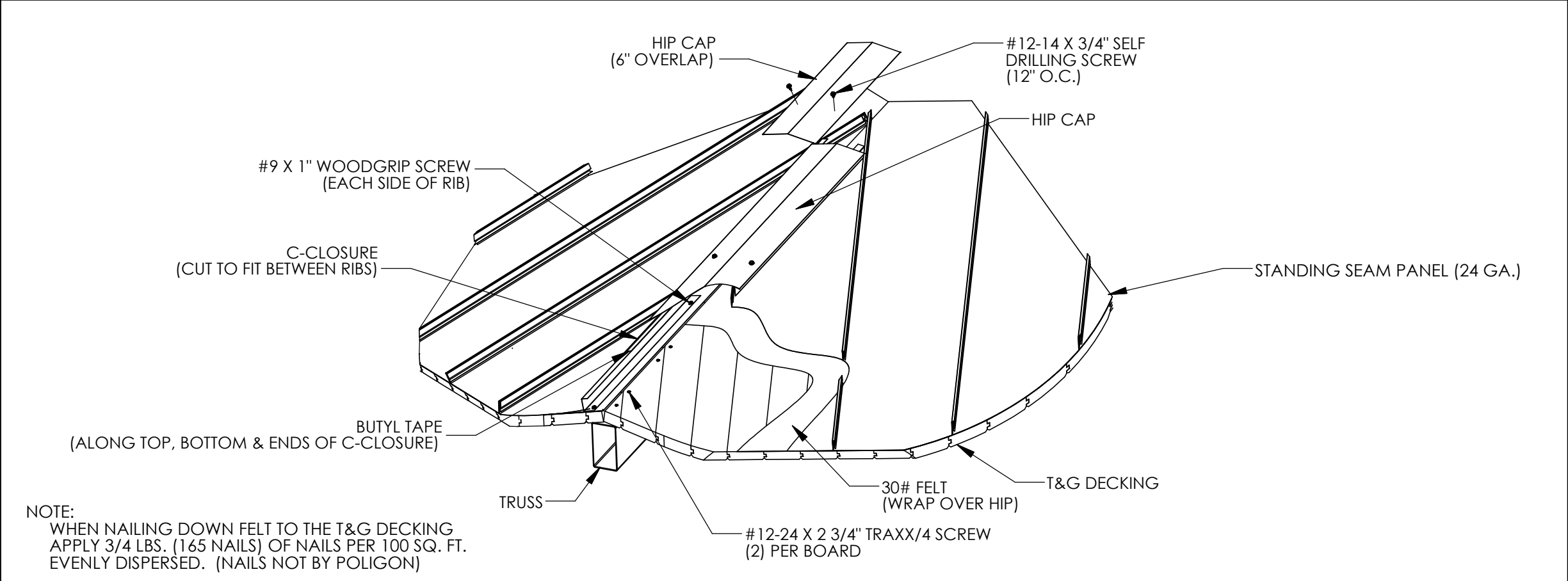
968



2022A

EAVE DETAIL

TGSS-100



2023A

TRUSS DETAIL

TGSS-300

PART DESCTIPTIONS:

1/8" POP RIVET

#6 x 2" GALV. COATED DECK SCREW

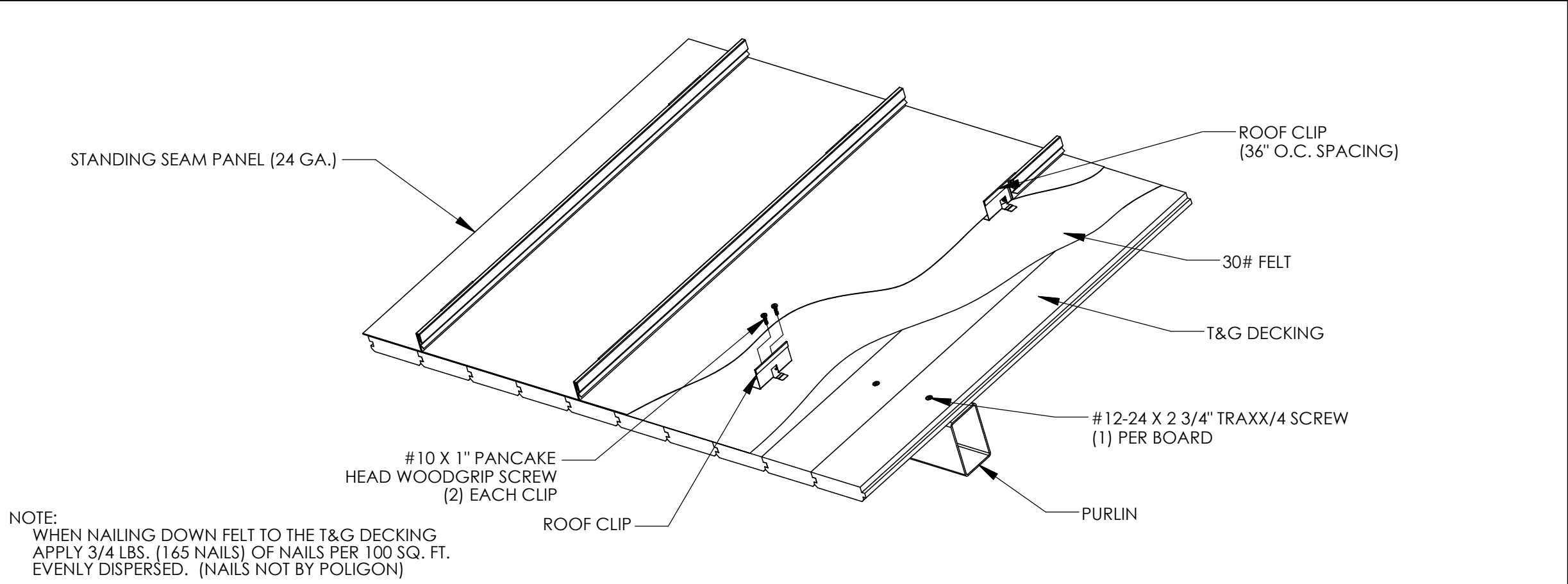
#9x1" WOODGRIP SCREW

#12-14x3/4" SELF DRILLING SCREW

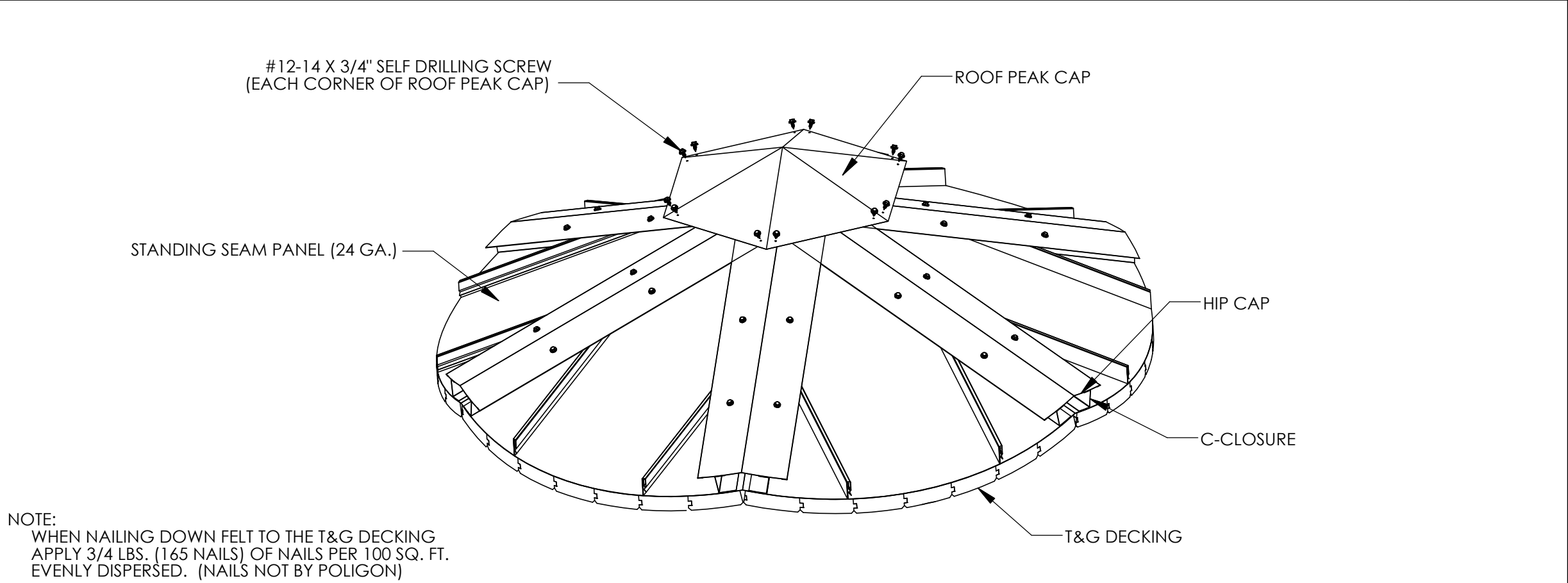
#12-24x2.75 TRAXX/4 SCREW

1" GALVANIZED ROOFING NAIL (NOT BY POLIGON)

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.



2022A	MID SPAN DETAIL	TGSS-600
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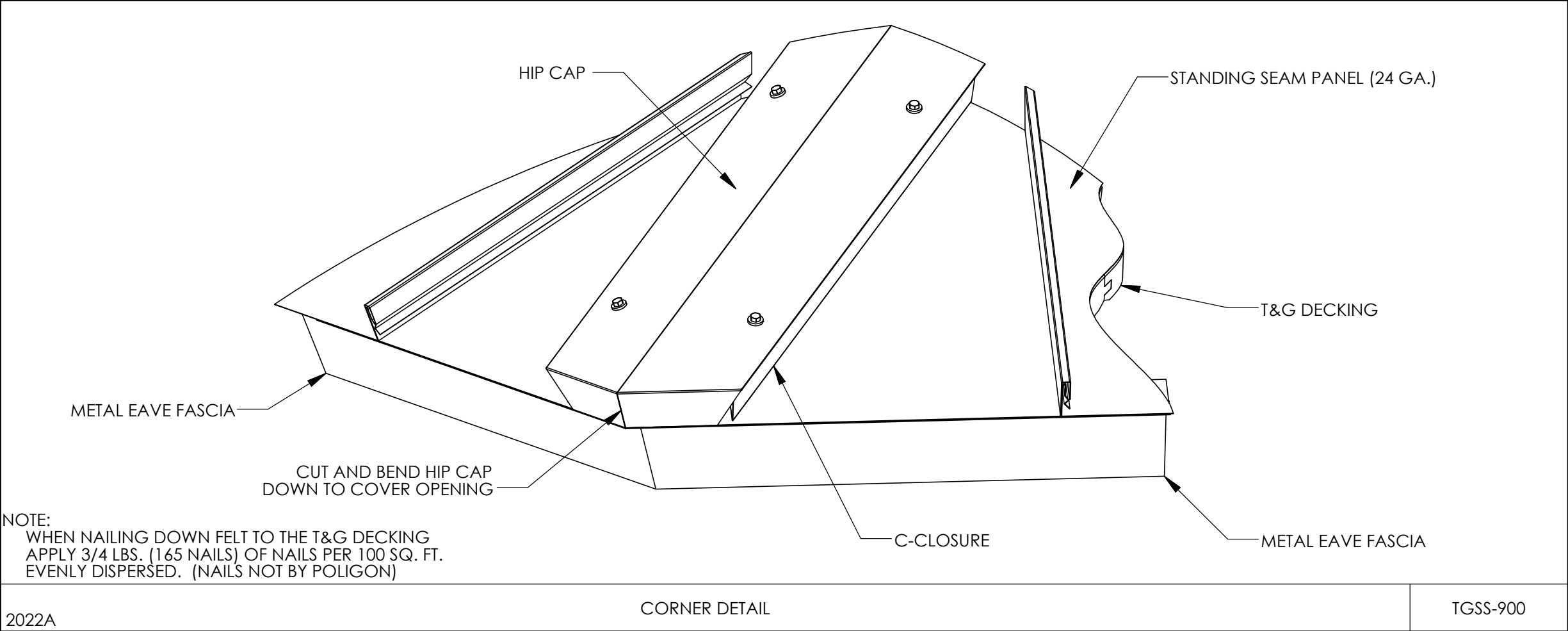


2022A	ROOF PEAK DETAIL	TGSS-800
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7.1

7.1	SHEET	PROJECT:	SUN SHELTERS - KESTREL PARK			CREATION DATE:	11/15/2016	DRAWN BY:	ryan.bohrh	PRINT DATE:	7/22/2024
		PROJECT LOCATION:	MADISON, WI			ORDER NO:	79984	REV LEVEL:	A	SCALE:	NTS
		DRAWING:	ROOF CONNECTION DETAILS			CAD MODEL:			~P19792		
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FIELD SUPPORT: (616) 888-3504											
by PORTER CORP											



PROJECT: SUN SHELTERS - KESTREL PARK	CREATION DATE: 11/15/2016	DRAWN BY: ryan.borah	PRINT DATE: 7/22/2024				
	ORDER NO: 79984	REV LEVEL: A	SCALE: NTS				
	CAD MODEL: ~P19792						
				DRAWING: ROOF CONNECTION DETAILS			
				SHEET			
7.2							
IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.							



City of Madison

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

Master

File Number: 86464

File ID: 86464

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/11/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Imagination Center at Reindahl Park.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Imagination Center at Reindahl Park. (District 12)

Notes: Bryan Cooper

CC Agenda Date: 01/14/2025

Agenda Number: 33.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 17085_selectedDrawings.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	1/6/2025	Robert Mulcahy	Delegated	
1	2	1/6/2025	Maggie McClain	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/11/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Clausius, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86464

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Imagination Center at Reindahl Park. The total estimated cost of Construction is 16,318,885. Funds for this project were authorized in the Library's 2025 Adopted Capital Budget in the Imagination Center at Reindahl Park project (MUNIS #17085). Funds for the PV Solar panels were authorized in the Engineering Facilities Management 2025 Adopted Capital Budget in the Energy Improvements program. An estimated cost breakdown is provided below.

In accordance with RES-24-00609 (File # 85305), City Staff are coordinating with the State of Wisconsin Division of Energy, Housing and Community Resources on final approvals for the Flexible Facility Program (FFP) grant of \$4,250,000. If final FFP grant approvals are achieved and FFP grant funds are procured they will replace city general obligation debt as applicable. If final FFP grant approvals are not achieved and FFP grant funds are not procured, the project will proceed without use of FFP grant funds.

<u>Construction Cost Breakdown</u>	<u>Cost</u>	<u>MUNIS#</u>
Construction*:	\$14,815,529	17085
Photovoltaic Panels*:	\$400,015	15533
City Staff Time:	\$66,000	17085
Furniture, Fixtures, and Equipment:	\$950,637	17085
Percent for Art:	\$86,704	17085
Total:	\$16,318,885	

*Includes 8% contingency

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Imagination Center at Reindahl Park. (District 12)

Body

The approved Capital Budget includes funding for the Imagination Center at Reindahl Park. Funding finances the Design and Construction of a New Facility for the use by Madison Public Library and City of Madison Parks. The Facility's primary function is a collocated Library and Park pavilion. Design phase(s) are complete and technical plans and specifications are ready for Bid Advertisement. Approval of this resolution will allow City staff to proceed with Bid Advertisement and execution of additional steps defined below.

BE IT RESOLVED:

1. That the plans and specifications for the Imagination Center at Reindahl Park are hereby approved.
2. That the Board of Public Works is hereby authorized to advertise for and receive bids for the Project.
3. That the City Engineer and Finance Director are hereby authorized to obtain all Furnishings, Fixtures, Equipment and Materials necessary for the Project in accordance with City Purchasing Policy.
4. That the Mayor and City Clerk are hereby authorized to execute easement and lease documents necessary for the Project in accordance with MGO Ordinances and City

Policy, on a form and in a manner that has been approved by the City Attorney and Risk Manager.

5. That the City Engineer and Finance Director are hereby authorized to obtain, and the Mayor and City Clerk are hereby authorized to execute any documents required for moving, remediation, testing, inspection and consulting services as necessary for the Project in accordance with MGO Ordinances and City Policy, on a form and in a manner that has been approved by the City Attorney and Risk Manager.

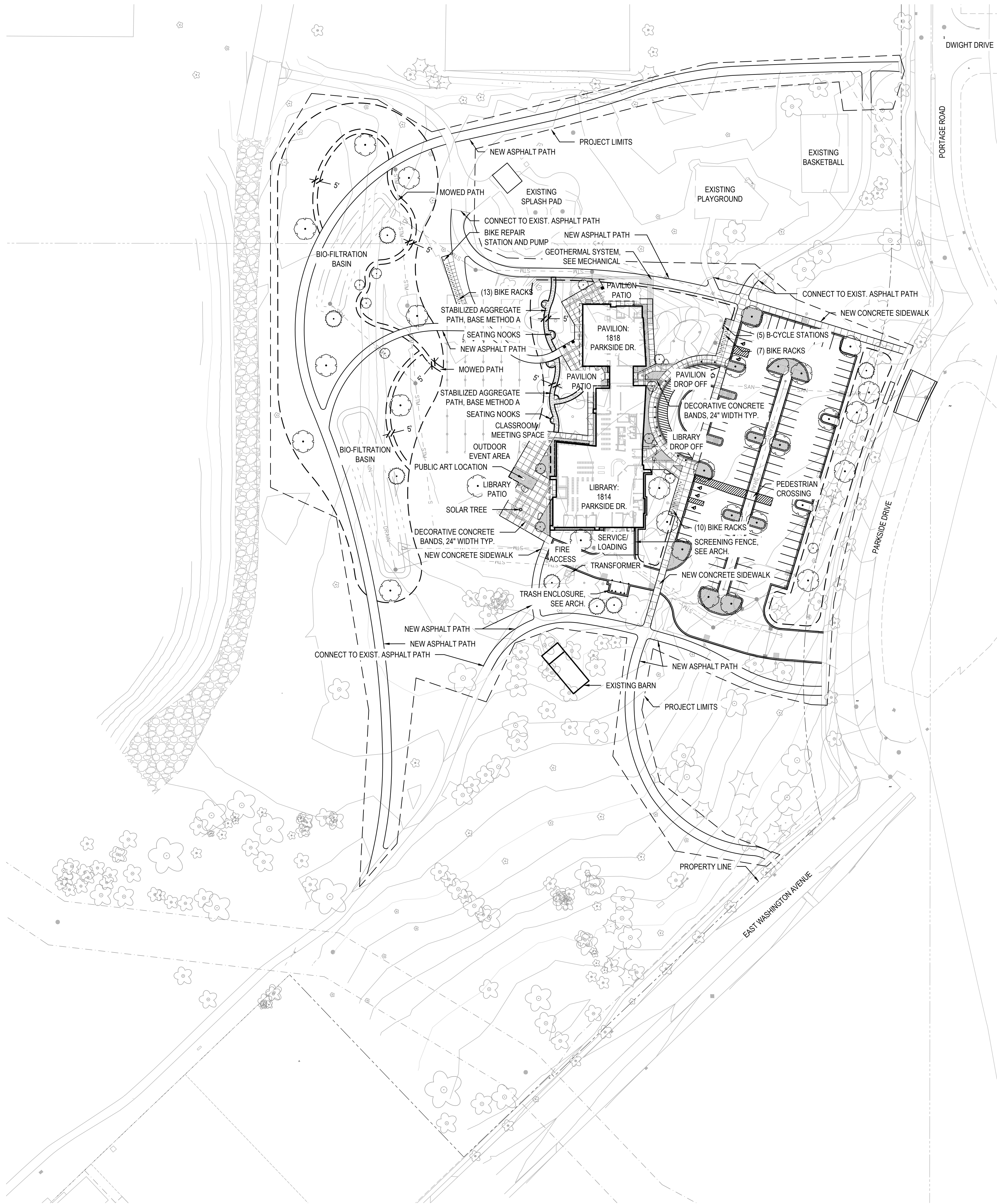


IMAGINATION CENTER AT REINDAHL PARK
100% CONSTRUCTION DOCUMENTS DRAWINGS
JULY 29, 2024 | CONTRACT #XXXX/MINUS #17085

LIBRARY: 1814 PARKSIDE DRIVE
MADISON, WI 53704

PAVILION: 1818 PARKSIDE DRIVE
MADISON, WI 53704



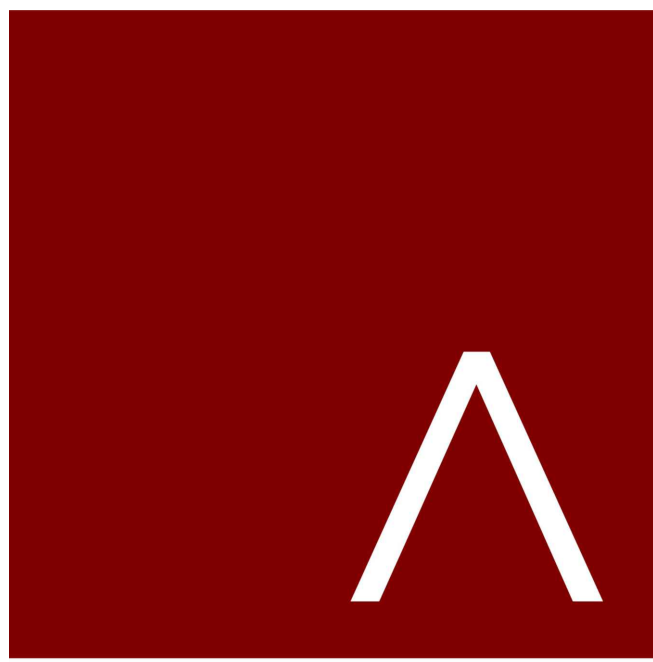
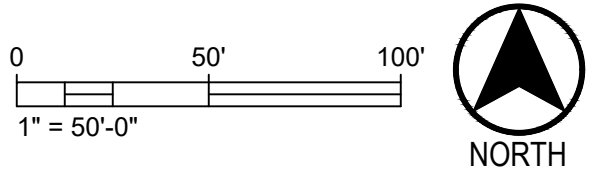


- LEGEND
- SHREDDED HARDWOOD MULCH
 - STONE MULCH
 - DECORATIVE CONCRETE
 - STABILIZED AGGREGATE PATH, SEE 10/L501
 - METAL BED EDGING, SEE 7/L501
 - SPADED BED EDGING, SEE 6/L501
 - STONE MAINTENANCE EDGE, SEE 8/L501
 - PROJECT LIMITS
 - EXISTING SITE FEATURES
 - PROPERTY LINE
 - MULCH TREE RING
 - FUTURE PUBLIC ART LOCATION
 - EXISTING EVERGREEN TREE
 - EXISTING DECIDUOUS TREE
 - PROPOSED EVERGREEN TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHADE TREE

NOTE: SEE L104 FOR PROPOSED TREE SPECIES

- PLAN NOTES
- FIELD VERIFY SURVEY INFORMATION AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT. CONTACT DIGGER'S HOTLINE TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE CAUSED TO EXISTING UTILITIES, EITHER SHOWN OR NOT, SHALL BE REPAIRED AND PAID FOR AT THE CONTRACTOR'S EXPENSE.
 - PROTECT ALL BENCHMARKS. PROTECT ALL EXISTING PAVEMENTS, CURBS, UTILITIES, AND OTHER IMPROVEMENTS TO REMAIN FROM CONSTRUCTION ACTIVITIES. INCLUDE ANY RELOCATED BENCHMARKS IN AS-BUILT DRAWINGS.
 - PROVIDE CONSTRUCTION STAKING FOR ALL HORIZONTAL AND VERTICAL ALIGNMENTS.
 - ANY DEVIATION FROM CONCRETE JOINTING LAYOUT AS SHOWN ON THE PLANS WILL REQUIRE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH MODIFICATIONS.
 - RESTORE ALL AREAS DISTURBED BY CONSTRUCTION WITHIN OR OUTSIDE OF THE CONSTRUCTION BOUNDARY TO PRE-DISTURBANCE STANDARDS AT NO COST TO THE OWNER OR CITY.
 - CONTACT CITY OF MADISON PRIOR TO PERFORMING ANY WORK WITHIN THE CITY RIGHT OF WAY TO CONFIRM RESTORATION.
 - THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION OF TRAFFIC ENGINEERING AND ENGINEERING DIVISIONS. FORWARD ANY CHANGES PROPOSED BY CITY OFFICIALS TO LANDSCAPE ARCHITECT FOR CONSIDERATION AND DIRECTION BEFORE PROCEEDING.
 - SEE CIVIL DRAWINGS FOR LAYOUT AND DIMENSIONING OF ALL PAVEMENTS.

1 Site Plan
SCALE: 1"=50'-0"



JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM



JLA PROJECT NUMBER: 20-0928



IMAGINATION CENTER
AT REINDAHL PARK

100% CD Set

DATE OF ISSUANCE JULY 29, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE


SITE PLAN

SHEET NUMBER

L103

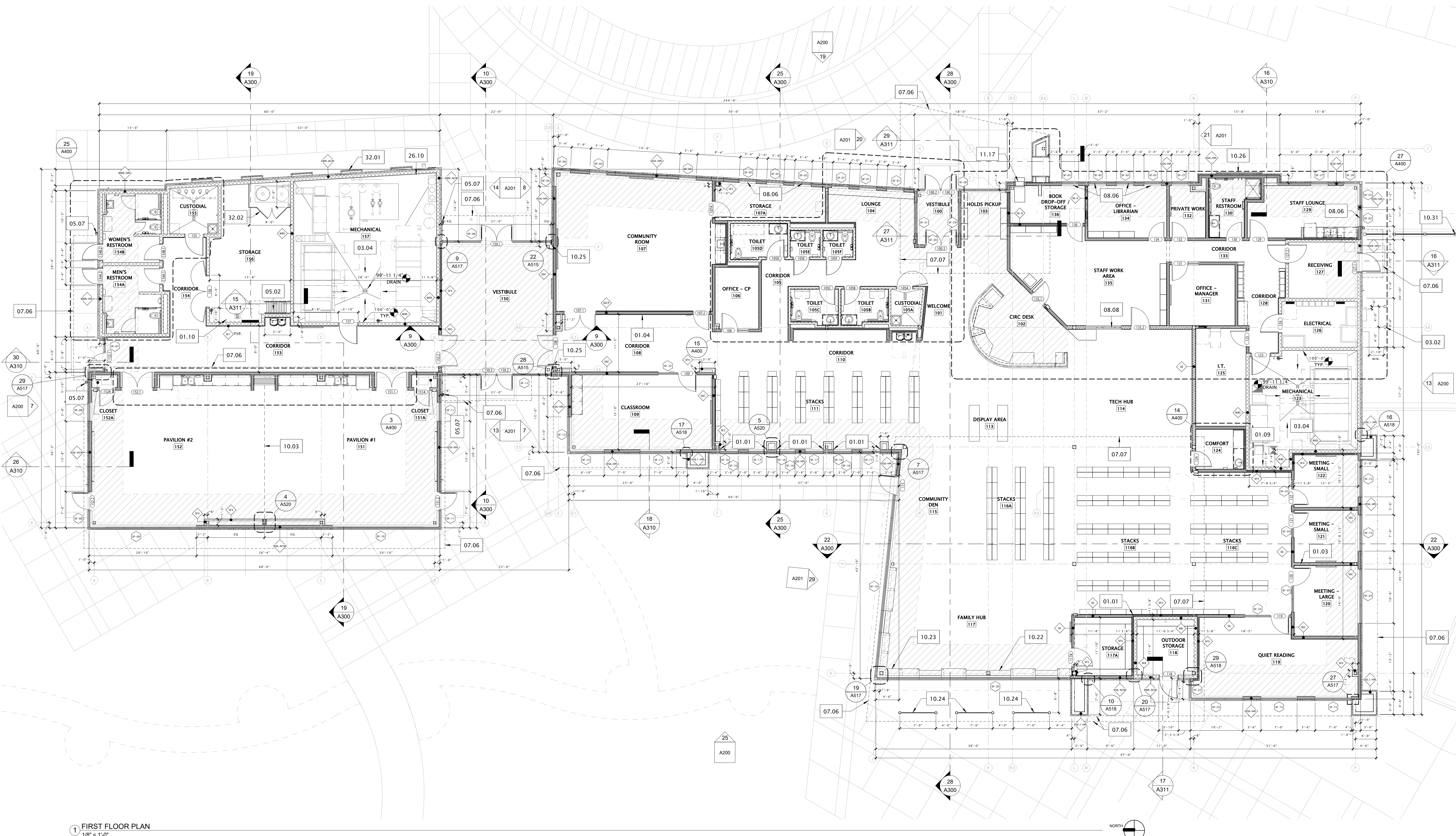
KEYNOTE SCHEDULE	
MARK	NOTE
01.01	ALIGN WALL FACES
01.03	ALIGN CENTER OF WALL WITH GRID LINE
01.04	ART WALL NO PLUMBING OR HVAC IN THIS WALL, FLOOR TO CEILING
01.09	LADDER STORAGE
01.10	PAVILION SPACES TRASH & RECYCLING
03.02	6" CONCRETE-FILLED PAINTED STEEL BOLLARDS WITH CROWNED CAP - SEE CIVIL DRAWINGS FOR BASE DETAILS
03.04	SLOPE SLAB ON GRADE AS SHOWN WITHIN ROOM, NO MORE THAN 1:20 TO DRAIN
05.02	SHIPS LADDER TO ROOF
05.07	DOWNSPOUT
07.06	ROOF LINE ABOVE
07.07	CLERESTORY ROOF (ABOVE)
08.06	CLERESTORY WINDOWS (ABOVE)
08.08	BORROWED LITE WINDOWS (ABOVE)
10.03	FOLDING PANEL PARTITION - CC TO COORDINATE AND CONFIRM POCKET DIMENSION WITH FINAL PARTITION SELECTION
10.22	INTEGRATED BOOKSHELF - BOARD BOOKS
10.23	BENCH SEATING AT WINDOWS
10.24	EXTERIOR ALUMINUM SHADING DEVICE - SEE EXTERIOR ELEVATIONS
10.25	EXPANSION JOINT LOCATION
10.26	LOGO WALL
10.31	PRIVACY FENCE - SEE SITE PLANS AND DETAILS
11.17	EXTERIOR BOOK DROP, 24" MIN. WIDTH
26.10	POWER PACK FOR EXTERIOR SIGNAGE - CC TO COORDINATE FINAL LOCATION AND SPACING NEEDS WITH EXTERIOR SIGNAGE CONTRACTOR
32.01	METAL & CABLE RAIL TRELLIS PANELS
32.02	6'-0" TALL CHAIN LINK FENCE - BOLTED TO CONCRETE SLAB WITH 36" WIDE DOUBLE SWING GATES

FLOOR PLAN KEY



LOCATION OF IN-FLOOR RADIANT HEATING. REFER TO MECHANICAL DRAWINGS FOR FURTHER INFORMATION, AND INTERIORS DRAWINGS FOR FINISH FLOOR INSTALLATION WITHIN THESE AREAS

- GENERAL NOTES – FLOOR PLANS
- SEE SHEET A131 FOR INTERIOR ELEVATION TAGS.
 - DIMENSIONS AT CMU WALLS ARE TO FACE OF WALLS UNLESS OTHERWISE NOTED.
 - DIMENSIONS AT STUD WALLS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
 - WINDOW & DOOR LOCATION DIMENSIONS ARE TO ROUGH OPENING ENDS OF WINDOW / DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
 - ALL INTERIOR CMU WALL TYPES SHALL BE TYPE M8, UNLESS NOTED OTHERWISE.
 - ALL INTERIOR STUD WALLS SHALL BE TYPE S6, UNLESS NOTED OTHERWISE.
 - ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
 - PROVIDE BATT INSULATION AT INTERIOR WALLS AS SHOWN ON THE PLANS. SEE INTERIOR WALL TYPE ASSEMBLIES FOR ADDITIONAL INFORMATION.
 - FIELD VERIFY ALL CABINERY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINERY ENDS.
 - PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" APT TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH ELECTRICAL CONTRACTOR.
 - FURNITURE IS FOR REFERENCE ONLY AND NOT IN CONTRACT.
 - DOOR FRAMES ARE 4" FROM ADJACENT WALL TO HINGE OF JAMB U.N.O.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



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JLA PROJECT NUMBER: 20-0928



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PARKS

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PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		JULY 29, 2024
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

GENERAL NOTES - EXTERIOR ELEVATIONS

- COORDINATE WITH ARCHITECT THE LOCATION OF ALL MEP-RELATED PENETRATIONS OF THE EXTERIOR ENVELOPE.
- COORDINATE WITH ARCHITECT THE LOCATION OF ALL EXTERIOR MATERIAL PANEL JOINTS, CONTROL JOINTS, AND EXPANSION JOINTS. GC SHALL INCLUDE DIMENSIONED JOINT LOCATIONS AS PART OF SHOP DRAWINGS.
- TRESPA PANELS TO BE BID AND INSTALLED AS SHOWN IN DRAWINGS WITH REGARDS TO SIZE, LOCATION, AND COLOR.

EXTERIOR MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	TYPE / STYLE	DIMENSIONS	COLOR	NOTES
1	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	WOOD DECOR / PROFILED EDGES	10" x 14'-0"	MILANO TERRA	MATTE FINISH; TS300 CONCEALED FASTENING
2	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	NATURAL DECOR	SEE PLANS	TEMPERED GREY	MATTE FINISH; TS200 CONCEALED FASTENING
3	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	DARK GREEN	SATIN FINISH; TS200 CONCEALED FASTENING
4	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	VERDIGRIS	SATIN FINISH; TS200 CONCEALED FASTENING
5	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	TRANSLUCENT GREEN	SATIN FINISH; TS200 CONCEALED FASTENING
6	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	AQUAMARINE	SATIN FINISH; TS200 CONCEALED FASTENING
7	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	COBALT BLUE	SATIN FINISH; TS200 CONCEALED FASTENING
8	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	OCEAN GREY	SATIN FINISH; TS200 CONCEALED FASTENING
9	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	LAVENDER BLUE	SATIN FINISH; TS200 CONCEALED FASTENING
10	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	BLUISH GREY	SATIN FINISH; TS200 CONCEALED FASTENING
11	HIGH PRESSURE LAMINATE (HPL) WALL PANELS	TRESPA METEON	UNI COLOR	SEE PLANS	SILVER GREY	SATIN FINISH; TS200 CONCEALED FASTENING
12	ALUMINUM COMPOSITE MATERIAL (ACM) WALL PANELS	ALUCOBOND PLUS	NATURAL COLLECTION	SEE PLANS	CORTEN	EASYFIX FASTENING
13	HIGH PRESSURE LAMINATE (HPL) WALL PANEL OPENING	TRESPA METEON-WRAPPED	UNI COLOR	SEE PLANS	VERDIGRIS	SATIN FINISH; TS200 CONCEALED FASTENING
14	HIGH PRESSURE LAMINATE (HPL) WALL PANEL OPENING	TRESPA METEON-WRAPPED	UNI COLOR	SEE PLANS	TRANSLUCENT GREEN	SATIN FINISH; TS200 CONCEALED FASTENING
15	HIGH PRESSURE LAMINATE (HPL) SOFFIT PANEL	TRESPA METEON SOFFIT	WOOD DECOR / PROFILED EDGES	10" x 14'-0"	MILANO TERRA	MATTE FINISH; TS300 CONCEALED FASTENING
16	METAL COMPOSITE MATERIAL (MCM) PANELS	CMG (COATED METALS GROUP)	SYSTEM 1000	SEE PLANS	EXTRA DARK BRONZE	
17	METAL COMPOSITE MATERIAL (MCM) PANELS	CMG (COATED METALS GROUP)	SYSTEM 1000	SEE PLANS	DARK GREEN	
18	METAL COMPOSITE MATERIAL (MCM) SOFFIT	CMG (COATED METALS GROUP)	SYSTEM 1000	SEE PLANS	EXTRA DARK BRONZE	
19	ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM	KAWNEER	TRIFAB 451T / 500 WIDE STILE	SEE PLANS	CLEAR ANODIZED	
20	ROOF AWNING - METAL FRAMED WITH TIE-RODS	--	--	SEE PLANS	TIE-RODS = DARK BRONZE; FASCIA COLORS VARY	
21	EPDM ROOF	FIRESTONE	RUBBERGARD	SEE PLANS	BLACK	
22	METAL & CABLE RAIL TRELLIS PANELS	CITYSCAPES, NATURESCREEN PANELS (OR EQUAL)	ALUMINUM FRAMED WITH WIRE MESH	SEE PLANS	WHITE	
23	METAL WALL COPING / GRAVEL STOP	PAC-CLAD (OR EQUAL)	PREFINISHED ALUMINUM	SEE PLANS	DARK BRONZE	
24	METAL WALL COPING / GRAVEL STOP	PAC-CLAD (OR EQUAL)	PREFINISHED ALUMINUM	SEE PLANS	DARK GREEN	
25	BUILDING LOGO	SEE EXTERIOR ELEVATIONS - SIGNAGE	--	SEE PLANS	TO MATCH MADISON PUBLIC LIBRARY COLORS	
26	DIMENSIONAL BUILDING LETTERING	SEE EXTERIOR ELEVATIONS - SIGNAGE	--	SEE PLANS	TBD	
27	EXTERIOR ALUMINUM SHADING DEVICE	REVAMP PANELS (OR EQUAL)	NEST PATTERN (OR EQUAL)	SEE PLANS	POWDER-COATED TO MATCH TRESPA LAVENDER BLUE, COBALT BLUE, DARK GREEN	
28	ALUMINUM DOWNSPOUT & COLLECTION BOX	FABRICATED	INDUSTRIAL - CLOSED PROFILE	SEE PLANS	DARK BRONZE	
29	STEEL ACCESS DOOR	THERMA-TRU (OR EQUAL)	INSULATED	SEE PLANS	DARK BRONZE	
30	THRU-WALL SCUPPER / SCUPPER NOTCH	PAC-CLAD (OR EQUAL)	PREFINISHED ALUMINUM	SEE PLANS	TO MATCH ADJACENT WALL MATERIAL	
31	LAMBS TONGUE DRAIN	ZURN (OR EQUAL)	--	SEE PLANS	NICKEL BRONZE	
32	MECHANICAL LOUVER	--	--	SEE PLANS	TO MATCH ADJACENT WALL MATERIAL	
33	FENCE	CITYSCAPES, COVRIT SCREENING SYSTEMS	ALUMINUM FRAMED WITH INFILL PANELS	SEE PLANS	TBD	
34	THRU-WALL BOOK DROP	TBD	--	SEE PLANS	TBD	
35	FOUNDATION COVER	GLASTEEL	GLASLINER FRP FOUNDATION LINER	SEE PLANS	BLACK	

7 NORTH ELEVATION - OVERALL
1/8" = 1'-0"13 SOUTH ELEVATION - OVERALL
1/8" = 1'-0"19 EAST ELEVATION - OVERALL
1/8" = 1'-0"25 WEST ELEVATION - OVERALL
1/8" = 1'-0"JLA
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JLA PROJECT NUMBER: 20-0928

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PROGRESS DOCUMENTS

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DATE OF ISSUANCE JULY 29, 2024

REVISION SCHEDULE

Mark	Description	Date
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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

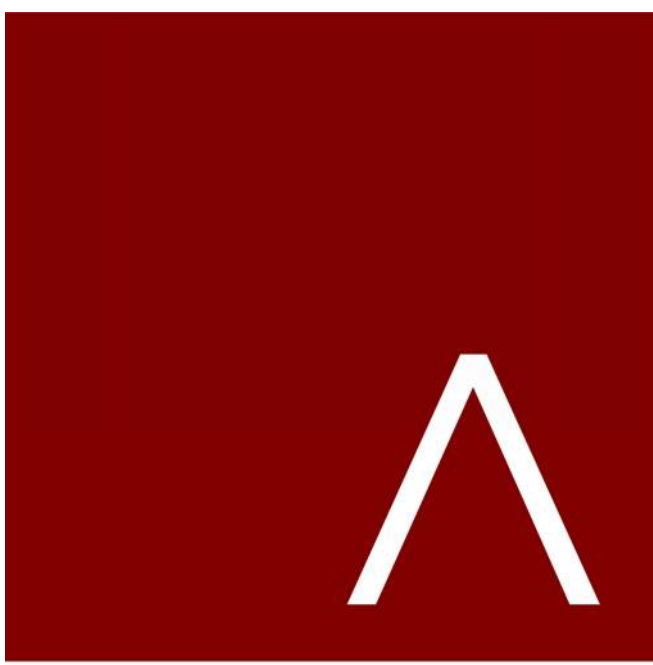
A200



PERSPECTIVE - PAVILION SIDE ENTRY



PERSPECTIVE - LIBRARY FROM TURNAROUND



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JLA PROJECT NUMBER: 20-0928



IMAGINATION CENTER
AT REINDAHL PARK

ISSUED FOR PLAN REVIEW

DATE OF ISSUANCE JUNE 7, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING
RENDERINGS-
EXTERIOR

SHEET NUMBER

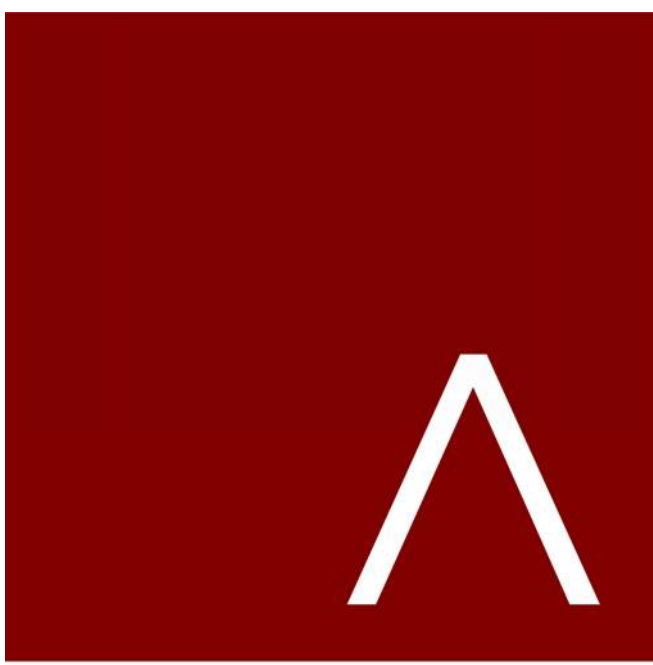
A223



INTERIOR PERSPECTIVE - FRONT DESK TO HALLWAY



INTERIOR PERSPECTIVE - FRONT DESK TO STACKS



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JLA PROJECT NUMBER: 20-0928



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IMAGINATION CENTER
AT REINDAHL PARK

ISSUED FOR PLAN REVIEW

DATE OF ISSUANCE JUNE 7, 2024

REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE

BUILDING
RENDERINGS-
INTERIOR

SHEET NUMBER

A225



City of Madison

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

Master

File Number: 86467

File ID: 86467

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Accepting sanitary sewer improvements constructed
by Private Contract In 5604 Schroeder Road, Private
Contract No. 9302

Final Action:

Title: Accepting sanitary sewer improvements constructed by Private Contract In 5604
Schroeder Road, Private Contract No. 9302 (District 19).

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 34.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9302 Sanitary Schedule A Unit Cost.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86467

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer improvements constructed by Private Contract In 5604 Schroeder Road, Private Contract No. 9302 (District 19).

Body

WHEREAS, 5602 Schroeder Rd QOZB LLC, has satisfactorily completed the installation of sanitary sewer improvements by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 5604 Schroeder Road.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer improvements be and are hereby accepted.
2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A) Total Contract Value (including Engineering and Miscellaneous Costs)	\$	<u>4,534.88</u>
B) Contributions in Aid of Construction:		
a) Public Sewer Components	\$	<u>4,534.88</u>
b) Sewer Laterals	\$	<u>-0-</u>
C) Investments in Capital (MSU Share)	\$	<u>-0-</u>
D) Total Plant Value	\$	<u>4,534.88</u>



City of Madison

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

Master

File Number: 86468

File ID: 86468

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Truax Apartments PV - Roofing Alterations.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Truax Apartments PV - Roofing Alterations. (District 12)

Notes: William McMahon

CC Agenda Date: 01/14/2025

Agenda Number: 35.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Truax Apartments PV - Roofing Alterations BPW.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	1/6/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86468

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Truax Apartments PV - Roofing Alterations project. The total estimated cost of the project is \$65,000. Funding is available in Munis #14624. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Truax Apartments PV - Roofing Alterations. (District 12)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Truax Apartments PV - Roofing Alterations, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

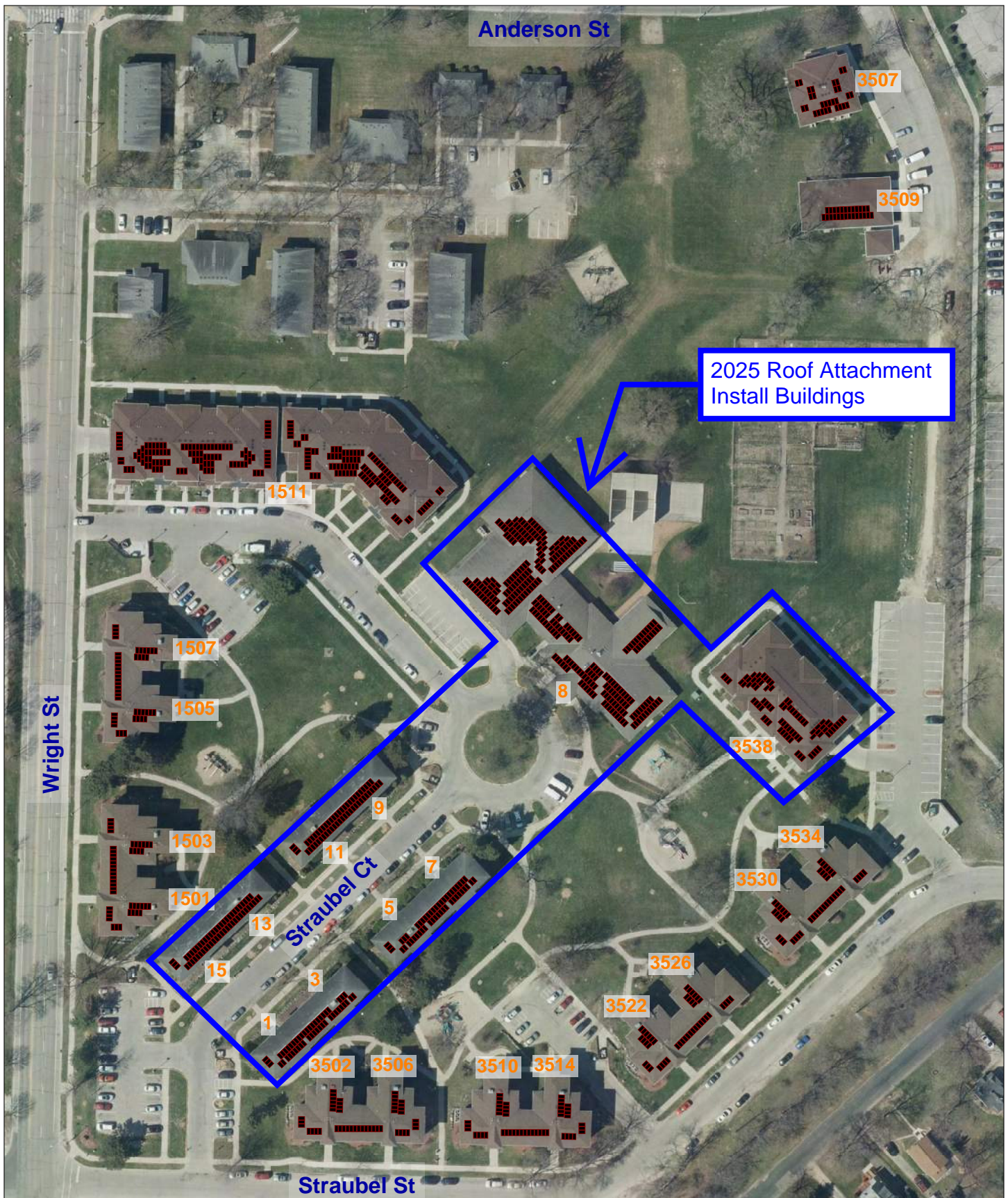


Scale: 1 In = 500 Ft

City of Madison, WI - GIS/Mapping data

Printed By: enwhm

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages



Scale: 1 In = 125 Ft

FLASHKIT PRO

FLASHKIT SWITCHBLADE



INSTALL WITH PEACE OF MIND

- Features **SHED & SEAL** technology
- Pre-kitted in packs of 10 for maximum convenience
- All the hardware in one box makes for a fast and efficient install.
- Use FLASHKIT PRO SB for less prying of shingles and less pulling of nails on the roof.

HIGH-SPEED INSTALLATION

- Faster installation in 3 simple steps, (Check the installation guide, visit UNIRAC'S website: www.unirac.com).

WATER RESISTANT

- TAS 100(A)-95 Wind Driven Rain performed by Intertek

WHY FLASHKIT PRO & FLASHKIT SWITCHBLADE?

FLASHKIT PRO and FLASHKIT PRO SWITCHBLADE (SB) offer complete attachment solutions for composition shingle roofs. Featuring Unirac's patented SHED & SEAL technology, a weatherproof system which provides the ultimate protection against roof leaks. This trusted water seal technology for composition shingle roofs is now available in standard width and in a more compact option.

KITTED WITH

- TEN (10) Flashings
- TEN (10) Continuous Slot L-Feet
- TEN (10) Hardware



FLASHKIT SB
Available in Dark
and Mill

FLASHKIT SWITCHBLADE

FLASHKIT PRO

FLASHKIT PRO
Available in Dark
and Mill

FLASHKIT PRO SWITCHBLADE

INSTALLATION GUIDE

FLASHKIT PRO SWITCHBLADE IS THE COMPLETE FLASHING AND ATTACHMENT SOLUTION FOR COMPOSITION ROOFS.

STEP 1



INSTALL FLASHKIT PRO SWITCHBLADE FLASHING

STEP 2



INSTALL L-FOOT

STEP 3



ATTACH L-FOOT TO RAIL

PRE-INSTALL

- Locate roof rafters and snap chalk lines to mark the installation point for each roof attachment.
- Drill a 7/32" pilot hole at each roof attachment. Fill each pilot hole with sealant.

STEP 1

INSTALL FLASHKIT PRO SWITCHBLADE FLASHING

- Add a U-shaped bead of roof sealant to the underside of the flashing with the open side of the U pointing down the roof slope. Slide the aluminum flashing underneath the row of shingles directly up slope from the pilot hole as shown. Align the indicator marks on the lower end of the flashing with the chalk lines on the roof to center the raised hole in the flashing over the pilot hole in the roof. When installed correctly, the flashing will extend under the two courses of shingles above the pilot hole.

STEP 2

INSTALL L-FOOT

- Position L-foot so that the grommet aligns with the hole on the flashing. Insert the provided lag bolt with washer through the L-foot EPDM grommet on top of the flashing. Verify proper orientation before driving the lag bolt.

- Drive the lag bolt down until the L-foot is held firmly in place. It is normal for the EPDM on the underside of the stainless steel backed EPDM washer to compress and expand beyond the outside edge of the steel washer when the proper torque is applied.

TIP:

- Use caution to avoid over-torqueing the lag bolt if using an impact driver.
- Repeat Steps 1 and 2 at each roof attachment point.

STEP 3 ATTACH L-FOOT TO RAIL

Follow SolarMount (SM) or NXT Horizon Installation Guide for instructions on attaching L-Foot to rail and torque values.

FASTER INSTALLATION. 25-YEAR WARRANTY.

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702



City of Madison

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

Master

File Number: 86469

File ID: 86469

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Solar PV - Water Utility Olin Ave.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Solar PV - Water Utility Olin Ave. (District 14)

Notes: William McMahon

CC Agenda Date: 01/14/2025

Agenda Number: 36.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Solar PV - Water Utility Olin Ave BPW.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	1/6/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86469

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Solar PV - Water Utility Olin Ave project. The total estimated cost of the project is \$300,000. Funding is available in Munis #15527. No additional appropriation is required.

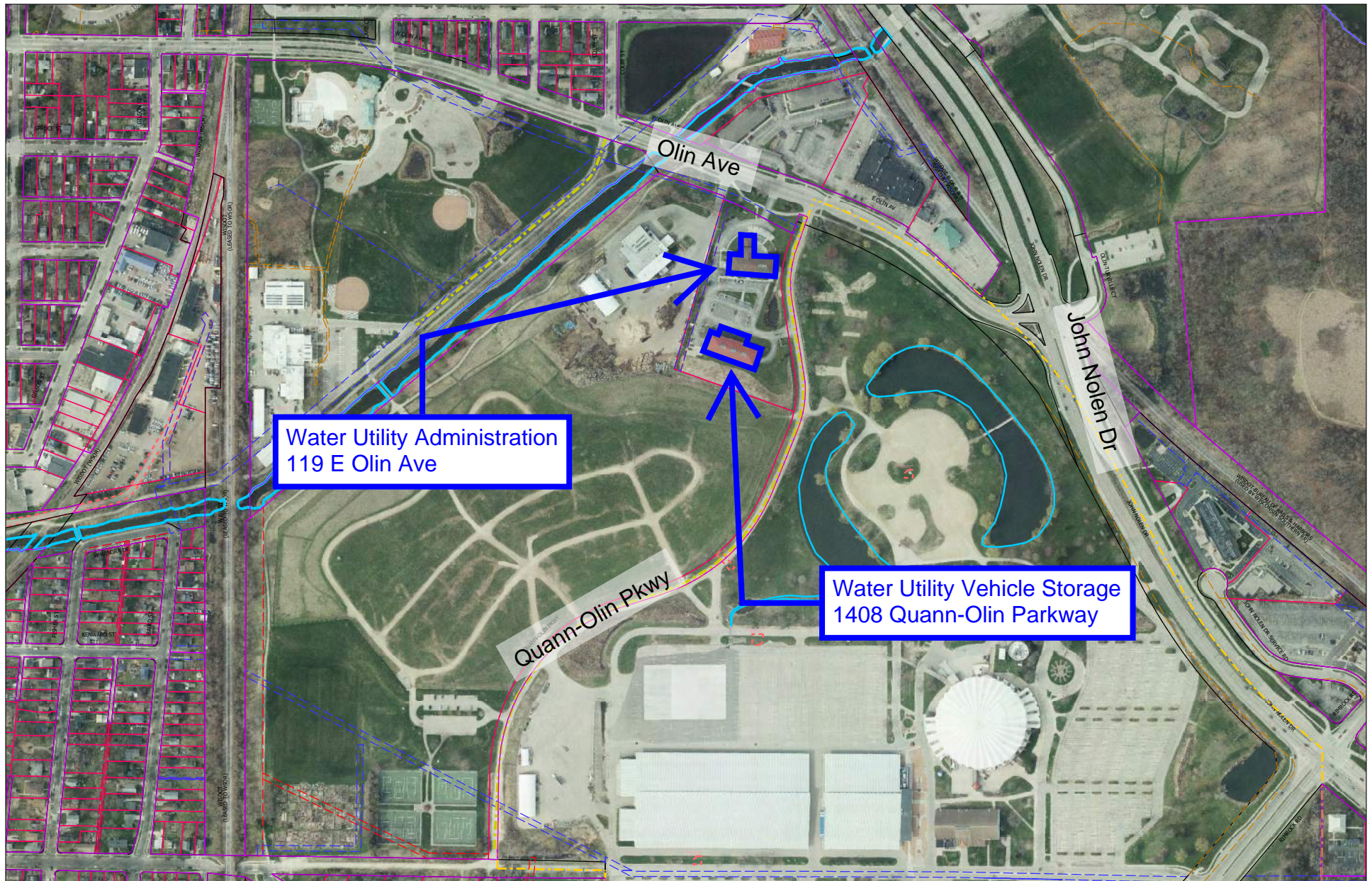
Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Solar PV - Water Utility Olin Ave. (District 14)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Solar PV - Water Utility Olin Ave, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

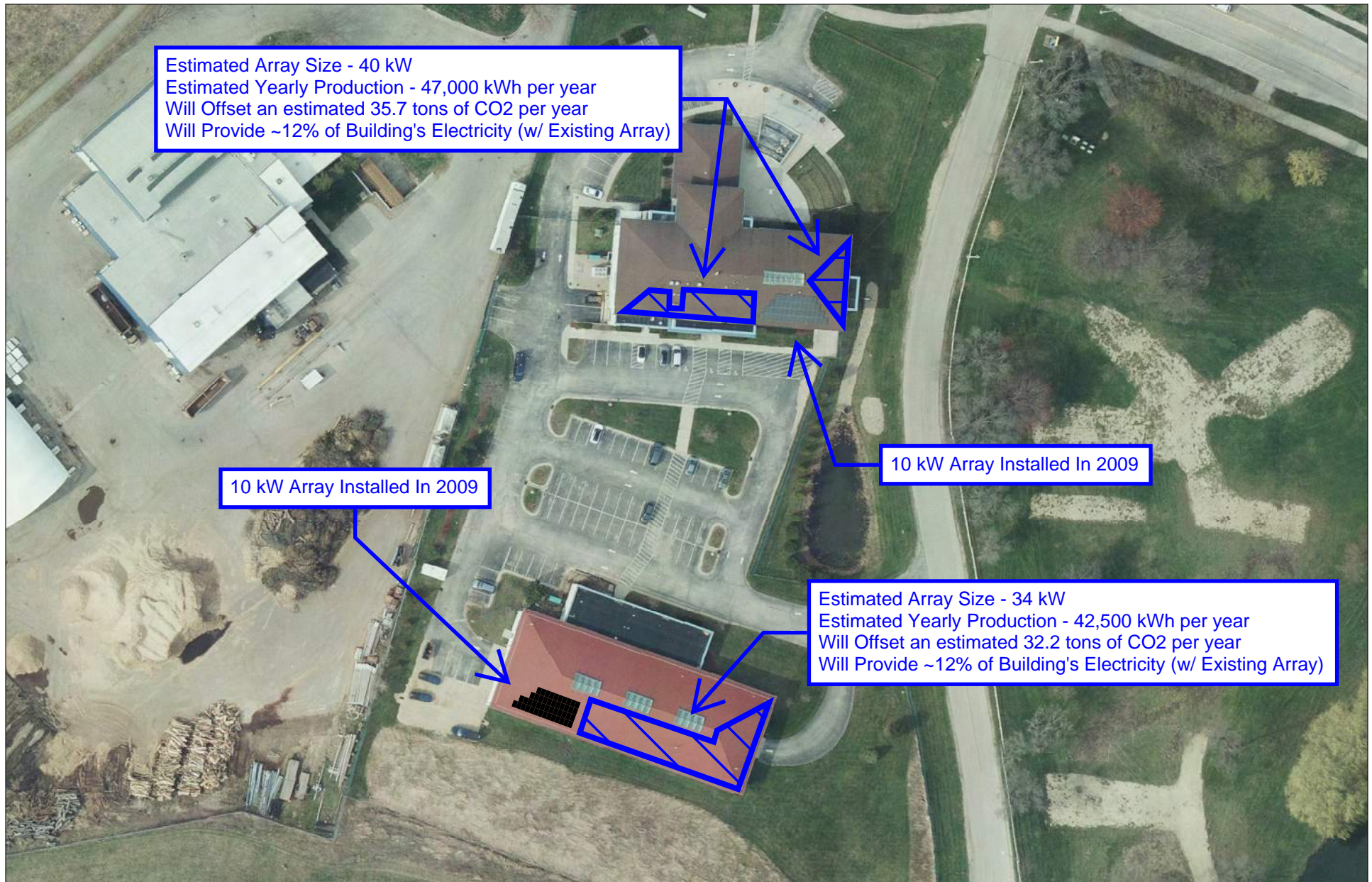


Note: 1" = 500'

City of Madison, WI - GIS/Mapping data

Printed By: enwhm

Disclaimer: The City makes no representation about the accuracy of these records and shall not be liable for any damages



Scale: 1 In = 100 Ft

City of Madison, WI - GIS/Mapping data

Printed By: enwhm

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City of Madison

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Madison, WI 53703
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Master

File Number: 86470

File ID: 86470

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Approving plans and specifications for public improvements necessary for the project known as 4502 Regent Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9602

Final Action:

Title: Approving plans and specifications for public improvements necessary for the project known as 4502 Regent Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9602 (District 11)

Notes: Tim Troester

CC Agenda Date: 01/14/2025

Agenda Number: 37.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9602 exhibit.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	1/2/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86470

Fiscal Note

The proposed resolution approves plans and specifications for the project known as 4502 Regent Street and authorizes construction to be undertaken by Chesapeake on Price, LLC. Estimated City costs are not to exceed \$25,000. Funding for the City portion of costs is available in Munis #15034. No additional appropriation is required.

Title

Approving plans and specifications for public improvements necessary for the project known as 4502 Regent Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9602 (District 11)

Body

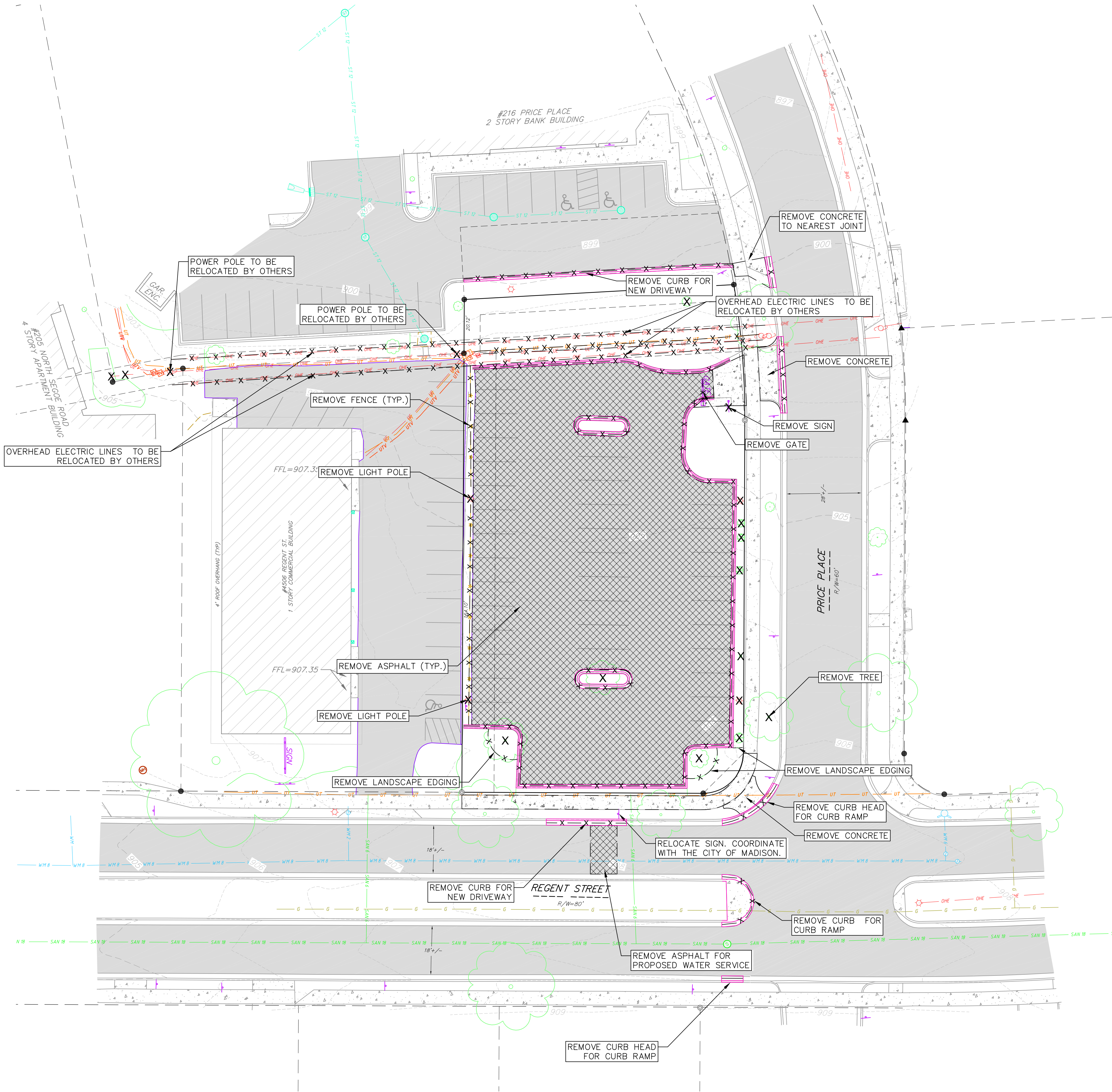
WHEREAS, the developer, Chesapeake on Price, LLC, is seeking a permitted use approval to construct a 5 story multi-family dwelling with 44 units and parking at property currently addressed to 204 Price Place, and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the redevelopment.

NOW, THEREFORE, BE IT RESOLVED:


1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 4502 Regent Street, with Chesapeake on Price, LLC, or designee with the approval of the City Engineer.
2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows:
NONE
4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.
6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

- Dedicate easement on Regent Street and construct 8-foot wide public street terrace, 5-foot wide public sidewalk, and 1-foot wide maintenance buffer adjacent to the proposed private redevelopment project.
- Repair or replace other existing public sidewalk, street terrace, curb and gutter, street terrace, and street pavement as necessary to accommodate the private redevelopment project.
- Close abandoned driveway entrances with curb and gutter and construct new private driveway entrance on Regent Street.
- Construct new public sidewalk ramps, median improvements, and crosswalk improvements on Regent Street at Price Place to create a new pedestrian crossing at this location. These improvements are not a condition of development so the Developer will be reimbursed by the City of Madison up to the statutory limit of \$25,000.00.
- Construct private sanitary, storm, and water service laterals to serve the redevelopment project.
- Install new public streetlight on Price Place at location determined by City Traffic Engineering.
- Provide public street tree protection, removals, and plantings as approved by City Forestry.



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

NOT FOR CONSTRUCTION



vierbicher
planners | engineers | advisors

Demolition Plan
204 Price Place
City of Madison
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

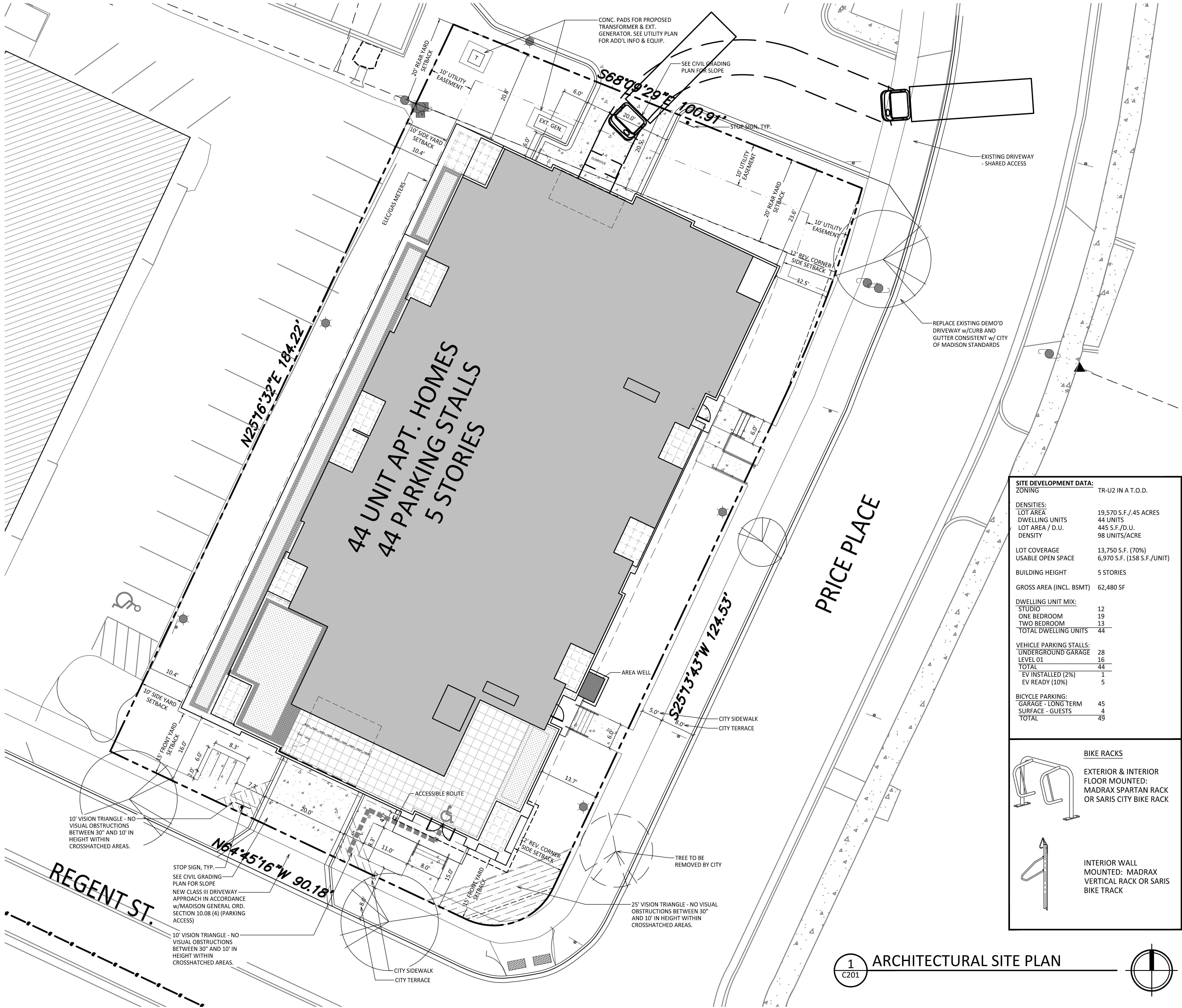
DATE
12/5/2024

DRAFTER
MCOM

CHECKED
TSCH

PROJECT NO.
240157

C101



SITE DEVELOPMENT DATA:	
ZONING	TR-U2 IN A T.O.D.
DENSITIES:	
LOT AREA	19,570 S.F. / .45 ACRES
DWELLING UNITS	44 UNITS
LOT AREA / D.U.	445 S.F./D.U.
DENSITY	98 UNITS/ACRE
LOT COVERAGE	13,750 S.F. (70%)
USABLE OPEN SPACE	6,970 S.F. (158 S.F./UNIT)
BUILDING HEIGHT	5 STORIES
GROSS AREA (INCL. BSMT)	62,480 SF
DWELLING UNIT MIX:	
STUDIO	12
ONE BEDROOM	19
TWO BEDROOM	13
TOTAL DWELLING UNITS	44
VEHICLE PARKING STALLS:	
UNDERGROUND GARAGE	28
LEVEL 01	16
TOTAL	44
EV INSTALLED (2%)	1
EV READY (10%)	5
BICYCLE PARKING:	
GARAGE - LONG TERM	45
SURFACE - GUESTS	4
TOTAL	49

BIKE RACKS

EXTERIOR & INTERIOR FLOOR MOUNTED: MADRAX SPARTAN RACK OR SARIS CITY BIKE RACK

INTERIOR WALL MOUNTED: MADRAX VERTICAL RACK OR SARIS BIKE TRACK

- GENERAL NOTES:
- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
 - ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
 - ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
 - AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM
 - CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
 - SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WEBSITE: CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM) ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
 - ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERCTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
 - STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
 - AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
 - APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
 - THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

ISSUED

LAND USE SUBMITTAL - 06-17-2024
SITE PLAN REVIEW SUBMITTAL - 10-14-2024

PROJECT TITLE

THE CHESAPEAKE

4502 REGENT ST.
MADISON, WI

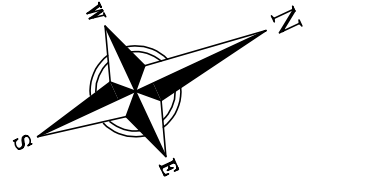
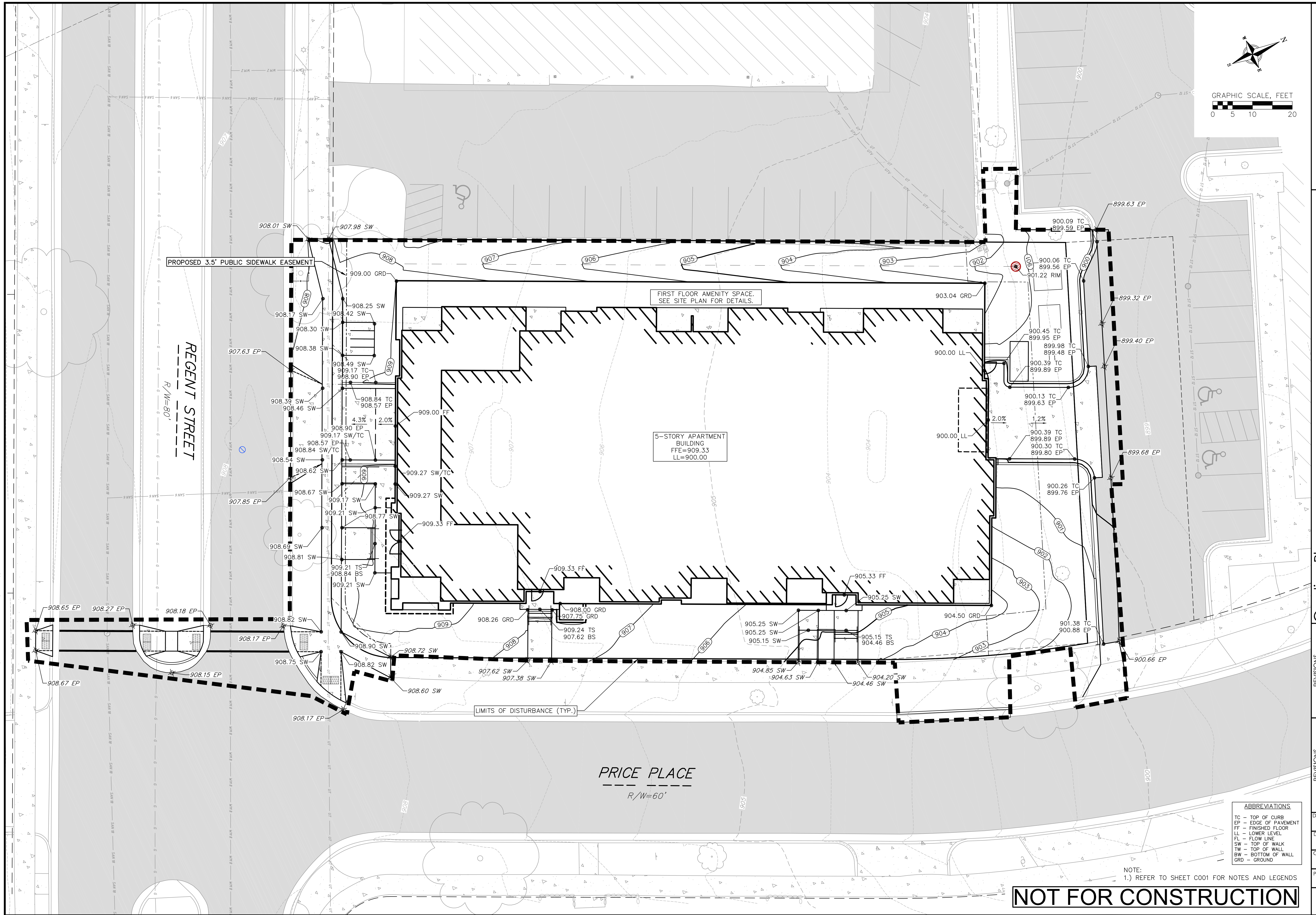
SHEET TITLE

**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER

C201

PROJECT NUMBER **2129**



GRAPHIC SCALE, FEET

0 5 10 20



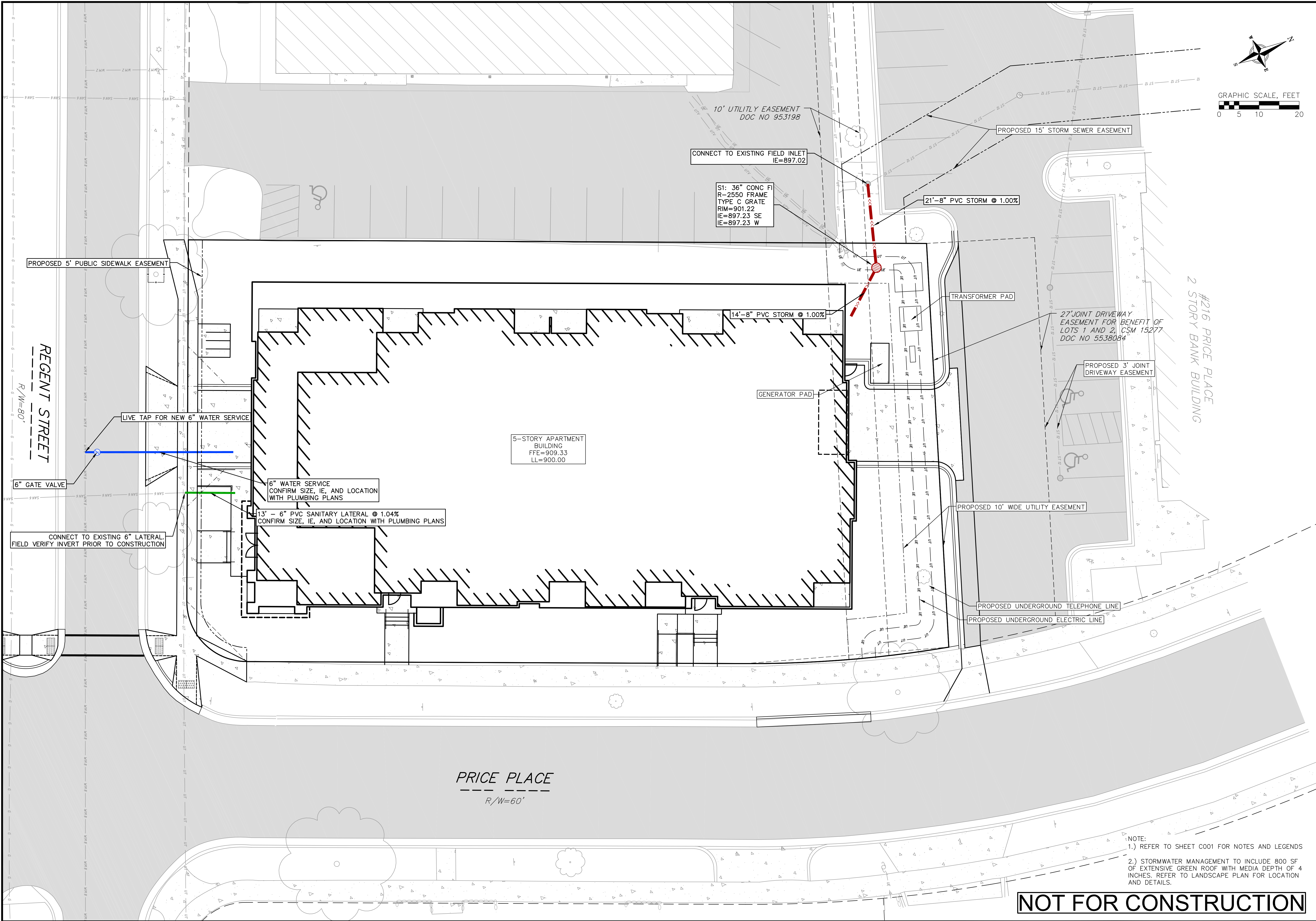
planners | engineers | advisors

Grading Plan

204 Pllice Place
City of Madison
Dane County, Wisconsin


DATE		12/5/2024	
DRAWN BY			
MCOM			
CHECKED			
TSCH			
PROJECT NO.			
240157			
C300			

C300



NOTE:
1.) REFER TO SHEET C001 FOR NOTES AND LEGENDS
2.) STORMWATER MANAGEMENT TO INCLUDE 800 SF OF EXTENSIVE GREEN ROOF WITH MEDIA DEPTH OF 4 INCHES. REFER TO LANDSCAPE PLAN FOR LOCATION AND DETAILS.

NOT FOR CONSTRUCTION



vierbicher

planners | engineers | advisors

Utility Plan

204 Price Place

City of Madison

Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

12/5/2024

DRAFTER

MCOM

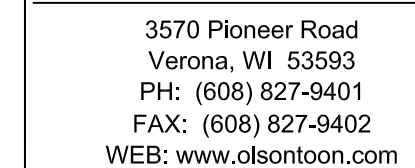
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TSCH

PROJECT NO.

240157

C400

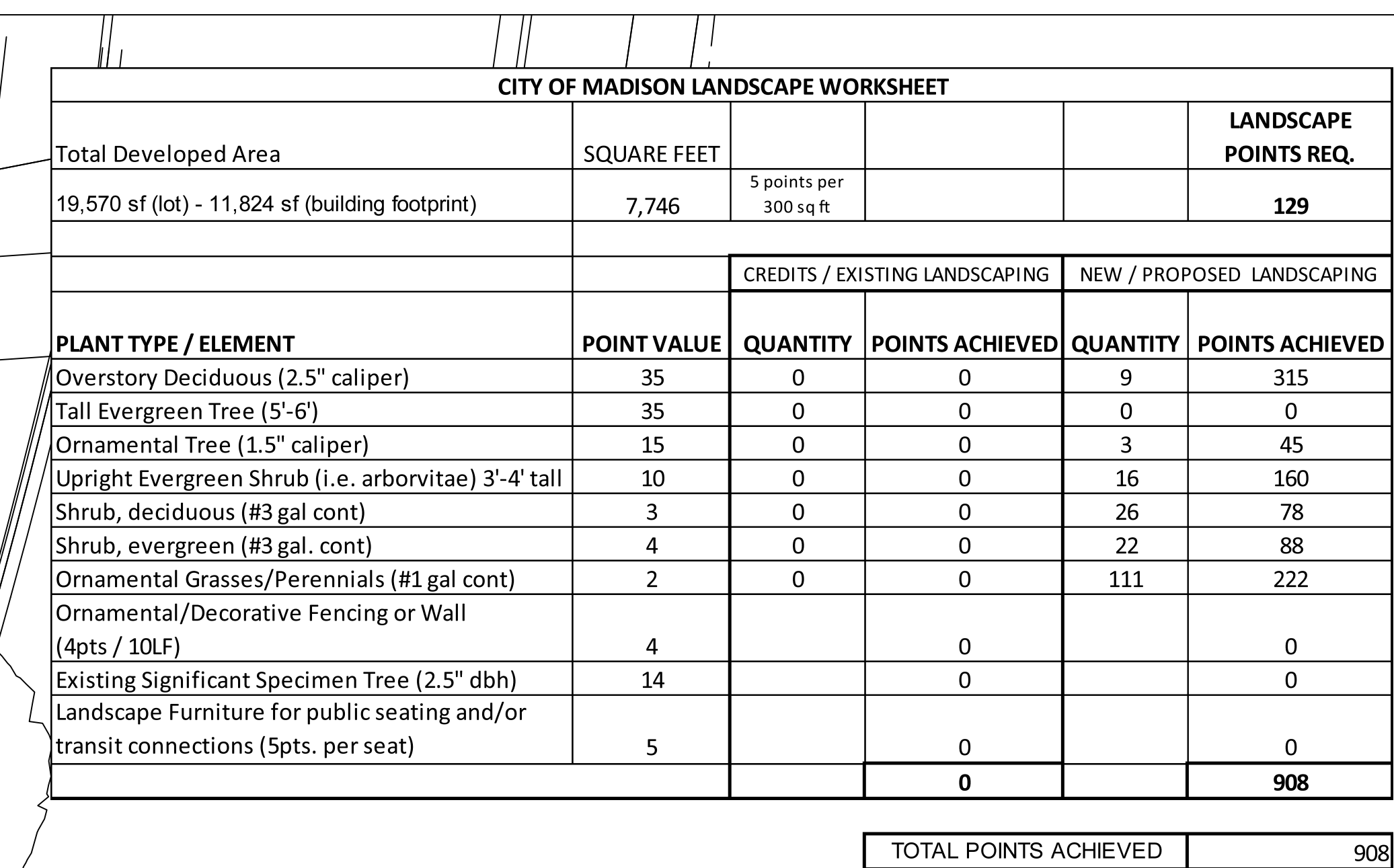


204 Price Place
Madison, Wisconsin

Date: 2024.06.14
Scale: 1"=10'-0"
Designer: bnf
Job # 2024-06-13

Seal:
To protect against legal liability,
the plans presented herein are
"schematic," and should not be
outsourced as "biddable" or
"construction documents" unless
approved by the Landscape
Designer. This is not an original
document unless stamped in
red, as ORIGINAL.

Revisions:
2024.10.10

Reference Name:
FLAD Development

KEY	SCIENTIFIC NAME		QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	4	2.5"	B&B	
QW	<i>Quercus x warei</i> 'Long'	Regal Prince Oak	5	2.5"	B&B	

	ORNAMENTAL TREES					
CM	<i>Cornus mas 'Golden Glory'</i>	Golden Glory Dogwood	1	2"	B&B	TF
MR	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	2	2"	B&B	TF

	UPRIGHT EVERGREEN SHRUBS	COMMON NAME			
TO	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	13	5'	B&B
TS	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Arborvitae	3	5'	B&B

	EVERGREEN SHRUBS					
TI	<i>Thuja occidentalis</i> 'Linesville'	Linesville Arborvitae	10	#5	Cont.	
Pm	<i>Pinus mugo</i> 'Slowmound'	Dwarf Mountain Mugo Pine	12	#3	Cont.	

	DECIDUOUS SHRUBS				
Dk	<i>Diervilla</i> 'G2X885411'	Kodiak Red Bush Honeysuckle	6	#3	Cont.
Hp	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	13	#3	Cont.
Vd	<i>Viburnum dentatum</i> 'Christom'	Blue Muffin Arrowwood Viburnum	7	#5	Cont.

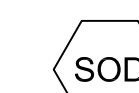
	ORNAMENTAL GRASSES & PERENNIALS				
ca	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	39	#1	Cont.
hk	<i>Hosta</i> 'Krossa Regal'	Krossa Regal Hosta	3	#1	Cont.
pv	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	19	#1	Cont.
sh	<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	39	#1	Cont.
rf	<i>Rudbeckia fulgida</i> 'Vietta's Little Suzy'	Little Suzy Black Eyed Susan	11	#1	Cont.

Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (Wayne Buckley 608-266-4892) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* -

Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan.

Contractor shall contact City Forestry (Wayne Buckley 608-266-4892) at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.

- Please refer to Grading & Erosion Control Plan for final contour information.
- Individual trees in lawn areas to receive wood mulch rings

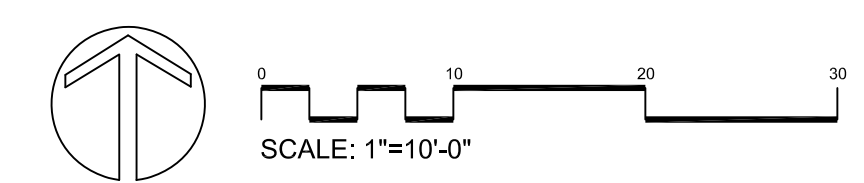


1.5" diameter washed stone mulch spread to 3" depth, over weed barrier fabric with Dimex EdgePro polyvinyl edging or equivalent.

Brown Dyed Wood Mulch spread to 3" depth, with Dimex EdgePro polyvinyl Edging or equivalent.

➤ Premium nursery-grown bluegrass sod.

L100 LANDSCAPE PLAN





City of Madison

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

Master

File Number: 86471

File ID: 86471

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Safe Streets Madison 2025.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Safe Streets Madison 2025. (District 2, District 3, District 5, District 10, District 11, District 13, District 14, District 15, District 16, District 18)

Notes: Mario Galindez

CC Agenda Date: 01/14/2025

Agenda Number: 38.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 14658 Safe Streets 2025_BPWEXHIBIT.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	1/6/2025	Robert Mulcahy	Delegated	
1	2	1/7/2025	Ryan Pennington	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Kliems, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86471**Fiscal Note**

Funding is provided in the Traffic Engineering Adopted Capital Budget in the Safe Streets Madison program (Munis Major Project #13778).

The Safe Streets contract contains many separate projects across the city of Madison improving the safety of our streets. These are proposed and scored by Traffic Engineering to determine the projects which will be most impactful. These projects are mainly street changes, but also include storm sewer work when necessary, and RRFBs as well. They are funded by the Traffic Engineering Division. The budgets below are broken down by project site and include 15% ENGR.

KEY: **E** = Electric, **S** = Sewers:

Fisher Dane Center	\$114,000
Buick St, S	\$237,000
Gammon Rd/Mineral Point	\$16,000
Langdon Carroll Henry, S	\$151,000
Raymond Gilbert, E	\$130,000
Milwaukee Walbridge E	\$316,000
Milwaukee Portland E	\$174,000
Segoe Richland S, E	\$181,000
Drake St Brooks S	\$198,000
University at N Blackhawk, E	\$120,000
Odana Parman Gately S, E	\$104,000
Blaine Dr	\$127,000
Cottage Grove at Acewood, E	\$110,000
Badger Rd Sidewalk	\$135,000
Total (with 15% ENGR)	\$2,107,000

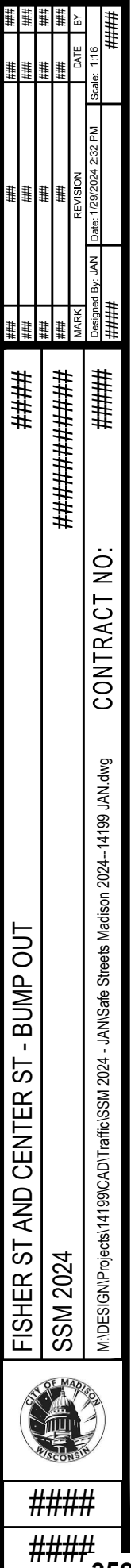
Title

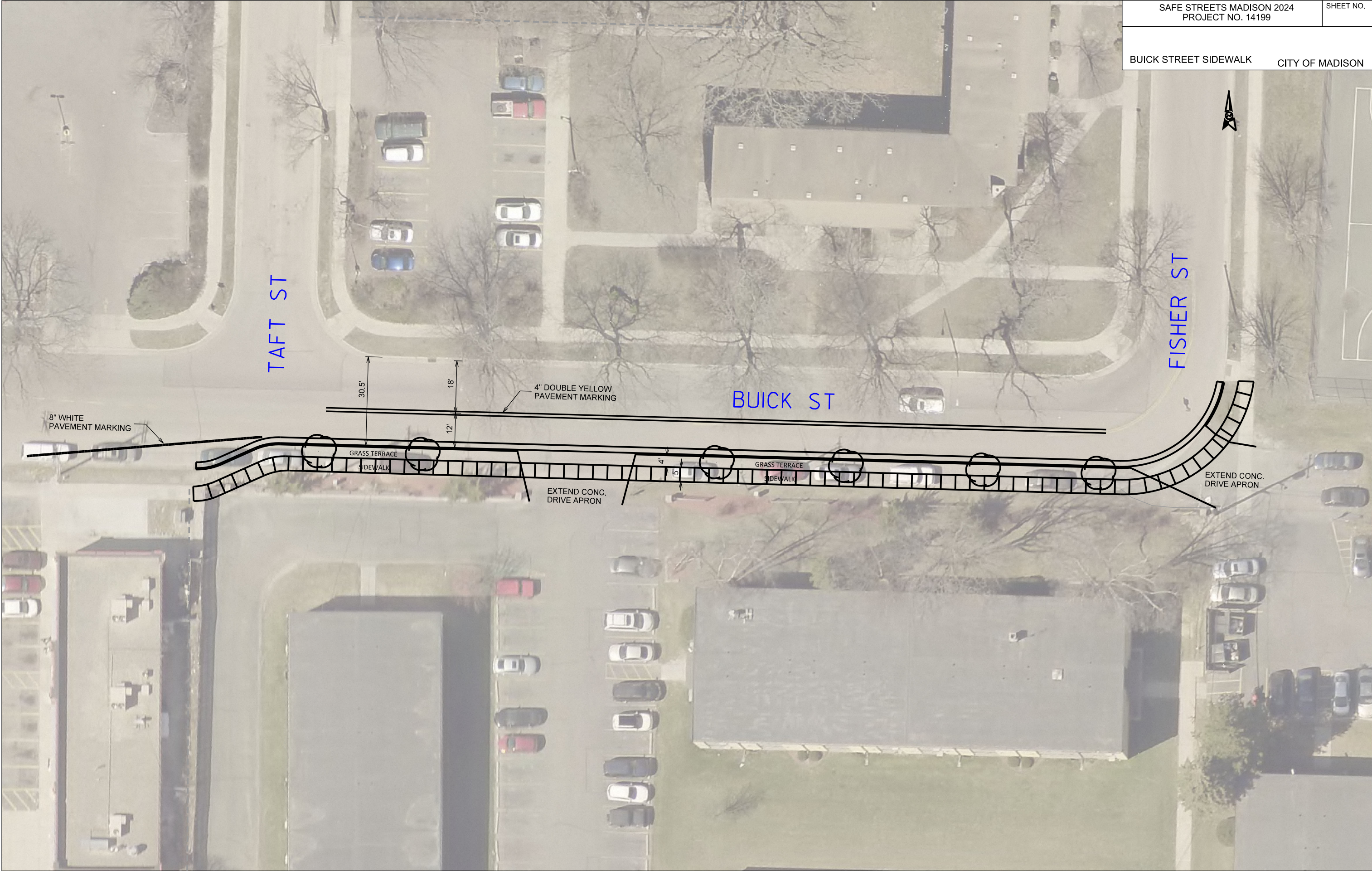
Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Safe Streets Madison 2025. (District 2, District 3, District 5, District 10, District 11, District 13, District 14, District 15, District 16, District 18)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Safe Streets Madison 2025, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.





ORIGINATOR: CITY OF MADISON, TRAFFIC ENG. DIV. REV. DATE: PLOT NAME: PLOT SCALE:



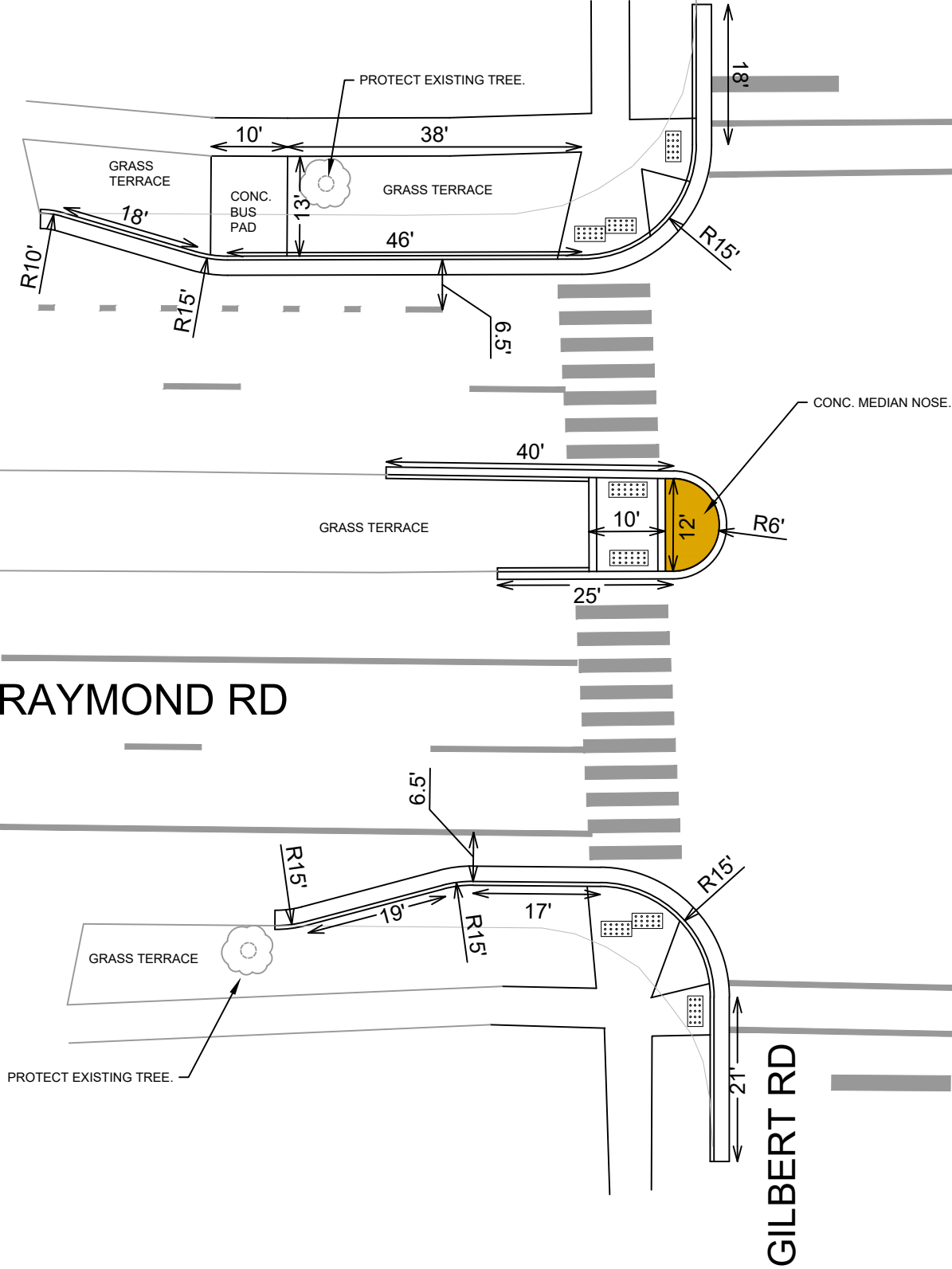
GAMMON RD

MINERAL POINT RD

ADD ISLAND NOSE, WIDEN PED REFUGE,
CONVERT CROSSWALKS TO CONTINENTAL-STYLE

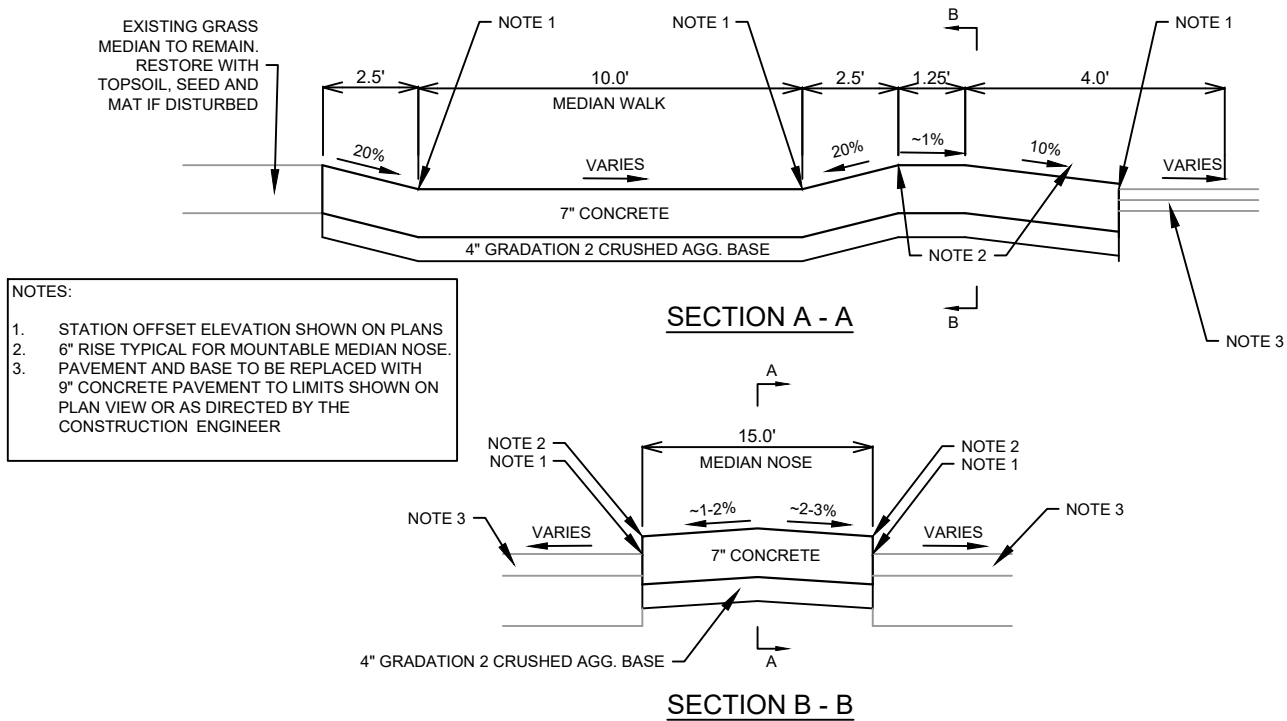
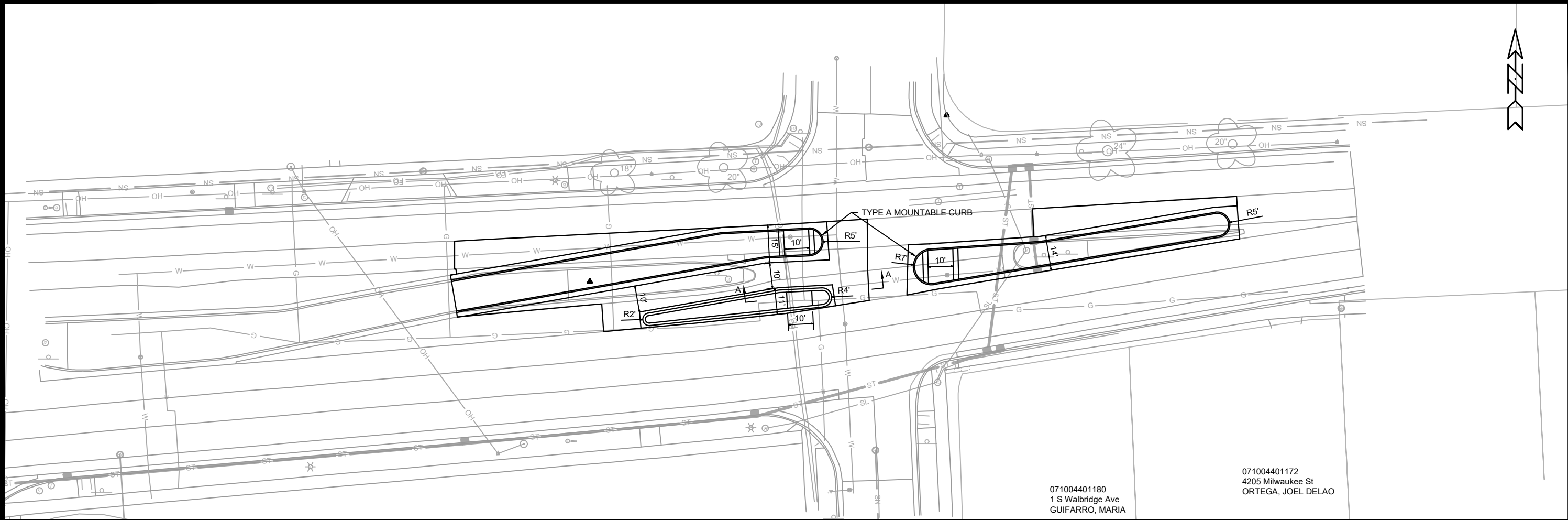


- NOTES:
- RECONSTRUCT CENTER ISLAND NOSE FOR WALKTHROUGH CROSSWALK PER MADISON S.D.D. 3.13.
 - YELLOW EPOXY CENTER MEDIAN NOSE.
 - RESTORE DISTURBED TERRACE AREA WITH 6 INCH OF TOPSOIL, SEED, AND EROSION MAT.
 - FINAL ASPHALT PATCHING LIMITS TO BE DETERMINED IN FIELD BY CONSTRUCTION ENGINEER.
 - RADII DIMENSIONED TO FACE OF CURB.
 - CONSTRUCTION TO TAKE PLACE DURING SUMMER BREAK FOR MADISON SCHOOLS (MIDDLE OF JUNE TO END OF AUGUST).
 - ALL OTHER PAVEMENT MARKINGS TO REMAIN AS IS.
 - BUS STOP TO REMAIN OPEN AT ALL TIMES DURING CONSTRUCTION. COORDINATE WITH METRO FOR TEMPORARY BUS STOP LOCATION.




RAYMOND RD AND GILBERT RD - BUMP OUTS AND REFUGE ISLAND		MADISON, WI	
SSM 2024		CONTRACT NO:	
M:\DESIGN\Projects\14199\CAD\Traffic\SSM 2024 - LMC\Raymond Rd near Gilbert & Tawhee - SSM 2024 - LMC			
MARK		REVISION	
BY		DATE	
120		Scale: 1/20	





- NOTES:
1. STATION OFFSET ELEVATION SHOWN ON PLANS
 2. 6" RISE TYPICAL FOR MOUNTABLE MEDIAN NOSE.
 3. PAVEMENT AND BASE TO BE REPLACED WITH 9" CONCRETE PAVEMENT TO LIMITS SHOWN ON PLAN VIEW OR AS DIRECTED BY THE CONSTRUCTION ENGINEER

**MODIFIED CONCRETE MOUNTABLE MEDIAN
ISLAND NOSE**

14658		MADISON, WI		CONTRACT NO: #####	
MILWAUKEE AT WALBRIDGE		SAFE STREETS 2025		M1\DESIGN\Projects\14658\CAD\Streets\14658EN-PnP_Milwaukee_Walbridge.dwg	
		14658		M	
14658		M		359	

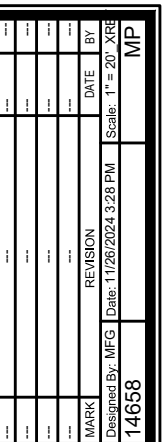
MARK

REVISION

DATE

BY

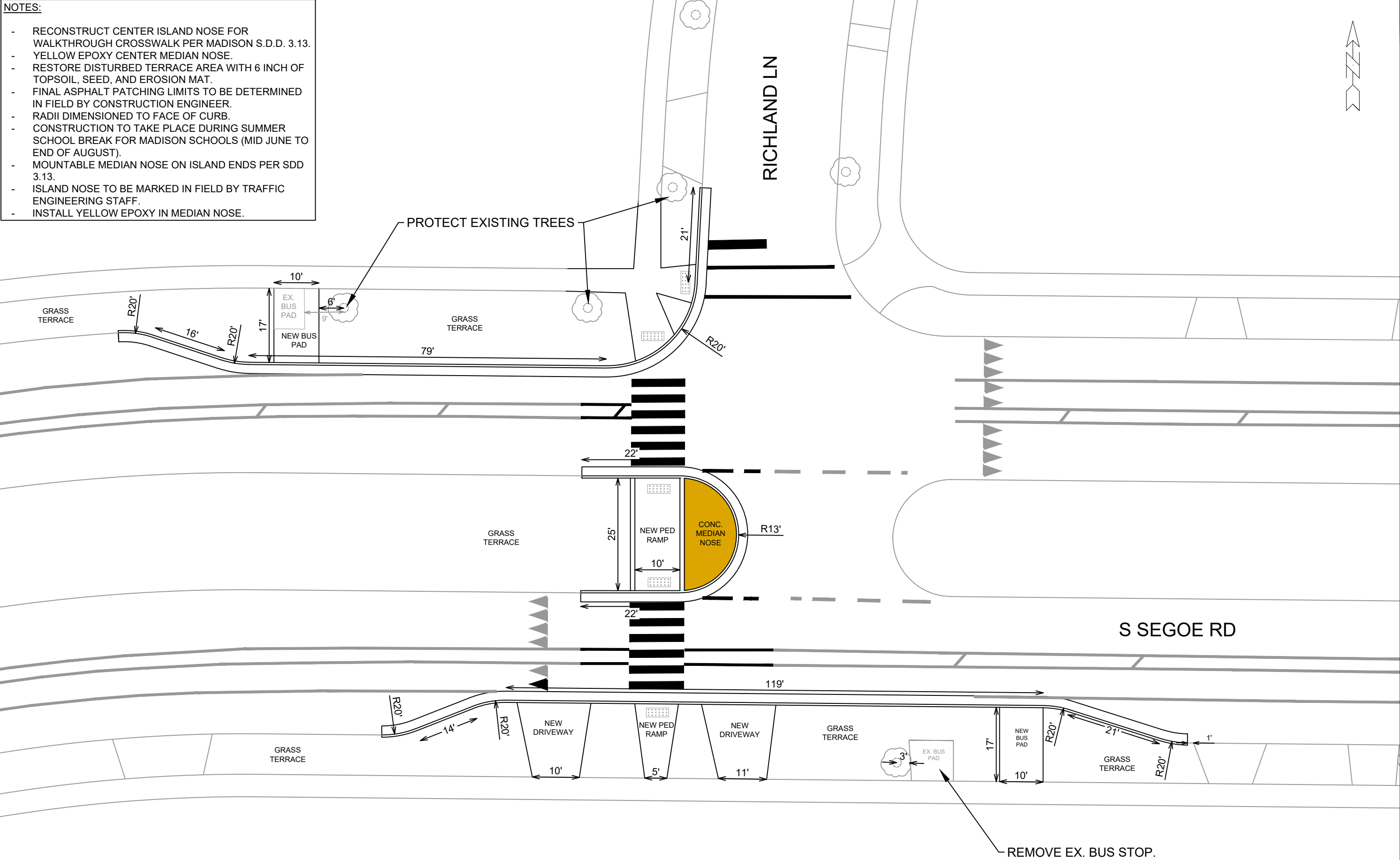
14658	10/11/2024	3:29 PM	M
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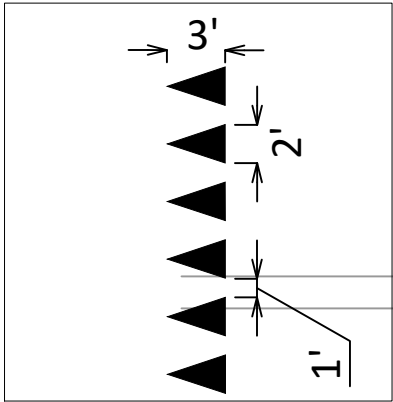


- NOTES:
- RECONSTRUCT CENTER ISLAND NOSE FOR WALKTHROUGH CROSSWALK PER MADISON S.D.D. 3.13.
 - YELLOW EPOXY CENTER MEDIAN NOSE.
 - RESTORE DISTURBED TERRACE AREA WITH 6 INCH OF TOPSOIL, SEED, AND EROSION MAT.
 - FINAL ASPHALT PATCHING LIMITS TO BE DETERMINED IN FIELD BY CONSTRUCTION ENGINEER.
 - RADII DIMENSIONED TO FACE OF CURB.
 - CONSTRUCTION TO TAKE PLACE DURING SUMMER SCHOOL BREAK FOR MADISON SCHOOLS (MID JUNE TO END OF AUGUST).
 - MOUNTABLE MEDIAN NOSE ON ISLAND ENDS PER SDD 3.13.
 - ISLAND NOSE TO BE MARKED IN FIELD BY TRAFFIC ENGINEERING STAFF.
 - INSTALL YELLOW EPOXY IN MEDIAN NOSE.

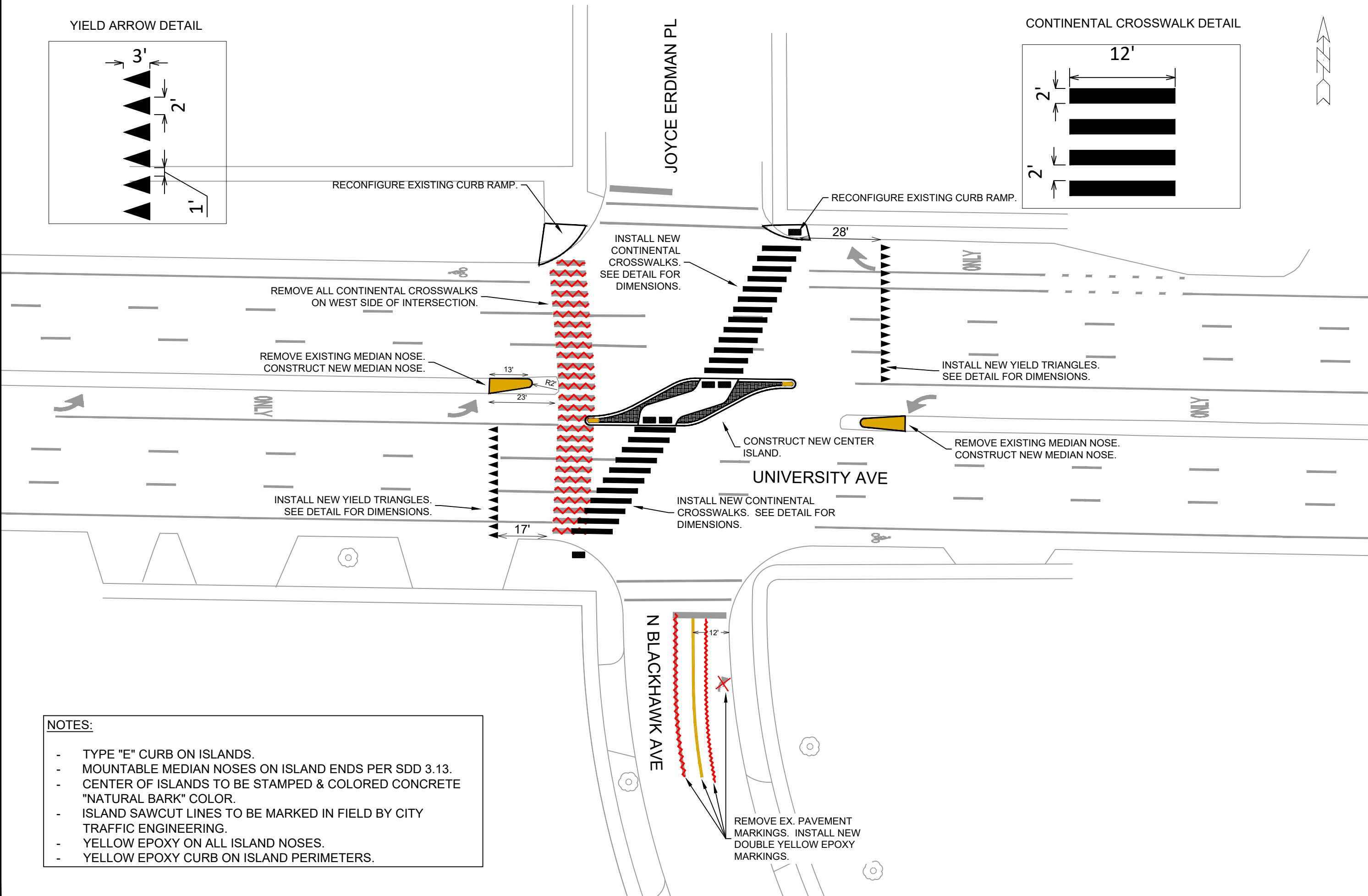
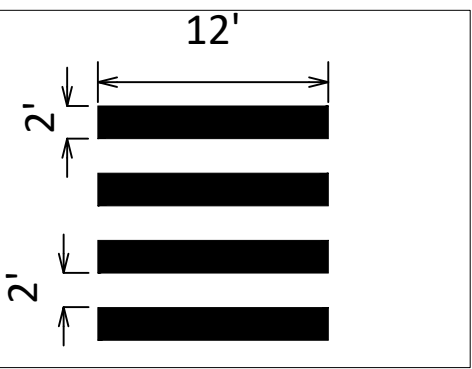


SEGUE RD AND RICHLAND LN - BUMPOUTS AND REFUGE ISLAND	
MADISON, WI	
SSM 2024	
M:\DESIGN\Projects\14199\CAD\Traffic\SSM 2024 - LMC\Segoe Rd at Richland Ln - SSM 2024 - LMC.dwg	
CONTRACT NO:	
CITY OF MADISON WISCONSIN	
MARK	REVISION
DATE	BY
1/10/2024	LMC
2:50 PM	
Scale: 1/20	

YIELD ARROW DETAIL



CONTINENTAL CROSSWALK DETAIL



- NOTES:
- TYPE "E" CURB ON ISLANDS.
 - MOUNTABLE MEDIAN NOSES ON ISLAND ENDS PER SDD 3.13.
 - CENTER OF ISLANDS TO BE STAMPED & COLORED CONCRETE "NATURAL BARK" COLOR.
 - ISLAND SAWCUT LINES TO BE MARKED IN FIELD BY CITY TRAFFIC ENGINEERING.
 - YELLOW EPOXY ON ALL ISLAND NOSES.
 - YELLOW EPOXY CURB ON ISLAND PERIMETERS.

UNIVERSITY AVE AND N. BLACKHAWK AVE - CENTER ISLAND	
MADISON, WI	
SSM 2024	
M:\DESIGN\Projects\14199\CAD\Traffic\SSM 2024 - LMC\University Ave at N Blackhawk Ave - SSM 2024 - LMC	
CONTRACT NO:	
MARK	REVISION
DATE	BY
1/10/2024	LMC
Scale: 1/32	



Blaine Dr

Sidewalk Gap

Legend



Google Earth

Image Landsat / Copernicus

500 ft

365



TOBAN DRIVE MATCHLINE

North↑

TOBAN DR

BLAINE DR

SCHOOL RD

269'

8'

11'

125'

S. Park Street

W. Badger Road



SIGNING AND MARKING PLAN

PROJECT NAME

MADISON, WI

M:\DESIGN\Traffic\Maps_Plans\SK-Maps\sk2024_Badger_BK_sidewalk.dwg

CONTRACT NO:

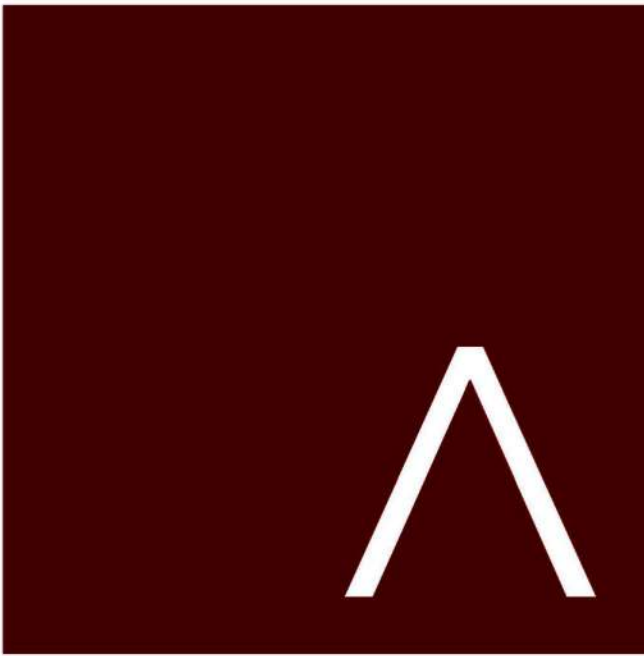
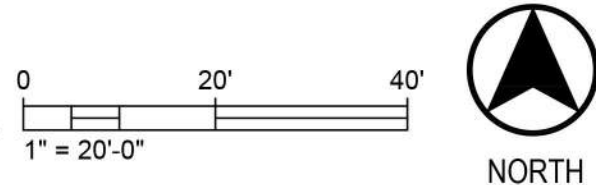
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MARK	REVISION	DATE	BY	BY
Designed By: ---	Date: 4/17/2024 5:14 PM	Scale: ---	---	---

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- LEGEND
- CONCRETE BARRIERS
 - COLOR CONCRETE
 - STANDARD CONCRETE
 - ASPHALT
 - PLANTING AREA
 - NATIVE PLANTING
 - LAWN



1 CONCEPTUAL SITE PLAN
SCALE: 1" = 20' - 0"

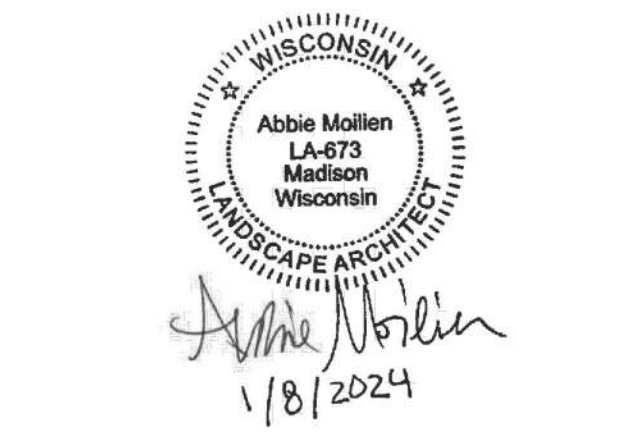


JLA
ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: 21-0102



THE CENTER FOR
BLACK EXCELLENCE
AND CULTURE
LAND USE & DEMOLITION
PERMIT SUBMITTAL



PROGRESS DOCUMENTS
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE		JANUARY 08, 2024
REVISION SCHEDULE		
Mark	Description	Date

SHEET TITLE
**CONCEPTUAL
SITE PLAN**

SHEET NUMBER
L001



City of Madison

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

Master

File Number: 86472

File ID: 86472

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 136-FT of new water main on Powers Ave.

Final Action:

Title: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 136-FT of new water main on Powers Ave. (District 12)

Notes: Ryan Newman

CC Agenda Date: 01/14/2025

Agenda Number: 39.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Non-Bid Construction Request to MWU GM_Powers Ave - signed.pdf, 15293 Expense Report.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	1/3/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86472

Fiscal Note

This report is intended to inform the Board of Public Works of costs associated with self-performed public works construction extending 136 feet of the new water main on Powers Ave and to satisfy the requirements of Wisconsin Statute 62.15(14). The total cost of the project is \$46,420.39. Funding is available in Munis #15293. No additional appropriation is required.

Title

Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 136-FT of new water main on Powers Ave. (District 12)

Body

Per MGO 33.07(6)(a)(3); pursuant to the authority provided by Wis. Stat. § 62.15(1), public construction of the public water supply system may be done directly by the City without submitting for bids where the Water Utility General Manager has determined that the Utility has the resources, expertise and capacity to perform the work internally.

Additionally, per with MGO 33.07(b); whenever any work is done by the City under sub. (a), an accurate account of the cost of the public work, including the necessary overhead expenses, shall be prepared for the Board of Public Works. Once the work is completed, the Board of Public Works shall make a complete report of the work to the Council, stating in detail the items of cost and the total cost of doing the work. The City Clerk shall publish the report as a part of the proceedings of the Council.

In accordance with MGO 33.07(6)(a)(3), Madison Water Utility self-performed the installation of 136-FT of new water main on Powers Ave to provide system redundancy and service reliability to customers in this area.

In accordance with MGO 33.07(b), Madison Water Utility costs incurred with this water main extension project totaled \$46,420.39, at \$341.32 per foot of water main installed.

See attached for the complete report to Common Council on the City's costs associated with self-performed Public Works Construction.

REQUEST FOR AUTHORIZATION TO PERFORM AN INTERNAL, NON-BID PUBLIC WORKS PROJECT

TO: Krishna Kumar, General Manager

FROM: Ryan Newman, Design Engineer

DATE: 5/14/2024

PROJECT: Powers Ave Extension

In accordance with the City Attorney's recommendation, Madison Water Utility staff requests written authorization to complete this public works projects using Water Utility staff for self-performed, non-bid construction work. If authorization is given, the work will be completed by qualified Water Utility staff. All necessary permits will be obtained prior to work beginning and a formal report filed with the Common Council after completion in adherence with State law. In signing this form, the General Manager or designee authorizes Madison Water Utility staff to proceed with the project.

BACKGROUND & STATEMENT OF NEED

Powers Ave is a street located in the District No. 12 located just north of Milwaukee St. The water mains in this area are generally in poor condition and experience frequent breaks. The water mains on Powers Ave are not interconnected. This disconnection and the surrounding sparse valve placement results in large numbers of customer service outages when a water main break occurs in this area or the main needs to be isolated for maintenance or other purposes. In addition, the existing main on Powers Ave is a 280-foot dead end main, a less than desirable configuration from a water quality perspective. With this project, we propose to install two new valves and 120 feet of water main to interconnect the mains on this street. The installation will address both water quality and customer service issues. The project will eliminate the long dead end on Powers Ave and the interconnection and additional valve will result in a greatly reduced numbers of customers affected with service outages during future water main breaks or routine maintenance.

SCOPE OF WORK

The scope of work includes the installation of approximately 120 feet of 6-inch water main, two new 6-inch valves and a few miscellaneous 6-inch fittings. The street restoration will consist of a standard asphalt trench patch. Labor and material details are included as an attachment.

COST ESTIMATE

The cost of this project, including labor and materials is \$50,000.

ATTACHMENTS

- Plan and Profile Sheet
- Cost Estimate Detail

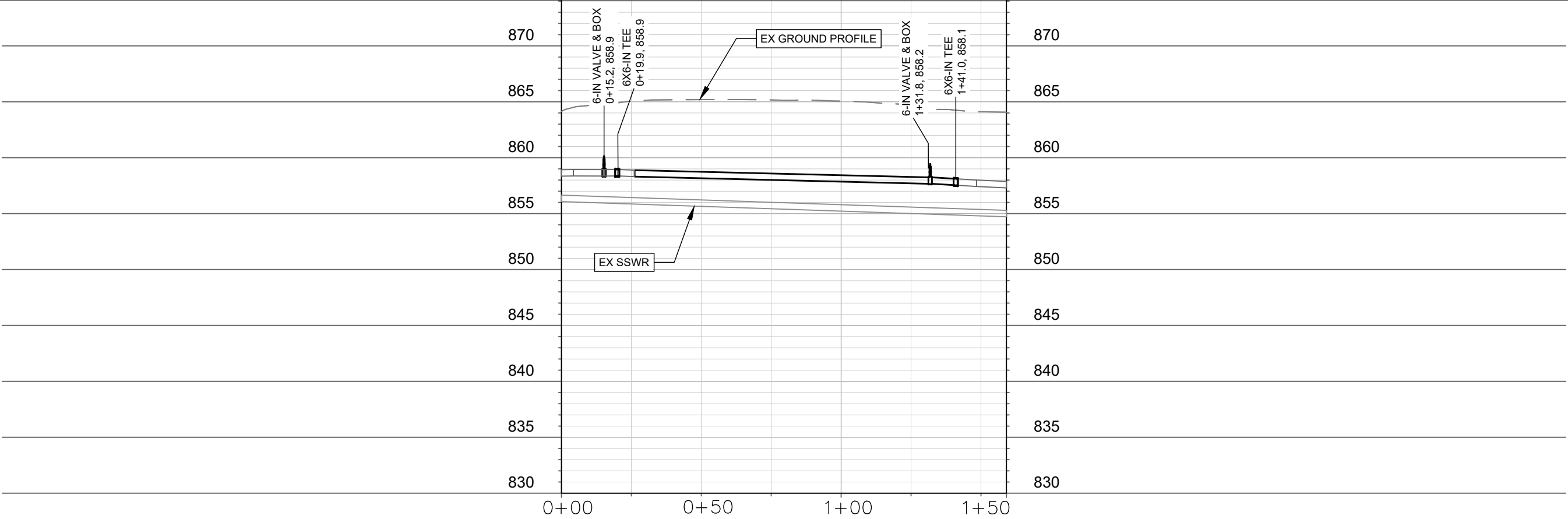
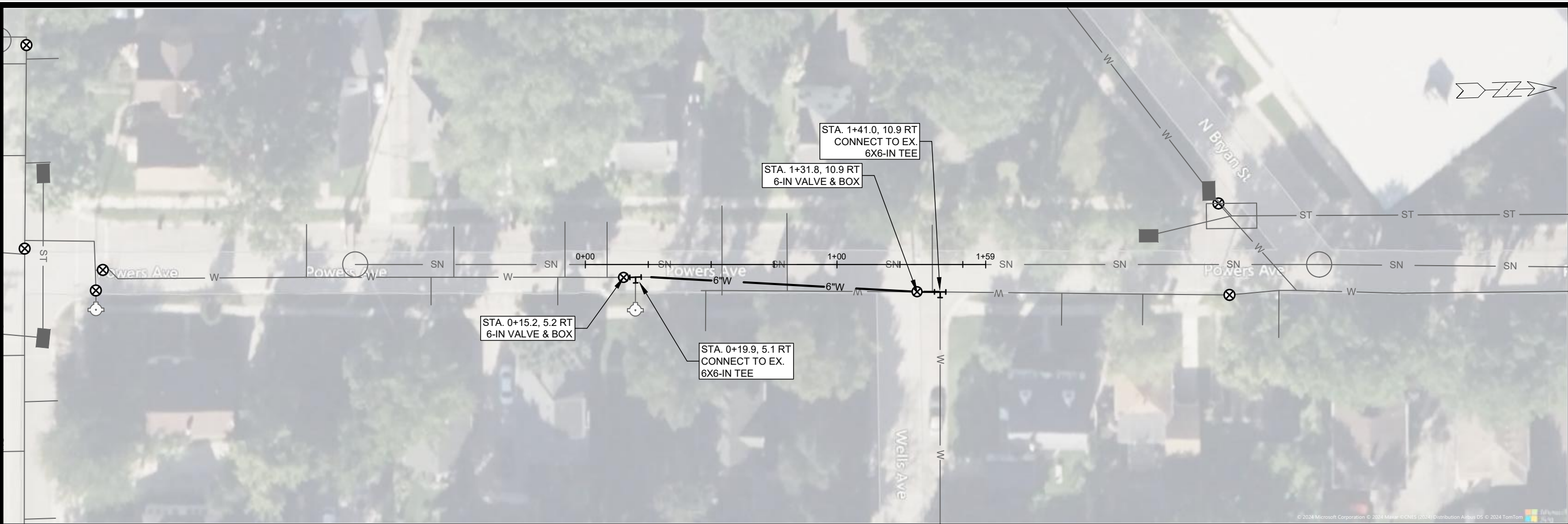
I hereby authorize Madison Water Utility staff to proceed with the execution of the project as described.

Krishna Kumar

May 14, 2024

Krishna Kumar, Madison Water Utility General Manager

Date



POWERS AVE - WATER MAIN EXTENSION 2024

POWERS AVENUE - WATER MAIN EXTENSION 2024

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DATE

REVISION

MARK

BY

DESIGNED BY: RJN

N/A

Scale: 1" = 40'

Date: 5/6/2024 1:59 PM

V 374

CONTRACT NO:

N/A

MADISON, WI

N/A

W-1

N/A

Item	Type of Work	Unit	Est. Bid Item Value (2023)	Quantity	Total
WATER ACCOUNT					
50226	UTILITY TRENCH PATCH TYPE III	S.Y.	\$125.00	180	\$22,500.00
70002	FURNISH AND INSTALL 6 INCH PIPE & FITTINGS	L.F.	\$147.00	120	\$17,640.00
70031	FURNISH AND INSTALL 6-INCH WATER VALVE	EACH	\$2,738.00	2	\$5,476.00
70080	CUT-IN OR CONNECT TO EXISTING WATER SYSTEM	EACH	\$3,231.00	1	\$3,231.00
70101	FURNISH AND INSTALL STYROFOAM	EACH	\$115.00	1	\$115.00
70111	FURNISH & INSTALL ANODE	EACH	\$600.00	1	\$600.00
				SUB TOTAL	\$49,562.00

Object ID	Type of Work	Total
WATER ACCOUNT		
51110	LABOR	\$15,988.10
53210	INVENTORY	\$8,619.60
53212	BLACKTOP	\$4,470.92
53993	EQUIPMENT	\$3,091.55
53994	INVENTORY OVERHEAD	\$526.41
53995	LABOR BURDEN	\$3,917.09
53996	PAYROLL BENEFITS	\$4,667.77
53997	PAYROLL TAXES	\$1,554.60
53998	TOOLS	\$1,094.78
53999	TRANS	\$2,189.57
54880	ROW PERMITS	\$300.00
	TOTAL	\$46,420.39



City of Madison

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

Master

File Number: 86473

File ID: 86473

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 93-FT of new water main on Nancy & Bonner Ln.

Final Action:

Title: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 93-FT of new water main on Nancy & Bonner Ln. (District 18)

Notes: Ryan Newman

CC Agenda Date: 01/14/2025

Agenda Number: 40.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Non-Bid Construction Request to MWU
GM_Nancy-Bonner - signed.pdf, 15291 Expense
Report.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	1/3/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86473

Fiscal Note

This report is intended to inform the Board of Public Works of costs associated with self-performed public works construction extending 93 feet of the new water main on Nancy & Bonner Ln and to satisfy the requirements of Wisconsin Statute 62.15(14). The total cost of the project is \$22,138.56. Funding is available in Munis #15291. No additional appropriation is required.

Title

Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 93-FT of new water main on Nancy & Bonner Ln. (District 18)

Body

Per MGO 33.07(6)(a)(3); pursuant to the authority provided by Wis. Stat. § 62.15(1), public construction of the public water supply system may be done directly by the City without submitting for bids where the Water Utility General Manager has determined that the Utility has the resources, expertise and capacity to perform the work internally.

Additionally, per with MGO 33.07(b); whenever any work is done by the City under sub. (a), an accurate account of the cost of the public work, including the necessary overhead expenses, shall be prepared for the Board of Public Works. Once the work is completed, the Board of Public Works shall make a complete report of the work to the Council, stating in detail the items of cost and the total cost of doing the work. The City Clerk shall publish the report as a part of the proceedings of the Council.

In accordance with MGO 33.07(6)(a)(3), Madison Water Utility self-performed the installation of 93-FT of new water main on Nancy & Bonner Ln to provide system redundancy and service reliability to customers in this area.

In accordance with MGO 33.07(b), Madison Water Utility costs incurred with this water main extension project totaled \$22,138.56, at \$238.05 per foot of water main installed.

See attached for the complete report to Common Council on the City's costs associated with self-performed Public Works Construction.

REQUEST FOR AUTHORIZATION TO PERFORM AN INTERNAL, NON-BID PUBLIC WORKS PROJECT

TO: Krishna Kumar, General Manager

FROM: Ryan Newman, Design Engineer

DATE: 5/14/2024

PROJECT: Nancy Lane & Bonner Ave Extension

In accordance with the City Attorney's recommendation, Madison Water Utility staff requests written authorization to complete this public works projects using Water Utility staff for self-performed, non-bid construction work. If authorization is given, the work will be completed by qualified Water Utility staff. All necessary permits will be obtained prior to work beginning and a formal report filed with the Common Council after completion in adherence with State law. In signing this form, the General Manager or designee authorizes Madison Water Utility staff to proceed with the project.

BACKGROUND & STATEMENT OF NEED

Nancy & Bonner Ave are two streets located in the District No. 18 located just north of Northport Drive. The water mains in this area are generally in poor condition and experience frequent breaks. The water mains at the Nancy & Bonner Ave intersection are not interconnected. The disconnection at this intersection and the surrounding sparse valve placement results in large numbers of customer service outages when a water main break occurs in this area or the main needs to be isolated for maintenance or other purposes. In addition, the existing main on Nancy Lane is a 700-foot dead end main, a less than desirable configuration from a water quality perspective. With this project, we propose to install two new valves and 80 feet of water main to interconnect the mains on this street. The installation will address both water quality and customer service issues. The project will eliminate the long dead end on Nancy Lane and the interconnection and additional valve will result in a greatly reduced numbers of customers affected with service outages during future water main breaks or routine maintenance.

SCOPE OF WORK

The scope of work includes the installation of approximately 80 feet of 6-inch water main, two new 6-inch valves and a few miscellaneous 6-inch fittings. The street restoration will consist of a standard asphalt trench patch. Labor and material details are included as an attachment.

COST ESTIMATE

The cost of this project, including labor and materials is \$50,000.

ATTACHMENTS

- Plan and Profile Sheet
- Cost Estimate Detail

I hereby authorize Madison Water Utility staff to proceed with the execution of the project as described.

Krishna Kumar

Krishna Kumar, Madison Water Utility General Manager

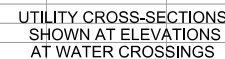
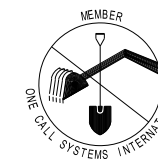
May 14, 2024

Date

CITY OF MADISON



WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.



Item	Type of Work	Unit	Est. Bid Item Value (2023)	Quantity	Total
WATER ACCOUNT					
50226	UTILITY TRENCH PATCH TYPE III	S.Y.	\$125.00	200	\$25,000.00
70002	FURNISH AND INSTALL 6 INCH PIPE & FITTINGS	L.F.	\$147.00	80	\$11,760.00
70031	FURNISH AND INSTALL 6-INCH WATER VALVE	EACH	\$2,738.00	2	\$5,476.00
70080	CUT-IN OR CONNECT TO EXISTING WATER SYSTEM	EACH	\$3,231.00	2	\$6,462.00
70101	FURNISH AND INSTALL STYROFOAM	EACH	\$115.00	2	\$230.00
70111	FURNISH & INSTALL ANODE	EACH	\$600.00	1	\$600.00
				SUB TOTAL	\$49,528.00

Object ID	Type of Work	Total
WATER ACCOUNT		
51110	LABOR	\$6,274.44
53210	INVENTORY	\$4,316.34
53212	BLACKTOP	\$4,483.56
53993	EQUIPMENT	\$1,560.00
53994	INVENTORY OVERHEAD	\$236.12
53995	LABOR BURDEN	\$1,537.24
53996	PAYROLL BENEFITS	\$1,831.84
53997	PAYROLL TAXES	\$610.09
53998	TOOLS	\$429.64
53999	TRANS	\$859.29
	TOTAL	\$22,138.56



City of Madison

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

Master

File Number: 86474

File ID: 86474

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 12/12/2024

File Name: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 141-FT of new water main on N Bryant Street.

Final Action:

Title: Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 141-FT of new water main on N Bryant Street. (District 15)

Notes: Ryan Newman

CC Agenda Date: 01/14/2025

Agenda Number: 41.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Non-Bid Construction Request to MWU GM_N Bryant - signed.pdf, 15292 Expense Report.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	1/3/2025	Robert Mulcahy	Approve	1/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/12/2024	Refer	BOARD OF PUBLIC WORKS	12/18/2024	12/18/2024	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 12/18/2024						
1	BOARD OF PUBLIC WORKS	12/18/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 86474

Fiscal Note

This report is intended to inform the Board of Public Works of costs associated with self-performed public works construction extending 141 feet of the new water main on N Bryant Street and to satisfy the requirements of Wisconsin Statute 62.15(14). The total cost of the project is \$42,669.80. Funding is available in Munis #15292. No additional appropriation is required.

Title

Report to Common Council on the City's costs associated with self-performed Public Works Construction extending 141-FT of new water main on N Bryant Street. (District 15)

Body

Per MGO 33.07(6)(a)(3); pursuant to the authority provided by Wis. Stat. § 62.15(1), public construction of the public water supply system may be done directly by the City without submitting for bids where the Water Utility General Manager has determined that the Utility has the resources, expertise and capacity to perform the work internally.

Additionally, per with MGO 33.07(b); whenever any work is done by the City under sub. (a), an accurate account of the cost of the public work, including the necessary overhead expenses, shall be prepared for the Board of Public Works. Once the work is completed, the Board of Public Works shall make a complete report of the work to the Council, stating in detail the items of cost and the total cost of doing the work. The City Clerk shall publish the report as a part of the proceedings of the Council.

In accordance with MGO 33.07(6)(a)(3), Madison Water Utility self-performed the installation of 141-FT of new water main on N Bryant St to provide system redundancy and service reliability to customers in this area.

In accordance with MGO 33.07(b), Madison Water Utility costs incurred with this water main extension project totaled \$44,669.80, at \$316.80 per foot of water main installed.

See attached for the complete report to Common Council on the City's costs associated with self-performed Public Works Construction.

REQUEST FOR AUTHORIZATION TO PERFORM AN INTERNAL, NON-BID PUBLIC WORKS PROJECT

TO: Krishna Kumar, General Manager

FROM: Ryan Newman, Design Engineer

DATE: 5/14/2024

PROJECT: N Bryant Street Extension

In accordance with the City Attorney's recommendation, Madison Water Utility staff requests written authorization to complete this public works projects using Water Utility staff for self-performed, non-bid construction work. If authorization is given, the work will be completed by qualified Water Utility staff. All necessary permits will be obtained prior to work beginning and a formal report filed with the Common Council after completion in adherence with State law. In signing this form, the General Manager or designee authorizes Madison Water Utility staff to proceed with the project.

BACKGROUND & STATEMENT OF NEED

N Bryant St is a street located in the District No. 15 located just north of Milwaukee Street. The water mains in this District are generally in poor condition and experience frequent breaks. The water mains at the N Bryant & Milwaukee intersection are not interconnected. The disconnection at this intersection and the surrounding sparse valve placement results in large numbers of customer service outages when a water main break occurs in this area or the main needs to be isolated for maintenance or other purposes. In addition, the existing main on N Bryant St is a 620-foot dead end main, a less than desirable configuration from a water quality perspective. With this project, we propose to install a new valve and 120 feet of water main to interconnect the mains on this street. The installation will address both water quality and customer service issues. The project will eliminate the long dead end on N Bryant St and the interconnection and additional valve will result in a greatly reduced numbers of customers affected with service outages during future water main breaks or routine maintenance.

SCOPE OF WORK

The scope of work includes the installation of approximately 120 feet of 6-inch water main, one new 6-inch valve and a few miscellaneous 6-inch fittings. The street restoration will consist of a standard asphalt trench patch. Labor and material details are included as an attachment.

COST ESTIMATE

The cost of this project, including labor and materials is \$50,000.

ATTACHMENTS

- Plan and Profile Sheet
- Cost Estimate Detail

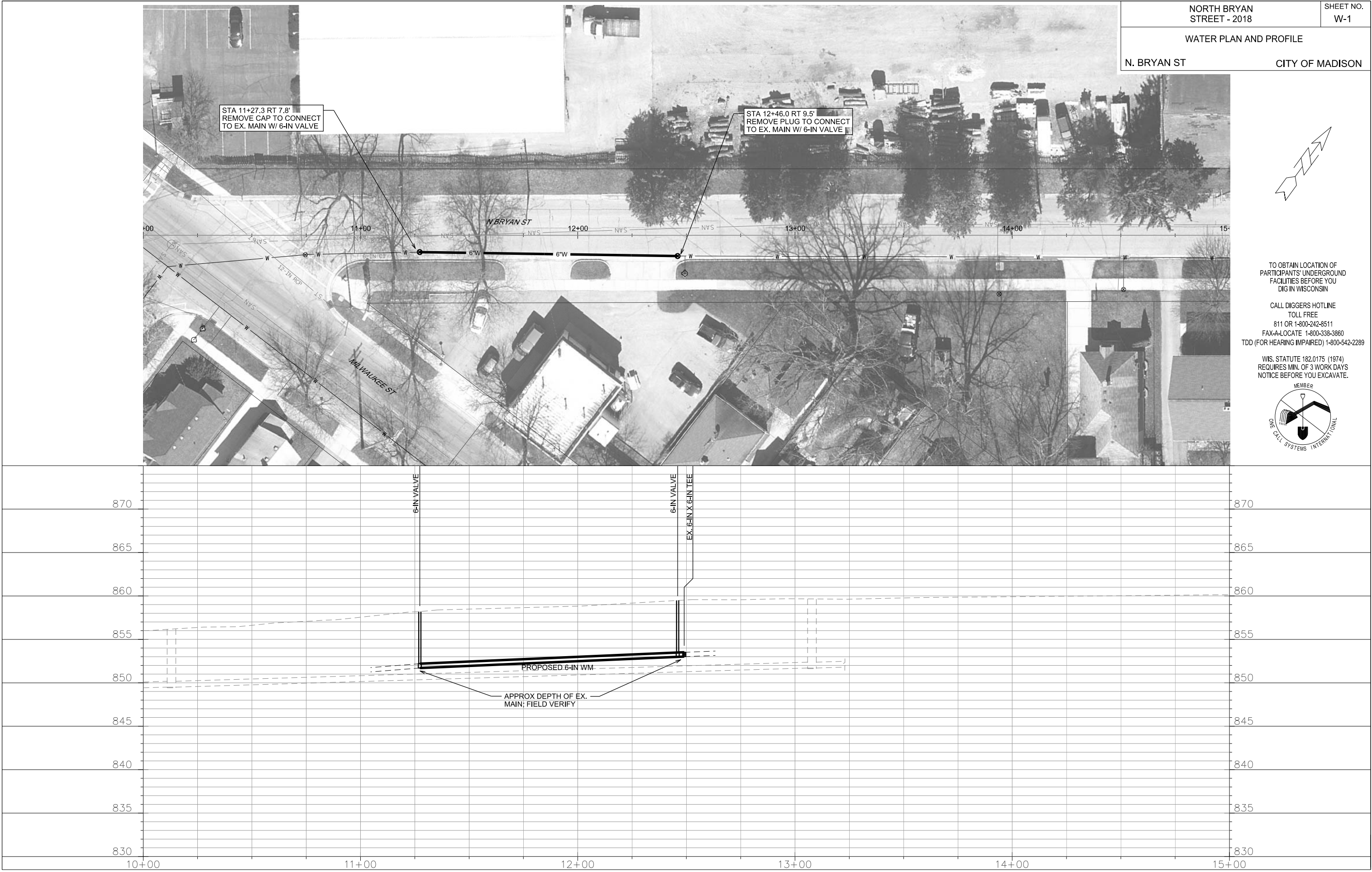
I hereby authorize Madison Water Utility staff to proceed with the execution of the project as described.

Krishna Kumar

May 14, 2024

Krishna Kumar, Madison Water Utility General Manager

Date



Item	Type of Work	Unit	Est. Bid Item Value (2023)	Quantity	Total
WATER ACCOUNT					
50226	UTILITY TRENCH PATCH TYPE III	S.Y.	\$125.00	200	\$25,000.00
70002	FURNISH AND INSTALL 6 INCH PIPE & FITTINGS	L.F.	\$147.00	120	\$17,640.00
70031	FURNISH AND INSTALL 6-INCH WATER VALVE	EACH	\$2,738.00	1	\$2,738.00
70080	CUT-IN OR CONNECT TO EXISTING WATER SYSTEM	EACH	\$3,231.00	1	\$3,231.00
70101	FURNISH AND INSTALL STYROFOAM	EACH	\$115.00	1	\$115.00
70111	FURNISH & INSTALL ANODE	EACH	\$600.00	1	\$600.00
				SUB TOTAL	\$49,324.00

Object ID	Type of Work	Total
WATER ACCOUNT		
51110	LABOR	\$12,436.03
53210	INVENTORY	\$12,023.03
53212	BLACKTOP	\$3,655.60
53993	EQUIPMENT	\$3,205.00
53994	INVENTORY OVERHEAD	\$689.71
53995	LABOR BURDEN	\$3,046.83
53996	PAYROLL BENEFITS	\$3,630.73
53997	PAYROLL TAXES	\$1,209.20
53998	TOOLS	\$851.55
53999	TRANS	\$1,703.12
54880	ROW PERMITS	\$219.00
	TOTAL	\$42,669.80



City of Madison

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

Master

File Number: 86223

File ID: 86223

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 11/20/2024

File Name:

Final Action:

Title: Report of Operator License Applications January 14, 2025. See attached report for list of operators.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 42.

Sponsors:

Effective Date:

Attachments: New Operators

Enactment Number:

Author:

Hearing Date:

Entered by: echristianson@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	11/20/2024	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 86223

Title

Report of Operator License Applications January 14, 2025. See attached report for list of operators.

Holder Name

License

Police Review - Submit to Council

Adams, Taylor	LICOPR-2024-01106
Aken, Andrew A	LICOPR-2024-01088
ALEXANDER, CLAYTON R	LICOPR-2025-00016
ARDILA-ALVARDO, SERGIO S	LICOPR-2024-01124
Bandera, Piper M.K	LICOPR-2024-01112
Bashor, Shannon	LICOPR-2024-01123
Baugh, Elizabeth	LICOPR-2024-01096
Blaser, Kameron Mae	LICOPR-2024-01091
BRIGGS, CARA	LICOPR-2024-01097
BURDA, BRADY J	LICOPR-2025-00002
Caldon, Johnathan J	LICOPR-2024-01089
Cicero, Camille M	LICOPR-2024-01085
Cipriano, Samuel A	LICOPR-2024-01075
COROZOLLA, RHIANNON N	LICOPR-2024-01057
DACHAUER, JENNIFER	LICOPR-2024-01108
DAVIS, JESSICA	LICOPR-2024-01069
Dennis, Luticia Lee	LICOPR-2024-01066
DICKERSON, HEIDI J	LICOPR-2024-01110
DIPIAZZA, KAYLAN K	LICOPR-2024-01055
Eickhoff, Cali Grace	LICOPR-2024-01129
ERICKSON, GARY T	LICOPR-2024-01079
EVETT, CHRISTOPHER T	LICOPR-2025-00010
FEEST, HELEN	LICOPR-2025-00011
FORLER, NADIA M	LICOPR-2024-01103
FOSS, CODY J	LICOPR-2024-01121
GEROTHANAS, JORDAN	LICOPR-2025-00005
Hall, Macy	LICOPR-2024-01116
HAUSER, Mikael S	LICOPR-2024-01125
Herzberg, Edward Z	LICOPR-2024-01062
HINIKER, AARON PAUL	LICOPR-2024-01119
Hutchinson, Scottie	LICOPR-2024-01041
Hynum, Jed M	LICOPR-2024-01086
JOHNSON, EARNEST	LICOPR-2024-01059
JOHNSON, MADELYN	LICOPR-2024-01105
JOHNSON, TODD A	LICOPR-2024-01118
Jorgenson, Kent	LICOPR-2024-01098
Khatabi, Amira	LICOPR-2024-01037
Klingaman, Darren	LICOPR-2024-01114
Kolb, Marshall Henry	LICOPR-2024-01107
Kopf, Dawson	LICOPR-2024-01126
Koppel, Elissa	LICOPR-2025-00013
LAU, LINDSAY	LICOPR-2024-01061
LETCHER, EMMA	LICOPR-2024-01048
Loecher, Nathan Paul	LICOPR-2024-01094
Mahoney, Brock	LICOPR-2024-01090
Malmborg, Melissa Therese	LICOPR-2024-01053
McKersie, Sydney A	LICOPR-2024-01102
MELDE, ROBERT H	LICOPR-2024-01111
Montes -Aguilar, casandra	LICOPR-2024-01064
Nelson, Geoff Alan	LICOPR-2024-01051
NOVAK, ELIZABETH	LICOPR-2024-01087
O'Keefe, Brendan S	LICOPR-2024-01077
Osemobor, Joshua	LICOPR-2024-01065
Papalia, Brittany	LICOPR-2024-01092
Phaneuf, Madeline	LICOPR-2024-01083

<u>Holder Name</u>	<u>License</u>
POLICASTRO, JACK VINCENT	LICOPR-2024-01056
POLK, JORDAN J	LICOPR-2024-01073
POSEY, LEIF E	LICOPR-2024-01130
RAMIREZ PENUELAS, ANDREA	LICOPR-2024-01005
Rask, Karli Sarah	LICOPR-2024-01072
rodriguez, spencer z	LICOPR-2024-01049
Rosales, Jessica	LICOPR-2024-01063
Seils, Vincent	LICOPR-2024-01128
Sereno, Kiley	LICOPR-2024-01050
Smith, Andrea	LICOPR-2024-01117
Steiner, Sydney L	LICOPR-2024-01127
Steinhafel, Destinee	LICOPR-2024-01099
Thomas, Andrew	LICOPR-2024-01113
Thostrup, Maya Elizabeth	LICOPR-2024-01084
TUNG, RAYMOND	LICOPR-2024-01078
UMHOEFER, RACHAEL	LICOPR-2024-01120
Van Vooren, Jack	LICOPR-2024-01080
WAY, DYLAN	LICOPR-2024-01076
WEYANT, MICHELLE M	LICOPR-2024-01052
White, Dylan	LICOPR-2024-01067
Withrow, Caleb Scott	LICOPR-2024-01074
wood, Caleb T	LICOPR-2024-01093



City of Madison

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

Master

File Number: 86624

File ID: 86624

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 01/07/2025

File Name:

Final Action:

Title: Designating City of Madison Polling Locations for the 2025 Spring Primary.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 43.

Sponsors: Sabrina V. Madison, Michael E. Verveer, Tag Evers, Yannette Figueroa Cole, Derek Field, Bill Tishler, John W. Duncan, Marsha A. Rummel, Jael Currie, Isadore Knox Jr. And MGR Govindarajan

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	1/8/2025	Robert Mulcahy	Approve	1/14/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	01/07/2025	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055							

Text of Legislative File 86624

Fiscal Note

The City Clerk's 2025 Operating Budget includes funding to support two elections in 2025. No additional appropriation is required.

Title

Designating City of Madison Polling Locations for the 2025 Spring Primary.

Body

WHEREAS, the Common Council must establish polling locations at least 30 days before an election; and

WHEREAS, City of Madison voters have a primary for State Superintendent, and voters in aldermanic districts 9, 10, and 12 have a primary for alder on February 18, 2025; and

WHEREAS, 108 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 February 2025 Spring Primary:

<u>Ward</u>	<u>Polling Location</u>
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	Elvehjem 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	LaFollette High School, 702 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	East High School, 2222 E Washington Ave
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, 1659 Players 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 Nicholas Recreation Center, 797 W Dayton St
57 Gordon Dining & Event Center, 770 W Dayton St
58 Smith Hall, 35 N Park St
59 Union South, 1308 W Dayton St
60 Memorial Union, 800 Langdon St
61 Holt Center, 1650 Kronshage Dr
62 Eagle Heights Community Center, 611 Eagle Hts
63 First Congregational Church, 1609 University Ave
64 Blessed Sacrament Church, 2111 Rowley Ave
65 West High School, 30 Ash St
66 First Baptist Church, 518 N Franklin Ave
67 Bethany United Methodist Church, 3910 Mineral Point Rd
68 Bayview Community Center, 103 La Mariposa Ln
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, 10 Manor Dr
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, 114, 135	Blackhawk Church, 9620 Brader Way
110	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 Middle School, 501 E Badger Rd



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86666

File ID: 86666

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 01/08/2025

File Name:

Final Action:

Title: Establishing in-person absentee voting locations for the 2025 Spring Primary and Election.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 44.

Sponsors: Satya V. Rhodes-Conway, Bill Tishler, Tag Evers,
Dina Nina Martinez-Rutherford, John P. Guequierre,
Marsha A. Rummel, John W. Duncan, Isadore Knox
Jr., Michael E. Verveer, Nikki Conklin And MGR
Govindarajan

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: bchang@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Robert Mulcahy	Approve	1/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	01/08/2025	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055							

Text of Legislative File 86666

Fiscal Note

The City Clerk's 2025 Operating Budget includes funding to support two elections. No additional appropriation is required.

Title

Establishing in-person absentee voting locations for the 2025 Spring Primary and Election.

Body

WHEREAS, exercising the right to vote is an essential component of a healthy democracy; and

WHEREAS, the goal of the Madison City Clerk's Office is that each eligible voter will be able to cast a ballot and have that ballot counted; and

WHEREAS, absentee ballots cast at in-person absentee voting sites are less likely than absentee ballots sent via mail to be rejected at the polls due to a missing voter signature, missing witness signature, or incomplete witness address; and

WHEREAS, it is inequitable to limit in-person absentee voting to Madison residents who are able to obtain transportation and pay for parking downtown; and

WHEREAS, in-person absentee voting can provide greater accessibility for voters who encounter barriers to voting by mail or voting at the polls on Election Day; and

WHEREAS, offering in-person absentee voting at multiple sites throughout the City may further racial equity for residents who have not historically been involved in the voting process;

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison chooses to make in-person absentee voting more accessible and equitable by establishing multiple locations for in-person absentee voting; and

BE IT FURTHER RESOLVED that the following locations are designated as City of Madison in-person absentee voting sites for the 2025 Spring Primary and Election:

1. Warner Park Community Recreation Center, 1625 Northport Dr
2. Olbrich Gardens, 3330 Atwood Ave
3. Edgewood College - Wingra Commons, 1000 Edgewood College Dr
4. UW- Madison, Union South, 1308 W Dayton St
5. UW- Madison, Memorial Union, 800 Langdon St
6. UW - Madison Chazen Museum, 800 University Ave
7. UW - Madison, School of Human Ecology, 1300 Linden Dr
8. UW - Madison, Student Activity Center, 333 E. Campus Mall
9. Eagle Heights Community Center, 611 Eagle Heights Dr
10. UW - Madison Health Sciences Learning Center, 750 Highland Ave
11. Madison College Truax Campus, 1701 Wright St
12. Madison College Goodman South Madison Campus, 2429 Perry St
13. Alicia Ashman Library, 733 N High Point Rd
14. Central Library, 201 W Mifflin St
15. Goodman South Madison Library, 2222 S Park St
16. Hawthorne Library, 2707 E Washington Ave
17. Lakeview Library, 2845 N Sherman Ave
18. Meadowridge Library, 5726 Raymond Rd
19. Monroe Library, 1705 Monroe St.
20. Pinney Library, 516 Cottage Grove Rd
21. Sequoya Library, 4340 Tokay Blvd
22. Badger Rock Neighborhood Center, 501 E Badger Rd
23. Centro Hispano, 2403 Cypress Way
24. Freedom, Inc., 2110 Luann Ln

25. East Madison Community Center, 8 Straubel Court
26. Hmong Institute, 4402 Femrite Dr
27. Global Market & Food Hall, 2161 Zeier Rd
28. Lussier Community Education Center, 55 S Gammon Rd
29. Urban League Southwest Employment Center, 1233 McKenna Blvd
30. Urban League Greater Madison, 2222 S Park St
31. Urban League Greater Madison, The Black Business Hub, 2352 S. Park St
32. Boys & Girls Club - Allied, 4619 Jenewein Rd
33. Catholic Multicultural Center, 1862 Beld St
34. Bridge - Lake Point - Waunona Neighborhood Center, 1917 Lake Point Dr
35. Mt Zion Baptist Church, 2019 Fisher St
36. Elver Park Neighborhood Center, 1201 McKenna Blvd
37. Christ the Solid Rock Baptist Church/Lake Edge Lutheran, 4032 Monona Dr.
38. Fountain of Life Church, 633 W Badger Rd
39. S S Morris Community AME Church, 3511 Milwaukee St
40. Hmong Legacy Market, 2119 Fish Hatchery Rd
41. Sherman Ave Church, 3705 N. Sherman Ave
42. Madison Municipal Building, 215 Martin Luther King Jr Blvd
43. The Beacon, 615 E Washington Ave.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86356

File ID: 86356

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: COMMUNITY
DEVELOPMENT
BLOCK GRANT
COMMITTEE

File Created Date : 12/03/2024

File Name: Awarding up to \$4,160,497 in federal HOME Investment Partnerships Program grant funds from the U.S. Department of Housing and Urban Development (HUD), as allocated to the City of Madison by the American Rescue Plan Act (a/k/a HOME-ARP), to Housing Initiat

Final Action:

Title: Awarding up to \$4,160,497 in federal HOME Investment Partnerships Program grant funds from the U.S. Department of Housing and Urban Development (HUD), as allocated to the City of Madison by the American Rescue Plan Act (a/k/a HOME-ARP), to Housing Initiatives, Inc. to support the development of 16 units of affordable housing and supportive services; and authorizing the Mayor and the City Clerk to enter into agreements to implement the development project (District 12).

Notes:

CC Agenda Date: 12/10/2024

Agenda Number: 45.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, John P. Guequierre, Nikki Conklin And Amani Latimer Burris

Effective Date:

Attachments: Housing Initiatives Application NTC.pdf

Enactment Number:

Author: Linette Rhodes

Hearing Date:

Entered by: mbohrod@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/3/2024	Maggie McClain	Approve	12/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Community Development Division	12/03/2024	Referred for Introduction		
	Action Text: This Resolution was Referred for Introduction				
	Notes: Community Development Block Grant Committee (1/9/25), Finance Committee (1/6/25), Common Council (1/14/25)				
1	COMMON COUNCIL	12/10/2024	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.				
	Notes: Additional referral to Finance Committee (1/16/25)				
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	12/11/2024	Referred	FINANCE COMMITTEE	01/06/2025
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	01/06/2025	Return to Lead with the Recommendation for Approval	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.				

Text of Legislative File 86356

Fiscal Note

The proposed resolution authorizes the award of up to \$4,160,497 in federal HOME-ARP funds to Housing Initiatives, Inc. for a 16-unit multi-family development project at 1802 Roth Street. Up to \$3,056,197 of the funds would be used for construction costs; up to \$1,104,300 would be used for on-site supportive services once the development is completed. The receipt of up to \$5,076,197 in HOME-ARP funds by the City was previously authorized via an amendment to the HUD-approved 2021 Action Plan (RES-23-00192, Leg file 76395). Sufficient budget authority is available within CDD's 2025 Adopted Operating Budget (Munis project 72921). No additional City appropriation required.

Title

Awarding up to \$4,160,497 in federal HOME Investment Partnerships Program grant funds from the U.S. Department of Housing and Urban Development (HUD), as allocated to the City of Madison by the American Rescue Plan Act (a/k/a HOME-ARP), to Housing Initiatives, Inc. to support the development of 16 units of affordable housing and supportive services; and authorizing the Mayor and the City Clerk to enter into agreements to implement the development project (District 12).

Body

BACKGROUND

The American Rescue Plan Act of 2021 authorized the City of Madison to receive a special allocation of federal HOME Investment Partnerships Program grant funds (HOME-ARP) from the U.S. Department of Housing and Urban Development (HUD) in the amount of \$5,076,197 to support local efforts to reduce homelessness and increase housing stability. The City was required to draft a substantial amendment to its 2021 Action Plan and undertake a public participation process to identify how these funds would be spent. The City's amended 2021 Action Plan, as approved by HUD, calls for up to \$3,056,197 to support the development of affordable rental housing and up to \$2,020,000 for supportive services.

As part of the 2024 Affordable Housing Fund - Non-Tax Credit RFP, HOME-ARP grant funds were made available for supportive housing development proposals. The Community Development Division (CDD) received one such proposal from Housing Initiatives, Inc. Housing Initiatives, Inc. is seeking about \$4,160,500 to help finance construction of a 16-unit apartment building at 1802 Roth Street and pay for on-site support services.

ACTION

WHEREAS, the American Rescue Plan Act (ARPA) of 2021 allocated a special round of HOME Investment Partnerships Program (HOME-ARP) funds to states and entitlement communities during the COVID-19 pandemic to support local efforts to reduce homelessness and increase housing stability, including the development of new housing; and,

WHEREAS, as a HUD-designated HOME Participating Jurisdiction (PJ), the City of Madison was awarded \$5,076,197 in HOME-ARP funds and, as a condition of receipt of these funds, was required to amend its HUD-approved 2021 Action Plan; and,

WHEREAS, the Common Council approved a substantial amendment to the 2021 Action Plan (RES-23-00192, Legistar #76395) on March 7, 2023, which was subsequently approved by HUD; and,

WHEREAS, the amended 2021 Action Plan indicates that the HOME-ARP funds are to be used for the development of supportive housing and the provision of supportive services for households who are unhoused, at-risk of losing their housing, fleeing domestic violence and human trafficking, veterans and their families, or households who would otherwise fall within the Qualifying Population, as defined by HUD; and,

WHEREAS, the Community Development Division (CDD) issued a Request for Proposals (RFP) in April 2024 seeking affordable rental development proposals eligible for HOME-ARP funding; and,

WHEREAS, in response to the RFP, the City received one proposal from Housing Initiatives, Inc. seeking financial assistance for a new supportive housing project; and,

WHEREAS, the CDD staff team determined the proposal is consistent with the HOME-ARP program guidelines and with the goals and requirements set forth in the City's 2020-2024 Five-Year Consolidated Plan, which was formally adopted by the Common Council on February 25, 2020, and which guides the City's use of HUD funds, as well as with similar goals and requirements articulated in the City's draft 2025-2029 Five-Year Consolidated Plan, which is currently in development; and,

WHEREAS, CDD recommends allocating HOME-ARP funds to the project in an amount not to exceed \$3,056,197 for capital expenses incurred to construct a 16-unit multi-family apartment building at 1802 Roth Street; and,

WHEREAS, consistent with City practices in supporting the construction of affordable housing, these funds will be provided to Housing Initiatives, Inc. in the form of a zero percent, long-term deferred loan payable upon sale, transfer, or change in use of the property; and,

WHEREAS, CDD further recommends allocating up to \$1,104,300 of HOME-ARP funds to support Housing Initiative's provision of supportive services; and,

WHEREAS, supportive service funds will be issued through a purchase of services contract and be made available for use through September 30, 2030; and,

WHEREAS, as the development proposal proceeds through final design stages and required City approvals, Housing Initiatives may need to make minor project adjustments, including to the number and mix of housing units, if such changes are necessary to improve project feasibility and/or comply with land use requirements; and,

WHEREAS, Housing Initiatives, Inc., either through the agency or an affiliate LLC, will be prepared to execute loan agreements and related loan documents with the City;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the Common Council approve the award of HOME-ARP funds to Housing Initiatives, Inc. in the amount of up to \$3,056,197 for capital costs and up to an additional \$1,104,300 for support services as described herein; and,

BE IT FURTHER RESOLVED, that the Council authorizes CDD staff to approve minor alterations to the project, including to the number and mix of housing units if such changes are deemed necessary to improve prospects for securing all financing required to complete the project as presented and/or comply with City land use requirements, but not to increase the level of City financial assistance specified herein without Council approval; and,

BE IT STILL FURTHER RESOLVED, that the execution of a loan agreement and disbursement of City funds will be made contingent upon Housing Initiatives, Inc. demonstrating that it has (1) secured financing sufficient to complete the proposed project; (2) received from the City all necessary land use and permit approvals; and (3) satisfied any other City requirements, including, but not limited to, providing a Tenant Selection Plan and Affirmative Marketing Plan consistent with the Standards published in the RFP and recording access easements necessary for long-term use of the development; and,

BE IT FINALLY RESOLVED, that the Council authorizes the Mayor and City Clerk to execute, deliver, publish, file and record such other documents, instruments, notices and records, and take such other actions as shall be deemed necessary or desirable to accomplish the purpose of this Resolution, and to comply with and perform the obligations of the City hereunder.

CDD Financing Application for Affordable Rental Housing Development: Non-Tax Credit

This application form should be used for projects seeking funding from City of Madison Request for Proposals #2024-13033; Affordable Rental Housing Development: Non-Tax Credit. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on May 31, 2024**. Please format for logical page breaks. Email to: cddapplications@cityofmadison.com

APPLICANT INFORMATION

Proposal Title:	Safe - Stable - Supportive (S3) Housing		
Site Address (if known):	1802-1804 Roth St (tentative)		
Amount of Funds Requested:	\$3,056,197	Type of Project:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Acquisition/Rehab
Name of Applicant:	Housing Initiatives, Inc.		
Mailing Address:	1110 Ruskin St., Madison, WI 53704		
Telephone:	608-620-1751		
Lead Project Contact:	Brad Hinkfuss	Email Address:	bhinkfuss@housinginitiatives.org
Financial Contact:		Email Address:	
Website:	www.housinginitiatives.org		
Legal Status:	<input type="checkbox"/> For-profit <input checked="" type="checkbox"/> Non-profit <input type="checkbox"/> Non-profit (CHDO)		
Federal EIN:	39-1781842	SAM/UEI #:	MRLMUAJQZKS7
Registered on SAM:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	* If seeking federal funds	
Community Housing Development Organization:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> CHDO Application Attached		
HOME-ARP Set-Aside:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

If applying to this RFP under the HOME-ARP Set-aside, please check the box for "Yes" above. **For questions in this application that do not apply, please write "Not Applicable."**

AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file an Individual Developer Affirmative Action Plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/individual-developers>.

LOBBYING RESIGTRATION

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross 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 over \$10,000 (this includes grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. **You are required to register and report your lobbying.** Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000. You may register at <https://www.cityofmadison.com/clerk/lobbyists/lobbyist-registration>.

CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, state and federal provisions. A sample contract that includes standard provisions may be obtained on the Community Development Division Funding Opportunities Website for this RFP.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

SIGNATURE OF APPLICANT

Enter Name: Bradley A Hinkfuss Date: 5/20/2024

By submitting this application, I affirm that the statements and representations are true to the best of my knowledge.

By entering your initials in this box **BAH** you are electronically signing your name as the submitter of the application and agree to the terms listed above.

AFFORDABLE HOUSING GOALS & OBJECTIVES

1. Please check which of the following goals outlined in the Request for Proposals are met with this proposal:

- ☒ 1. Increase the supply of safe, quality, affordable rental housing that ensure long-term affordability and sustainability.
- ☐ 2. Preserve existing income- and rent-restricted rental housing to ensure long-term affordability and sustainability.
- ☐ 3. Improve the existing rental housing stock through acquisition/rehab to create long-term affordability and sustainability.

AFFORDABLE HOUSING NEEDS

2. Please describe the anticipated demand for this specific affordable rental housing development in the City of Madison. Please be specific as to which populations will be targeted, if any.

This housing will directly address the need for permanent supportive housing as clearly and consistently exhibited on the Coordinated Entry CE) priority lists. The target population will be those who are both chronically homeless and have a serious mental health disability. As an example of the demand for this type of housing, in February 2024 the CE system had 95 eligible candidates who met both criteria. In reality, this sample number is a dramatic undercount of the community-wide population since the CE system is set to auto exit clients who do not use services for 180 or more days. Clients often languish on the CE list for months to years because there is an insufficient number of units, and existing units turn over very infrequently. In short, the target population is considered the most challenging population to serve because they present with so many issues. Framed another way, the target clients are the most vulnerable people in our community because they have experienced so much trauma and face so many barriers to housing.

For all the housing developed in Madison, almost no one develops permanent supportive housing to serve this target clientele. The clients face the most barriers and traditional property management does not have the tools or skills to meet the needs. This housing is best - and often only - achieved through mission-driven organizations that integrate the skills, knowledge, intention, and compassion to do make it work.

PROPOSAL OVERVIEW

3. Please provide a brief overview of the proposal including key characteristics. Describe how the proposed development will help meet the needs of residents in this location and the impact of the proposed development on the community. *(Please limit response to 300 words including spaces).*

This project aims to add new permanent supportive housing (PSH) units to the community in a manner that is sustainable, manageable, and capable of being duplicated. Housing Initiatives has a 30-year history of successfully providing PSH and it is that knowledge and experience that will inform this project. The project will be purpose built with the needs of the target population in mind. Primarily, that means that the project will be built at a manageable scale (11-16 units); built for singles with efficiencies & one-bedrooms; have an integrated community service office staffed on-site; drive down operating costs through energy efficiency and other systemic features; integrate design features that curtail potential problem behavior; and offers a supportive and affordable permanent housing option regardless of individual income.

In the context of the immediate and larger community, this project will house the very people who are otherwise homeless on the street, in the shelters, and without any other housing option. This general outcome has many specific positive outcomes for both the clients themselves and the larger community. Clients experience improved health, increased income, stabilized mental health, more positive social relationships, and opportunities to positively engage with the larger community. On a community level, there will be reduced demand for emergency health services, less demand for homeless services, and fewer people homeless on the streets and in public places.

SECTION A – ALL APPLICANTS MUST COMPLETE

4. Type of Construction: ☒ New Construction ☐ Acquisition/Rehab
 Type of Project: ☒ Multi-family ☐ Senior (55+ or 62+ yr. old): _____
☐ Rental Cooperative

Total number of units in proposed development: **16**

Total number affordable of units ($\leq 60\%$ CMI): **16**

Total % affordable of units ($\leq 60\%$ CMI): **100**

Total amount of CDD funds requested per affordable unit: **\$277,836 per HOME unit/ \$191,012 per total units**

Number of units supported by Section 8 project-based vouchers, if applicable: 0/TBD PBV CMI level: $\leq 50\%$

5. Please indicate acceptance of the standard loan terms for this proposal as described in Section 1.8 of the RFP.
☒ Yes, I confirm.
6. Applicants requesting alternative loan terms and/or wishing to provide additional information regarding the financing structure or options, please indicate below.

In reference to subsidy support of units, Housing Initiatives has successfully administered a substantial Rental Assistance Grant that is annually renewable through the CoC funding process. This allows the agency to support many clients' rent in the absence of a voucher or other subsidy. As covered in the Tenant Selection Plan, the agency anticipates supporting many of the clients in this project with Rental Assistance funds.

7. Period of Affordability Commitment:
☒ Permanent Affordability in exchange for a waiver of shared appreciation to the long-term deferred note
☐ 40 years – Minimum Commitment

DEVELOPMENT TEAM OVERVIEW

8. Describe briefly the Development Team's knowledge of and experience in addressing affordable housing needs of the City of Madison. Please be sure to address:
- Developer's housing development experience, including number, type and location of proposed and completed projects, affordability profile, etc. Years the organization has been in existence.
 - Leadership/key development team staff qualifications (briefly).
 - Financial capacity of the organization to secure financing and complete the proposed project.
 - For non-profit organizations, please describe the organization's Mission Statement and explain how the proposed development supports the Mission Statement.

This development team has considerable experience in affordable housing development. Key to this is Brad Hinkfuss, the Executive Director of Housing Initiatives. Brad managed property development at Porchlight, Inc. for over 15 years, including substantial work in the areas of grant writing, homeless shelter management, maintenance supervision, and new property conceptualization & project management. Porchlight has existed since 2000.

The Porchlight portfolio consisted of over 30 properties while Brad was involved there. He oversaw the substantial rehab and improvement of many of the existing properties, including the comprehensive remodeling, expansion, and creation of the Veterans Transitional Housing Project at 1102 Spring St (24 units). What is more, he directly managed new affordable housing development of two new properties in Madison: Sixteen (16) units at 2718 Pheasant Ridge Trail, and 48 units split between two buildings at 4002-4012 Nakoosa Trail. The latter project also included an onsite, 24/7 supportive staff office and daytime drop-in facility for the homeless with serious mental illness. All projects at Porchlight and Housing Initiatives were specifically targeted and restricted to clients @ less than 50% CMI, most also with a tenant selection plan that targeted the literally homeless.

Housing Initiatives has a portfolio of 151 units spread among 33 scattered site properties, with over 200 clients. All of these units are reserved for formerly homeless clients who present with serious mental health conditions. In the five years that Brad has led the agency, staffing has stabilized, services have expanded, and the agency has achieved positive cash flow sufficient to support additional growth.

Housing Initiatives has partnered with Hope Community Capital (HCC) as its Development Consultant to assist with some elements of the financing structure and the development process, as needed. Their assistance will support Housing Initiatives' capacity, both from a staffing and financial perspective, to take on this development while simultaneously running and expanding the existing operation. The collective experience of HCC brings a wealth of additional housing and development finance expertise to this project. Carrie Sanders, Founder & CEO, will be joined by Dave Porterfield, Community Development Consultant at HCC, to provide consulting services for the proposed project. The HCC team has collectively worked as a development and funding consultant on more than three dozen multi-family developments across the nation, most of which are income-restricted, with units affordable to households earning below 50% AMI. Dave Porterfield brings more than 30 years of direct experience in developing affordable housing, with a specialization in permanent supportive housing for persons with disabilities through his recent tenure as Senior Advisor at Movin' Out, Inc.

The mission of Housing Initiatives speaks directly to the prerogative of this funding; Housing Initiatives, Inc exists to provide permanent supportive housing for persons in Dane County who have a severe and persistent mental illness and are experiencing homelessness because of the illness. The project will support that mission by making 100% of the new units available and restricted to those who are both homeless and severely mentally ill.

9. For non-profit applicants interested in federal HOME funds, please describe the development team's experience using federal HOME or CDBG funds in detail, including a list of past projects the team has developed using such funds.

Housing Initiatives has successfully used HOME and CDBG funds on many projects in the organization's 33-property portfolio. Some of these loans go back as far as 1998, and others are as recent as 2018. Most of these funds were accessed as pieces of larger financial pictures as they related to the acquisition and rehabilitation of existing housing stock. This list is too extensive to be included here but a sample includes properties at 2500-02 Calyso Rd, 2505 Brentwood Pkwy, 310 E Mifflin St, 34 Powers Ave, 3734 W Karstens Ave, and 5028 Camden Rd. A full list can be made available on request.

Most significantly, in the organization's 30-year history all of these CDBG- and HOME-funded projects have been successfully managed at the fiscal, compliance, and inspection levels.

10. Identify all key roles in your project development team, including any co-developers, property management agent, supportive services provider(s) (if applicable), architect, general contractor, legal counsel, and any other key consultants, if known.

Contact Person	Company	Role in Development	E-mail	Phone
Brad Hinkfuss	Housing Initiatives	Principal, Ex Dir.	bhinkfuss@housinginitiatives.org	608.620.1751
David Ferch	Ferch Architecture	Architect	david@fercharchitecture.com	608.238.6900
Carrie Sanders	Hope Community Capita LLCI	Development and Funding Advisory	carrie@hopecommunitycapital.com	816.807.9295
Tyler Krupp	Threshold Development	GC consultant	tnkrupp@gmail.com	
Juscha Robinson	Pines Bach LLP	Legal Consultant	jrobinson@pinesbach.com	608.807.0752
Dave Porterfield	Hope Community Capital LLC	Development Consultant	Dave@hopecommunitycapital.com	

11. Who will be responsible for monitoring compliance with federal regulations and requirements during development and construction phases of the project? Describe their experience and list any past projects they have completed.

Monitoring and compliance will be primarily performed by Brad Hinkfuss, with support as needed from other agency staff in the areas of property management and services. Mr. Hinkfuss has considerable experience in managing new construction and renovation projects at scales larger and smaller than the project at hand (see previous listing for examples). Additionally, if needed, there is an option for staff from Hope Community Capital to assist with various compliance and monitoring functions if the need becomes apparent.

12. Are other major sources of soft funding being sought for the proposed development (e.g., TIF, Federal Home Loan Bank Affordable Housing Program, Dane Workforce Housing Fund, etc.)? What is the status of those funds and anticipated commitment dates? Describe the development team's experience in successfully obtaining funds from the sources sought for the proposed development.

Additional funding is currently being sought for the proposed development to supplement the requested HOME-ARP set-aside funds. The current pro forma identifies a construction to permanent first mortgage from Forward Community Investment, a Madison based CDFI lender whom we have discussed the project with. However, we anticipate reaching out to other potential sources such as those listed above, with a focus on FHLBC – AHP funding next year. Hope Community Capital has extensive experience in securing and closing on a wide variety of sources that would be appropriate for this project.

13. Is your development team willing to offer a development partnership role, employment, or other role to a graduate or student of the Associates in Commercial Real Estate (ACRE) program on this project?

Yes, we are open to exploring this possibility of a development assistant role in this project to a student in the ACRE program. It is unclear at this point just what that role would be since this is a project of modest scope and complexity, but we would welcome the involvement of someone genuinely interested in the development process of permanent supportive housing.

14. Please describe the development team's experience with contracting with Minority- and Women-Owned Business Enterprises (M/WBE). Beyond standard construction bidding practices, what efforts will be made to ensure that M/WBE businesses are given plentiful opportunities to be competitive when bidding on this proposal and awarded a percentage of contracts that meets or exceeds the City's goals.

The development team has ample experience in contracting with M/WBE businesses on various projects in the past. The best means of ensuring that such businesses have opportunities to bid and participate in the project is to intentionally contact them to advertise the project and solicit bids. The City's list of local M/WBE businesses can be very helpful in that regard, as well as direct past experience with eligible businesses.

15. Beyond standard construction bidding practices, what efforts will the development team commit to ensure that women and people of color represent a meaningful share of the construction labor force working on this proposal. Describe how the development team will meet or exceed the City's contract labor utilization goal of **13%** for persons of color working on the job site.

As with the answer to the previous question, the best way to ensure that women and people of color represent a significant portion of the workforce is to actively and intentionally seek out businesses that are owned by, and that employ those populations.

16. For the following development team roles, please identify the number and/or percentage of women and persons of color employed by that company or organization, as well as the **total** employees for each firm.

Company	Role in Development	BIPOC		Women		Total Employees
		#	%	#	%	#
Housing Initiatives, Inc.	Developer	3	30	5	50	10
Hope Community Capital	Co-Developer	0	0	3	50	6
TBD	General Contractor					
Housing Initiatives, Inc.	Property Manager					
Ferch Architecture	Architect	0	0	0	0	1
Housing Initiatives	Service Provider					

17. Describe the development team's organizational experience in engaging with the target populations you intend to serve, including black, indigenous, and other people of color. Especially consider operations, design, development, and property management.

Housing Initiatives' experience in engaging the target population is deep, trauma-informed, and very appropriate for the variety of challenges and obstacles that this population typically faces. With over 30 years experience in housing and supporting exactly this population, the staff at Housing Initiatives are arguably some of the most capable in the City of Madison. This includes extensive experience serving black, indigenous and other people of color. Such cohorts have always been overrepresented in the homeless population and have therefore been equally present in the agency's client population.

Housing Initiatives also benefits from performing all property management functions in-house. Simultaneously serving as the landlord, property manager, and service provider means that the agency is able to unify property management and services in a way that is more flexible and deeply sympathetic to the needs of this population.

18. Describe ways in which the development team promotes and supports ongoing equity work in internal policy and procedures and within the community and the greater Madison area.

As the principal development agent in this effort, Housing Initiatives promotes and supports equity work primarily through mission-driven work to support the very populations that have historically been marginalized, and that are overrepresented in the target homeless population. The agency makes equity training and education an ongoing part of its supportive service work, particularly in regards the direct service staff.

19. If any team member has acted as a development partner or has any ownership interest in any project currently underway or completed, please provide the following information for the team member or any related entity, as applicable:
- List any foreclosure, default, or bankruptcy within the past ten years.
 - List any litigation completed, pending, or underway in relation to any financing or construction project within the past five years.
 - List any Chronic Nuisance Abatement or Nuisance Case notifications issues by Madison Police Department and/or Building Inspection in the past five years.

Housing Initiatives has received nuisance abatement notices from the Madison Police Department for the following addresses in the past five years:

2506 Calypso Rd #1 (December 2019)

2506 Calypso Rd #2 (April 2020)

2504 Calypso Rd #1 (December 2023)

706 Troy Dr. #3 (January 2024)

1002 W Badger Rd. #2 (April 2024)

In all cases, Housing Initiatives cooperated and networked with MPD to address the issues quickly and effectively. In cases where it involved the separation from housing, staff also connected clients with resources and other housing options.

PROPERTY MANAGEMENT: TENANT SELECTION & AFFIRMATIVE MARKETING

20. Confirm that you have read and agree to submit an Affirmative Marketing Plan and Tenant Selection Plan consistent with the Standards found in RFP Attachments B-1 and B-2.

☒ Yes, I confirm.

21. Describe the affirmative marketing strategy and any other strategies to engage your intended population. How will the Property Manager affirmatively market to populations that are least likely to apply? Specifically outline how this development's marketing will be consistent with the City of Madison's Affirmative Marketing Plan Standards (Attachment B-2 of the RFP), especially for Asian and Latinx populations which are historically under-marketed in affordable housing opportunities.

Housing Initiatives has a somewhat unique approach to affirmative marketing in that the agency does not maintain its own waiting list. Rather, the agency takes most referrals directly from the Coordinated Entry system. All referrals that the agency supports with rental assistance must come from this source that is administered by the larger Continuum of Care. There is no provision in HUD regulation or CoC standards that would allow Housing Initiatives to target certain populations for service. The two threshold criteria are chronic homelessness and severed mental illness. To the degree that the Coordinated Entry system is equitable and serves under-marketed populations, then those attributes are directly reflected in the Housing Initiatives client base.

For clients that do not come through Coordinated Entry, most are referrals directly from the Veterans Administration (VA). Here again, the agency makes no policy decision to request only certain ethnicities or populations. It is the VA staff themselves that make the decisions as to which client to send to Housing Initiatives when an opening occurs. Since the agency is known for accepting the clients who present with the greatest barriers, the working practice is to refer vets that VA staff consider the most vulnerable.

22. Please address experience in and/or plans to implement inclusive and culturally-inclusive property management and marketing practices. Detail specific partnerships that the development team, Property Manager, and/or other agencies in this proposal have had with community agencies and organizations that provide direct housing search and related assistance to households least likely to apply, **especially including undocumented residents and/or residents without social security numbers**. Please reference successful past practices, relationships with agencies and/or marketing materials used. Include a list of organizations that you have partnered with in the past for marketing activities.

As mentioned in earlier responses, one of the greatest strengths of the Housing Initiatives approach is that it integrates property ownership, property management, and service provision in one organization. This allows the organization to target the most vulnerable people for service, as defined by the Dane County Continuum of Care and the Coordinated Entry system. Insofar as the clients who come to the agency present with specific cultural and ethnic backgrounds, both the property management and the services staff attempt to build communication and support resources that respect and support the clients' backgrounds. This will often involve networking with other local organizations that specialize in serving specific subpopulations.

23. Describe your approach to successfully utilizing alternatives to eviction, both pre- and-post filing, such as payment plans, mediation, etc. to avoid evictions.

Housing Initiatives maintains a primary goal of providing and maintaining housing. In practice, this means flexibility and supportive involvement whenever issues arise that jeopardize housing retention. This starts on a formal level with utilizing a series of notices to inform clients of what is happening that threatens their housing, coupled with direct intervention and supportive case management to address those issues. Furthermore, the agency always employs tools such as payment plans, networking with other support providers, coordination with probation/parole, and other arrangements to modify behavior that could result in the loss of housing. Even in cases where eviction is filed, the agency views the eviction process as an opportunity to use the legal system to gain compliance. This might involve mediation, negotiation with legal representatives, and the use of court-stipulated agreements that give clients clear opportunities to preserve housing by following court stipulations. In all cases, Housing Initiatives' prerogative is to maintain housing while simultaneously addressing the behavior that may result in eviction.

24. Describe any staffing challenges or shortages that the Property Management (PM) company has experienced at the on-site level in the past few years. What will the PM do to address and/or cover on-site staffing challenges at the proposed development should they arise?

Housing Initiatives has not experienced any staffing shortages in the area of property management in the past five years. Although the position has turned over twice in that time frame, the agency recently increased support for those responsibilities by adding a new FTE position that operates primarily in support of property management. The agency also started outsourcing legal consultation to a third party firm that is able to provide invaluable advice and direction in the administration of some aspects of property management.

25. What percent of staff turnover did the PM experience at Madison-area properties in 2023? 0%

26. Divide the number of resignations or terminations in calendar year 2023 by total number of budgeted positions. Explain turnover rate of 20% or more within Property Management staff. Discuss any other noteworthy staff retention issues or policies in place to reduce staff turnover.

No turnover in property management or maintenance staff in 2023.

27. Please describe the experience of the property management team or agency including trainings and/or certifications that the individual/property management team or agency has completed and/or attained. Who will be responsible for monitoring compliance with local and federal regulations and requirements during the Period of Affordability?

The experience of the property management is that of 30 years of institutional knowledge that has been handed down through staff positions, as well as documented in agency policies & procedures. The current Property Manager has many years of experience working directly with the homeless population, and also benefits from a formal education in business administration. This person is also currently pursuing certification as a Certified Occupancy Specialist (COS) based on HUD regulations.

SITE INFORMATION

28. Address(es) of Proposed Site, if known: 1802-04 Roth St., Madison

29. In which of the following areas on the Affordable Housing Targeted Area Map (see Attachment A) is the proposed site located? Please check one plus Limited Eligibility, if applicable.

- ☐ Preferred TOD Area (New Construction Only)
☐ Eligible Core Transit Area (New Construction Only)
☒ Preservation & Rehab Area (Ineligible for New Construction; Some exceptions may apply)
☐ Limited Eligibility Area

30. Explain why this site was chosen and how it helps the City to expand affordable housing opportunities in areas of greatest impact. Describe the neighborhood and surrounding community.

This site was chosen for several reasons: 1) There is an interested seller that is willing to negotiate on the sale of the property; 2) The site is across the street from an existing Housing Initiatives residential facility and office, which means that the neighborhood is already acclimated to this type of presence. The existing facility can also help support the proposed project administratively; 3) The zoning supports a limited version of the project, and with a minor change can support even more; 4) The proposed use is sympathetic to the uses shown in the Generalized Future Land Use Plan for this area; 5) The site is in a location that has many supportive services and amenities close at hand that will support the target population.

31. Identify the neighborhood in which the site is located: Northside Planning Council

32. Site Specific or Site-Undetermined Application:

- a. Date Site Control Secured (or anticipated): _____
b. Site Specific application without Site Control (check if no site control) ☒
c. Check if Site is Yet-To-Be Identified (targeted area proposal) ☐

DEVELOPMENT TEAMS THAT SELECTED OPTION C IN QUESTION 32 (WITH AN UNDETERMINED SITE) CAN NOW SKIP TO APPLICATION SECTION B, AND DO NOT NEED TO COMPLETE QUESTIONS 33-65, AT THIS TIME

33. Current zoning of the site: TR-U1 An interactive version of the Zoning Map can be found linked [here](#).

34. Will the proposed development need to seek a Zoning Map Amendment:

☒ Yes ☐ No, it's permissively zoned ☐ To be determined

35. Describe any necessary planning and zoning-related approvals (conditional use permit, demolition, etc.) that must be obtained for the proposal to move forward.

1. A demolition permit to raze the exiting residential home located at 1802 Roth St.
2. A Certified Survey Map to combine the lots at 1802 and 1804 as one for the purpose of a single development.
3. A rezoning from TR-U1 to TR-U2, to permit density in excess of 11 units (based on the s.f. requirement of space per unit). There is some potential to pursue a different zoning classification depending on city feedback.
4. A Conditional Use Permit to locate "offices for human service programs" as part of the project.

36. Describe the proposed project's consistency with the land use recommendations, goals and objectives as may be relevant in adopted [plans](#), including the City of Madison Comprehensive Plan (adopted 2018), Neighborhood Plan(s), Special Area Plans, the Generalized Future Land Use Map (interactive version linked [here](#)), and any other relevant [plans](#).

While there is no apparent neighborhood plan that addresses these parcels or this area specifically, the Comprehensive Plan and the Generalized Future Land Use Plan (GFLU) designate this area as Community Mixed Use. The plan language embraces, "existing and planned areas supporting an intensive mix of residential, commercial, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base." The proposed development fits perfectly with a modestly more intensive residential use (aka, missing middle housing) in an area that has abundant amenities for residents.

37. If the site is in a Limited Eligibility Area, describe how the relevant concerns will be addressed via design or other strategies, e.g., noise mitigation, air quality, etc.?

There are no issues with Limited Eligibility. Although the site is located in a Preservation & Rehab area, there is language in the RFP that allows for new construction. Furthermore, the type of housing and the target population is in support of an identified City initiative and is therefore eligible for new construction. The site is located less than one block from a Preferred Transit Oriented Development Area.

38. Identify the distance the following amenities are from the proposed site. All distances should be entered as would be traveled by residents of the development (i.e. walking/driving distance, not straight-line distance). Limit to closest three and/or less than one mile per category. Please use the MMSD Find My School [link](#) as the closest school is not always assigned.

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store	Willy St Co-op - North	1.3
Public Elementary School	Lakeview Elementary School	1.8
Public Middle School	Sherman Middle School	0.7
Public High School	Malcolm Shabazz City High School	0.8
Job-Training Facility, Community College, or Continuing Education Programs	Madison College	2.3
Childcare	RISE Wisconsin	0.9
Public Library	Madison Public Library - Lakeview Branch	1.3

Neighborhood or Community Center	Warner Park Community Rec Center	1.8
Full Service Medical Clinic or Hospital	UW Health Union Corners Clinic	1.9
Pharmacy	Walgreens - 1725 Northport Dr.	1.5
Public Park or Hiking/Biking Trail	Warner Park	1.6
Banking	BMO Harris Bank	0.2
Retail	Northgate Mall	0.1
B-cycle Station	Madison BCycle	1.2
Other (list the amenities):	Dane County Job Center	0.1

39. What is the actual walking distance between the proposed site and the nearest seven-day per week [transit stops](#) (i.e. weekday and weekends)?

There are multiple transit stops on N. Sherman Ave, the closest of which is N Sherman @ Roth, about 150 yards down the street from the proposed project location.

40. Describe the walkability of the site and the safest walking routes for children to get to their elementary and middle schools if MMSD [Yellow Bus Service](#) is not provided (e.g., less than 1.5 miles and no major roads crossed). Describe the Metro Transit Route for high school students. Enter "N/A" for age restricted (55+) developments.

The target location is a highly walkable neighborhood with excellent transit options as well as dedicated bike lanes on N Sherman Ave. This is the case for all the elementary, middle, and high school options which are in very close proximity.

41. Describe the transit options for people to access employment and amenities such as childcare, after school activities, grocery stores, the nearest library, neighborhood centers, and other amenities described above.

As noted above, the best transit options are the extremely close Metro Transit stop, bike lanes, and sidewalks. The proposed site is readily connected by all three of these transit options to numerous amenities located along the N Sherman corridor.

42. For non age-restricted developments over 40 units, describe the impact this housing development will have on the schools in this area. What percent are the 5-year projected capacities for the area schools? Ideal enrollment is considered 90%. Are the schools projected to be at, above, or below capacity? Approximately how many elementary and middle school children are projected to live at the proposed housing development based on the proposed unit mix and previous housing experience? See 5-year projected capacities from 2019 school capacity information found in this [Report](#) (.pdf pages 30-31). MMSD is in the process of updating this information post-pandemic. Please also e-mail Grady Brown (kqbrown@madison.k12.wi.us) to obtain updated current and projected capacity for the relevant schools.

Not applicable

CITY AND COMMUNITY ENGAGEMENT PROCESSES

43. Briefly summarize the most notable staff comments made at the City's Development Assistance Team (DAT) regarding the proposed development and reference the date of the presentation, if you have already presented. If you've not yet presented to DAT, what is the anticipated date of the presentation?

There was a preliminary meeting on 5/1/2024 with staff from the CDD, Zoning, and Planning departments. This meeting primarily addressed the process and requirements for property acquisition and environmental review. While this meeting was not a full DAT meeting, it was useful in addressing early process questions. A full DAT meeting will likely be scheduled for June or July, following proposal submission.

44. For new construction proposals, describe the neighborhood and community input process, including notification to and input from the nearby Neighborhood Association(s), already underway and planned. What was the date that the proposal was presented to the neighborhood? If not yet completed, what is the anticipated meeting date? What issues or concerns with the project has been identified, if any? How will those be addressed? Describe the plan for continued neighborhood input on the development (e.g. steering committee, informational meetings, project website, etc.).

To date, the only community input process has been to contact the District 12 Alder, Amani Latimer Burris. The intention is to follow the Alder's lead in organizing a public input meeting, as well as contact with any appropriate neighborhood associations. Of note, approximately a year ago, Housing Initiatives organized a public meeting with the same Alder to discuss a possible addition to a property across the street from the current proposal. This would have been the same type of housing. Other than the Alder, no one from the surrounding community attended the meeting and there were no comments or concerns otherwise expressed. Regardless of this past experience, the agency will follow through with a public input meeting. Housing Initiatives is also willing to field any comments or concerns on an ongoing basis at the agency's office, located across the street at 1110 Ruskin St.

Email notice has been sent to the contacts for Maple Wood Condominium Association and the Northside Planning Council, the two closest neighborhood-level organizations, to inform them of the project and open the door for further dialogue, a public meeting, and other meetings to discuss concerns as needed.

45. Describe the response of the alder in which the proposal is located, as well as the adjacent [Aldermanic District](#), if applicable. What issues or concerns with the project has been identified, if any? How will those be addressed?

As noted in the answer to the previous question, there has been outreach to the Alder for District 12 but no reply to date.

SITE AMENITIES

46. Describe the interior and exterior common area amenities that will be available to tenants and/or guests, and any costs for reservation (e.g., community rooms, exercise room, business center, tot lot, grill area, etc.). What parking will be provided and at what cost? Will the cost vary by CMI level? For family developments, will there be a year-round indoor play space for children?

As a provider of permanent supportive housing, Housing Initiatives has a standard approach that will also be in place at this new facility. Since the target population is single adults who have a history of homelessness and mental health concerns, nothing about this project will be sized or designed to accommodate children. The CMI level will frequently be $\leq 30\%$ of CMI, and always $\leq 50\%$ CMI. All residents will have access to a free laundry room on site. There will also be one or more porch/protected areas outside where residents can enjoy time outdoors and out of the elements. Enclosed and secure bicycle parking will be provided for all residents. Most significantly, a major component of this project is to include a staff office with programming & meeting space on the first floor. The staff based at this location will offer supportive services to residents at this location and other HII properties.

47. Describe the interior apartment amenities, including plans for internet service (and cost to tenants, if any) and a non-smoking indoor environment throughout the building.

The interior apartment amenities will include standard kitchen range, refrigerator, microwave, vented hood/fan, and double basin kitchen sink. The design will include heating and air conditioning that can be adjusted individually for each apartment. Basic furnishings will be provided (bed, dresser, table, chair). A full bathroom and closet space will be provided in each unit. The supportive housing model will cover the electricity, gas, and water utility costs for all units at no expense to clients.

The standard Housing Initiatives policy of no smoking indoors will apply to this facility. There will be some provision for a designated smoking space outside.

Although all units will be wired for independent internet service, there is no plan to provide that service to clients automatically or free of charge. There is significant liability in providing unregulated and unmonitored internet service to a non-employee population, such that Housing Initiatives will not provide this service. However, the agency has been successful in helping clients apply for and receive discounted service through mainstream providers.

PROPOSAL TIMELINE

48. Please list the estimated/target completion dates associated with the following activities/benchmarks to illustrate the timeline of how your proposal will be implemented.

Activity/Benchmark	Estimated Month/Year of Completion
Draft Site Plan Ready to Submit to Dev. Assistance Team (DAT) [<i>Target/Actual Month/Date</i>]	June 2024
1 st Development Assistance Team Meeting [<i>Target/Actual Month/Date</i>]	June 2024
1 st Neighborhood Meeting [<i>Target/Actual Month/Date</i>] (if applicable)	August 2024
Submission of Land Use Application (if applicable)	August 2024
Plan Commission Consideration	September 2024
Urban Design Commission Consideration, if applicable [<i>Target Month/Date</i>]	October 2024
Complete Financing	September 2024
Acquisition/Real Estate Closing	September 2024
Rehab or New Construction Bid Publishing	January 2025
New Construction/Rehab Start	March 2025
Begin Lease-Up/Marketing	October 2025
New Construction/Rehab Completion	October 2025
Certificates(s) of Occupancy Obtained	November 2025
Complete Lease-Up	December 2025
Request Final Draw of CDD Funds	December 2025

HOUSING INFORMATION & UNIT MIX

49. Provide the following information for your proposed project. List the property address along with the number of units you are proposing by size, income category, etc. If this is a scattered site proposal, list each address separately with the number of units you are proposing by income category, size, and rent for that particular address and/or phase. Attach additional pages if needed.

ADDRESS #1:		1802 Roth St., Madison 53704									
		# of Bedrooms					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income (CMI)	Total # of units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	6	4	2	0	0	0	904	1064			
40%	0	0	0	0	0	0					
50%	10	5	5	0	0	0	904	1064			
60%	0	0	0	0	0	0					
Affordable Sub-total	16	9	7	0	0	0					
80%	0	0	0	0	0	0					
Market*	0	0	0	0	0	0					
Total Units	16	9	7	0	0	0	Notes: Rents are calculated as 90% of Madison HUD Metro FMR. Subsidized residents pay 30% of income.				

*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; 80% = 61-80% CMI; Market = >81% CMI.

ADDRESS #2:											
		# of Bedrooms					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income (CMI)	Total # of units	# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	0	0	0	0	0	0					
Affordable Sub-total	0	0	0	0	0	0					
80%	0	0	0	0	0	0					
Market*	0	0	0	0	0	0					
Total Units	0	0	0	0	0	0	Notes:				

*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; 80% = 61-80% CMI; Market = >81% CMI.

50. Utilities/amenities included in rent: ☒ Water/Sewer ☒ Electric ☒ Gas ☐ Free Internet In-Unit
☒ Washer/Dryer ☐ Other: _____

51. Please list the source of calculating your utility allowance, and the total utility allowance per bedroom size:
 Utilities Allowance Used: ☒ CDA ☐ DCHA ☐ HUSM

Unit Size (Number of Bedrooms)	Total Monthly Utility Allowance (\$)
Efficiency	147
1-Bedroom	164
2-Bedroom	
3-Bedroom	

REAL ESTATE PROJECT DATA SUMMARY

52. Enter the site address (or addresses if scattered sites) of the proposed housing and answer the questions listed below for each site.

	# of Units Prior to Purchase	# of Units Post- Project	# Units Occupied at Time of Purchase	# Biz or Residential Tenants to be Displaced	# of Units Accessible Current?	Number of Units Post- Project Accessible?	Appraised Value Current (Or Estimated)	Appraised Value After Project Completion (Or Estimated)	Purchase Price
Address:	1802 Roth St., Madison								
	2	16	2	2	0	2	289,000		Est. \$500K
Address:	1804 Roth St., Madison								
	0	0	0	0	0	0	44,600		Joined w/1802
Address:	Enter Address 3								

53. Describe the historical use(s) of the site. Identify if a Phase I Environmental Site Assessment has been completed and briefly summarize any issues identified. Identify any environmental remediation activities planned, completed, or underway, and/or any existing conditions of environmental significance located on the proposed site.

The site comprises two side-by-side parcels. One contains a residential home. The other lot is empty and contains no obvious signs or remains of any past structure. The Phase 1 Environmental Site Assessment has will not commence until there is a negotiated agreement on the sale of the property. The only issue of potential significance is the location of a wetland across the street. This is not viewed as a threat since the site is elevated relative to the wetland and there is no history of flooding at the site. Further review will need to wait for the Phase 1.

54. Identify any existing buildings on the proposed site, noting any that are currently occupied. Describe the planned demolition of any buildings on the site.

The only existing building is a residential home built in 1932. Built as a single family home, it has been divided into two apartments, one upstairs and one down. Both are currently occupied. After plan approval and relocation of the current residents, the plan would involve the demolition of this apartment home.

55. Will any business, including churches and non-profit organizations, or residential tenants (owner or rental) be displaced temporarily or permanently? If so, please describe the relocation requirements, relocation plan and relocation assistance that you will implement or have started to implement.

The only displacement will involve two tenants, the occupants of the apartments at the old residential home. These residents will be informed of their potential eligibility for relocation assistance and a plan made for that to take place relative to the larger project plan. Costs for relocation are included in the development budget.

56. For proposals that include rehabilitation, have you completed a capital needs assessment for this property? If so, summarize the scope and cost; attach a copy of the capital needs assessment if available. If proposal includes rehabilitation of occupied properties will be phased over more than a year, please describe the assessment and phasing plan in detail.

Not applicable.

ENERGY EFFICIENCY, RENEWABLE ENERGY, SUSTAINABLE DESIGN & ACCESSIBILITY

57. Describe your organization's experience in developing projects that incorporate extraordinary sustainability, energy efficiency, decarbonization/electrification, and/or green building design techniques? Please list any industry standards, third-party certifications or awards achieved on projects developed in the past ten years, such as LEED®, WELL, ENERGY STAR Multifamily New Construction Certification, Passive House, etc.

Collectively, this team has extensive experience in developing projects that incorporate extraordinary energy efficiency features. In his time with Porchlight, Brad Hinkfuss was responsible for the research, design, financing, and implementation of solar thermal, photovoltaic, in-floor radiant heat, single metering, and other features that hugely reduced the energy and operational costs associated with several big project (16 units, 48 units, 32 units).

The team at Hope Community Capital also brings experience in helping its nonprofit clients navigate the direct-pay rebate for eligible technologies as discussed in the IRA. HCC recently developed the plan of finance for the City of Milwaukee to bring about the development of advanced building construction, net-zero affordable for-sale housing and is currently working with Habitat for Humanity of Milwaukee to access these funds to build net-zero homes. Though the subject project is multi-family, HCC will bring its experience with the IRA incentives and net-zero housing financing to bear.

The addition of Tyler Krupp (Threshold Development) as a support to the development team brings a strong new dimension to this process as well. He is currently developing the first unsubsidized multifamily passive house development in Madison. To the extent that his expertise can influence the features and final design of this project, it may embody best practices in efficiency, renewable energy, and sustainable design.

58. Describe the proposed project's energy efficiency approach, design and equipment choices. For new construction proposals, please attach a copy of the confirmation page demonstrating that your organization has submitted an [Initial Application](#) for Focus on Energy's Energy Design Assistance program once available. For rehabilitation proposals, please attach documentation confirming that your organization has reached out to Focus on Energy's [multifamily program, once available](#).

Although there is strong desire to maximize the efficiency and sustainability dimensions of this project, it is too early to speculate as the main approach, design, or equipment approaches. No formal steps have been taken as of this submission date. However, besides this team's established history of developing highly efficient projects, it is worth noting that the design and intent will be for Housing Initiatives to cover all utility costs for all units. This unified approach builds in strong efficiency potential which is coupled with a strong motivation for the agency to keep the utility and operational costs as low as possible.

59. Check all applicable third-party certifications of Energy Efficiency & Sustainability that will be sought.

Third-Party Certification	YES
Focus on Energy's Energy Design Assistance program (Initial Application submittal confirmation page is attached)	<input checked="" type="checkbox"/>
Wisconsin Green Built- GOLD Standard	<input checked="" type="checkbox"/>
EPA AirPLUS	<input type="checkbox"/>
LEED®	<input type="checkbox"/>
WELL	<input type="checkbox"/>
ENERGY STAR Multifamily New Construction	<input checked="" type="checkbox"/>

Passive House	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

60. Please describe how this proposed development will contribute to the City's goal of 100% renewable energy and net-zero carbon emissions community-wide by 2050. For more information, see [100% Renewable Madison Report](#). Please describe below any other renewable energy systems to be included in the development, such as solar thermal, solar hot water, geothermal, etc.

What size of solar array is anticipated (in Kw)? _____

What percentage of on-site electricity use is the development aiming to provide via the solar array? _____

While it remains too early in the design process to commit to specifics, the following are features that will be strongly considered, and for which the team may pursue separate funding: Photovoltaic array (size TBD base on roof area; solar thermal for hot water; geothermal; in-floor radiant heat; Energy Star appliances; and insulation & window glazing at very high performing levels.

61. Please indicate sustainable design features and equipment included choices in the proposed development that will help to reduce fossil fuel consumption, achieve decarbonization, and improve air quality:

Sustainability Design Features & Equipment	YES	Comments
a. Air-source or ground source heat pumps	<input checked="" type="checkbox"/>	Plans to investigate & seek funding
b. Electric or heat-pump water heaters	<input checked="" type="checkbox"/>	Directive to specify and price for plans.
c. Electric stoves	<input checked="" type="checkbox"/>	Consider induction stoves, other best Energy Star performers
d. EV charging infrastructure or EV ready design (<i>exceeding City ordinance requirements</i>)	<input type="checkbox"/>	
e. Battery storage	<input type="checkbox"/>	
f. Other:	<input type="checkbox"/>	
g. Other:	<input type="checkbox"/>	

62. New Construction Proposals Only: Please briefly describe the Sustainable Building Design Elements and Strategies that will be incorporated into the proposed project as referenced in the [AIA Framework for Design Excellence](#), especially the following:

a. Design for Equitable Communities

Equity in design will be a major consideration in the design of this project since the target population is one that is historically marginalized and overlooked. Chief among the considerations will be how to promote social integration and a sense of community within the building and the larger neighborhood.

b. Design for Energy – Optimized energy use. What is the U value of windows?

The U value of the windows has not yet been specified, but the team expects to maximize this performance feature. Additional funding may be sought for higher performing units.

c. Design for Water – Describe proposed strategies to protect and conserve water (i.e. water efficiency), reduce reliance on municipal water sources, incorporate systems to recapture and/or reuse water on-site.

The design team anticipates utilizing fixtures and features that minimize water use to the greatest extent possible. The team will also explore options to retain all stormwater on site through rain gardens, a retention pond, or other infiltration practices.

d. Design for Resources – Optimize building space and material use

Material selection has yet to be explored or specified for this project. The team at hand is equipped to make well-informed decisions to minimize waste, and to utilize minimally processed materials that still perform very well from energy performance and durability standards.

e. Design for Well-being – Consider physical, mental, and emotional well-being, plus trauma-informed design.

Trauma-informed design must be a mainstay of this project since the target audience has almost universally experienced a great deal of trauma. This standard of design is more common in some larger metro areas of the country, and the design team has connections with consultants from other areas that may influence the design of this project.

f. Design for Ecosystems – Especially indoor environmental quality (IEQ)

Although as of yet unexplored, this site provides an unusual opportunity in that there is a well-established wetland habitat located across the street. This could serve as a learning environment in which the design and programming of the building recognizes and supports the surrounding natural habitat.

g. Design for Change – Optimize operational and maintenance practices

The most meaningful way that this project embraces the Design for Change principle is within the context of the larger community. This project will help address the dire shortage of supportive housing within our community for the most vulnerable residents. It will do so by pursuing a purpose-built design that is forever geared to the needs of this community. Virtually no other organization is building this type of housing. This project - and others like it - will serve to build the larger community capacity of change.

h. Design for Integration, Economy, Change and/or Discovery – Any additional AIA Framework comments

This project aspires to be a prototype of what effective supportive housing design can and should be. A building built for a specific population must reflect the unique needs and circumstances of that population. In terms of scale, features, design, sustainability, efficiency, and programming that is what this project is meant to be, and that can be duplicated over and over throughout the city.

63. Describe this development's approach to accessibility. Indicate the number and percent of ADA accessible units as well as the number and percent of proposed Type A accessible units and/or convertible to Type A units as needed. Will this development exceed the minimum requirements to the greatest extent feasible? For rehab, describe the accessibility modifications that will be incorporated into the existing development.

Accessibility is a major consideration for this development since the target population often presents with major impediments to mobility over time. While there will be only two units (12%) of the overall number designated as accessible, this is due to balancing that consideration with an expensive feature like an elevator. To the extent that the upper floor units can be made more accessible in various smaller design considerations, they will be made so.

64. Describe this development's level of commitment to the principles of Universal Design. Explain the extent to which the development team will incorporate the greatest feasible levels of Universal Design in residential units, commercial spaces, and in common areas. What percentage or number of units in the proposed development will incorporate Universal Design principles? What percent of units will be visitable?

This is discussion that has yet to take place with the development team so it would be premature to commit to any particular level. However, the experience, track record, and knowledge that is present in the collective design team suggests that the principles of Universal Design will be a major consideration in this project.

REFERENCES

65. Please list at least three municipal/financing references who can speak to your work on similar developments completed by your team.

Name	Relationship	Email Address	Phone
Jim O'Keefe	Professional contact	JOKeefe@cityofmadison.com	
Marsha Rummel	Professional/Personal	district6@cityofmadison.com	
Doug Kirk	Hill Board of Directors	dakirk531r@gmail.com	

DEVELOPMENT TEAMS WITH AN IDENTIFIED SITE (AND HAVE COMPLETED QUESTIONS 32-65) DO NOT NEED TO COMPLETE SECTION B.

SECTION B – TARGETED AREA ONLY (No Identified Site)

SITE INFORMATION

1. General Area of Proposed Sites: _____
2. If applicable, please identify in which of the following areas on the Affordable Housing Targeted Area Map your proposal is generally located in, or that you anticipate you will target. If the area targeted for your proposal is larger or consists of multiple areas, please select one of the following that comprises the majority of your target area.
 - ☐ Preferred Area (New Construction Only)
 - ☐ Super-Preferred Area (New Construction Only)
 - ☐ Eligible Area (New Construction & Acquisition/Rehabilitation)
 - ☐ Targeted Rehab Area (Ineligible for New Construction, but preferred for acquisition & rehabilitation)
3. Explain why this area was chosen. How does it help the City to expand affordable housing opportunities in areas of greatest impact? How will this area assist in providing neighborhood-serving benefits?

4. Describe the type of housing project you propose to develop (i.e. new construction, preservation or acquisition and rehab)?

5. Number of units you anticipate developing in the targeted area: _____

6. Identify the following amenities that exist in the area which you have identified. If an amenity/service does not exist within the area, determine and list the next closest location.

Type of Amenities & Services	Name of Facility	In Targeted Area? (yes/no)
Full Service Grocery Store		
Public Elementary School		
Public Middle School		
Public High School		
Job-Training Facility, Community College, or Continuing Education Programs		
Childcare		
Public Library		
Neighborhood or Community Center		
Full Service Medical Clinic or Hospital		
Pharmacy		
Public Park or Hiking/Biking Trail		
Banking		
Retail		
Other (list the amenities):		

7. Are there seven-day per week transit stops (i.e. weekday and weekends) in or adjacent to your targeted area?

8. Describe your experience in gaining necessary planning and zoning-related approvals (rezoning, conditional use permit, demolition, etc.) that have been obtained for other developments. Are there adequate sites available in this targeted area that can feasibly identify and develop within the timeframe listed in the RFP? Please explain how you anticipate selecting a site(s).

9. Describe the your anticipated project and targeted area's consistency with adopted [plans](#), including the City of Madison Comprehensive Plan (adopted 2018), Neighborhood Plan(s), Special Area Plans, the Generalized Future Land Use Map (interactive version linked [here](#)), and any other relevant [plans](#).

CITY AND COMMUNITY ENGAGEMENT PROCESSES

10. Describe your familiarity with this neighborhood and community. Have you previously worked with this Neighborhood Association(s) or Alder? Describe the response of the alderperson in which the proposal is located, as well as the adjacent alderperson(s), if applicable. What issues or concerns with your anticipated project have been identified, if any? How will those be addressed? Please note new Aldermanic Districts that went into effect January 1, 2022.

SITE AMENITIES

Specific details of site amenities will be asked in a supplemental application submittal once a site(s) has been identified, as a component of City approvals before funding allocated.

ENERGY EFFICIENCY, RENEWABLE ENERGY & SUSTAINABLE DESIGN

11. What is your organization's experience in developing projects that incorporate extraordinary sustainable, energy efficient, and/or green building design techniques? Please list any awards, industry standards or third-party certifications achieved on projects developed in the past ten years, LEED®, WELL, Passive House, etc.

12. Please describe how proposed developments will contribute to the City's goal of 100% renewable energy and zero-net carbon emissions (originally adopted March 21, 2017). For more information, see [100% Renewable Madison Report](#).

13. Describe this development team's past approach to accessibility. Will any proposed development meet or exceed the minimum requirements? For rehab, describe the accessibility modifications that will be incorporated into existing developments.

14. Describe this your agency's commitment to the principles of Universal Design. Elaborate on how your agency has incorporated Universal Design components in residential units, any commercial space, and in common areas. Do you anticipate that your agency will exceed building code standards for Type A units? Once a site is identified, what percentage or number of units in any proposed developments will incorporate Universal Design principles?

ONLY DEVELOPMENT TEAMS APPLYING FOR HOME-ARP FUNDS MUST COMPLETE SECTION C. ALL OTHER APPLICANTS MAY PROCEED TO PAGE 21.

SECTION C – HOME-ARP FUNDS – HOMELESSNESS & HOUSING STABILITY

Applicants seeking HOME-ARP funds, must also complete the following questions.

1. Please confirm that the development team, including property management and supportive service coordinator, have read and understand Attachment E which outlines the requirements of the HOME-ARP program.
☒ Yes, I confirm.
2. Please describe the proposed development's integrated supportive housing approach to serve the target populations. Provide the number and percent of Integrated Supportive Housing Units proposed utilizing HOME-ARP and adhering to its requirements. Describe how the HOME-ARP units created in this project will serve the following HUD required Qualifying Populations:
 - a. Those who are homeless as defined under 24 CFR 91.5
 - b. Those who are at imminent risk of homelessness as defined in 24 CFR 91.5
 - c. Those who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD.
 - d. Other populations where assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability.

Housing Initiatives will extend the agency's existing supportive service approach to the target population, which is in principle and practice the same population that the agency already serves. This supportive services approach adheres to the principles of Housing First for all clients. Supportive services are offered to all incoming clients on day one, concurrent to leasing. The option for voluntary supportive services remains present throughout every client's tenancy, including regular check-ins, annual assessments, and service plans configured to individual needs.

Of the 16 units proposed in this project, 11 (69%) will be developed using HOME-ARP funds. The balance of the units will utilize alternate funding, but those units will still follow the integrated supportive service model. This integrated model has already been the standard that the agency has carried forward for years and for all clients.

As described in Housing Initiatives' Tenant Selection Plan, the primary means of accepting new clients is through the Continuum of Care Coordinated Entry process. When there is a shortage of either available subsidy funds or eligible clients, then the agency relies on other support agencies (e.g., Veterans Administration) to supply clients. Such clients that come through other sources still meet the criteria of homelessness and mental health disability. Many of these clients - whether through Coordinated Entry or other sources - meet the criteria for other qualifying populations even though they are not explicitly written into the Tenant Selection Plan (e.g., domestic violence, human trafficking, etc.)

3. Please identify the per-unit cost of the HOME-ARP units in your project: _____
4. Describe the consultation and coordination between Developer, the Property Manager and the lead Supportive Service Coordination Agency that occurred prior to this application and planned to design the development in terms of matching unit mix (income and size) to the targeted population.

The organizational and staffing structure of Housing Initiatives already combines the functions of principle developer, property manager, and lead supportive service coordination agency under one the umbrella of the same agency. The facilitates the best possible coordination of property management and services. From a development perspective, the units and overall facility design will engage a purpose-built and trauma informed philosophy that anticipates the target population. Based on successs with other properties, the approach with this one will be to keep the overall size small enough to minimize disruption, but big enough to achieve efficiencies of staffing, features, and services.

5. Describe the planned approach, relationship and coordination between the Property Manager and the lead Supportive Service Coordination Agency for lease up and ongoing services. Have these entities previously participated in an in-depth pre-lease up coordination process with these target population(s) in coordination with relevant community partners (e.g., CDA, DCHA, VASH, CE, etc.)? How will these entities work together to ensure a successful development well-integrated with the immediate neighborhood and community?

As described in the answer to the previous question, Housing Initiatives already houses the property management and supportive services functions and staff within the same organization. This makes for the best possible coordination and provision of services. This extends not only to clients in the building, but also the surrounding neighborhood and community. There is no disconnect between property management concerns, maintenance responses, and supportive service interventions between staff and clients.

It is worth noting that Housing Initiatives is not the sole service provider for all clients housed in the agency's properties. The agency enjoys strong relationships with many other service providers that have direct relationships with clients. Examples include the Veterans Administration, Tellurian, Journey Mental Health, Porchlight, The Road

Home, the Aging and Disability Resource Center, Dane County Human Services, and many more. Housing Initiatives property management and supportive services staff have regular contact with many of these service providers. This is particularly valuable at the intersection of property management concerns and supportive service interventions. Housing Initiatives' role as the landlord often makes a crucial difference in working with service providers to preserve housing and achieve favorable outcomes.

6. Describe the planned approach that the development team will utilize to engage with and center the voices of the Qualifying Populations in the design of the proposed development using trauma-informed design?

Housing Initiatives already has several clients serving on its Board of Directors. In addition to their input, focus groups will be convened to seek direct input from other clients. All of these clients will have come to the agency as members of Qualifying Populations. They represent a tremendous resource in using trauma-informed design and best practices for the target populations.

7. Describe the development team's experience using a Housing First approach to supportive housing?

Housing Initiatives has been fully embracing the Housing First approach for at least the past 10 years. It is already a directive handed down from HUD and tied to other funding that the agency receives to support many clients' rent. Starting around 2014, the agency simultaneously established a supportive service division of its staff. Previously, the organization had relied entirely on the services of other agencies to meet clients' service needs. With 10 years of experience, and employing qualified and experienced staff, the agency fully intends to continue using the Housing First approach on this project and all others in the agency's portfolio.

8. Please submit a Support Service Plan with your application. This plan should highlight the following elements:

a. Operations Plan

- i. Affirmative Marketing Plan (must meet Affirmative Marketing Plan Standards).
- ii. Tenant Selection Plan (must meet Tenant Selection Plan Standards and HOME-ARP guidelines, including a Housing First approach).
- iii. Staffing needs (i.e. %FTE and ratio of staff per household, etc.).
- iv. Lease up Coordination – detail how property management will work with the support service provider and partner agencies to seek referrals for vacant units.
 1. Describe the process for using Coordinated Entry to seek referrals of the prioritized qualifying population (households experiencing homelessness).
 2. Describe how property management will ensure that households who are unserved by Coordinated Entry but otherwise meet the HUD definition of the Qualifying Population will have access to HOME-ARP units through a waitlist.
 3. Describe the process to lease non-HOME-ARP units, if applicable.
- v. Outreach Strategies – how the property will engage its residents in the supportive services offered.
- vi. Resident Assessment – how will case managers assess the supportive service needs of individual residents.
- vii. Support Service Coordination
 1. Description of the type(s) and level of supportive services offered.
 2. Describe what services are provided on-site.
 3. Identify partnerships, if any, with supportive service agencies that have been or will be formed to serve the target population. How will external services be accessed.

b. Budget and Spending Plan:

- i. 5-year budget projection on support service costs and sources.
- ii. Resource Management:
 1. How will funding required for providing services outlined in the plan will remain available over time.
 2. Identify how HOME-ARP service funds will be budgeted over-time.
- iii. Spending Plan: a detailed explanation of how the supportive services funds will be spent and how that fits into the property's Supportive Services Plan.

1. Specifically identify how HOME-ARP service funds will be spent.

The following attachments are included with this application:

PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION AND CHECK THE BOX WHEN ATTACHED:

- ☒ 1. A completed Application Budget Workbook, showing the City's proposed financial contribution and all other proposed financing via Worksheets 1-4 (Agency Overview, Capital, and Expenses, Proforma).
- ☒ 2. A detailed map of the site, for development proposals with an identified site,
- ☒ 3. A map using the AHF Affordable Housing Targeted Area Map, indicating the site in the context of the City.
- ☒ 4. A preliminary site plan and one to two renderings, if available.
- ☐ 5. A Capital Needs Assessment report of the subject property, or similarly detailed rehab phasing and cost report, if the proposal is for a rehabilitation project and if the report is available at the time of application.
- ☒ 6. A recent market study or informal analysis, if available at the time of application.
- ☐ 7. For rental development proposals with more than one owner, a Project Organizational Chart, including ownership interest percentages.
- ☒ 8.a. Tenant Selection Plan consistent with the City's Standards outlined in Attachment B-1, if one is available at time of application.
- ☒ 8.b. Affirmative Marketing Plan consistent with the CDD's AMP Standards outlined in Attachment B-2, if one is available at time of application.

If the following items are not available at the time of initial application, submittal will be required at the following future date:

Application Item	Due Date
Preliminary Site Plan	A week prior to Development Assistance Team (DAT)
Capital Needs Assessment	Supplemental Application
Market study/Analysis (Required for new construction proposals seeking HOME funds)	Supplemental Application
Proposals with an Undetermined Site, Questions 33-65	Supplemental Application

APPLICANT & PROJECT NAME:**Housing Initiatives, Inc. - Safe-Stable-Supportive (S3) Housing****2. CAPITAL BUDGET**

Enter ALL proposed project funding sources.

FUNDING SOURCES

Source	Amount	Non-Amortizing (Y/N)	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service	Financing Approval Anticipated (Mo/Yr)
Permanent Loan-Lender Name:							
Subordinate Loan-Lender Name:							
Subordinate Loan-Lender Name:							
Tax Exempt Loan-Bond Issuer:							
FHLB-AHP Loan							
City Loan Request (AHF/HOME)							
City-Loan HOME-ARP (Development Funds)	\$ 3,056,197		0.00%				
City-Loan Request (TIF)							
Other-Specify Lender/Grantor:							
Forward Community Investment (FCI)	\$ 574,803		7.50%				
Other-Specify Lender/Grantor:							
Other-Specify Lender/Grantor:							
Historic Tax Credit Equity							
Deferred Developer Fees							
Owner Investment							
Other-Specify:							
Total Sources	\$ 3,631,000						

Construction Financing			
Source of Funds	Amount	Rate	Term (Months)
Construction Loan-Lender Name:			
Forward Community Investment F(FCI)	\$ 574,803	7.50%	14
Bridge Loan-Lender Name:			
Historic Tax Credit Equity:			
Total	\$ 574,803		

Remarks Concerning Project Funding Sources:

APPLICANT: **Housing Initiatives, Inc.**

3. PROJECT EXPENSES

Enter the proposed project expenses

Acquisition Costs	Amount		
Land	\$500,000		
Existing Buildings/Improvements	\$0		
Other (List)			
	\$0		
Construction:			
Construction/Rehab Costs	\$2,027,000	<--- If applicable, please list the costs attributable to "above and beyond" green building/Net Zero construction components included in the Construction Costs line item:	
Construction Profit	\$101,350		
Construction Overhead	\$40,540		
General Requirements	\$101,350		
Construction Supervision	\$0		
FF&E/Personal Property	\$0		
Demolition	\$24,000		
Site Work	\$10,000		
Landscaping	\$20,000		
Letter of Credit/P&P Bond	\$12,000		
Construction Contingency	\$232,124		
Other (List)			
	\$0		
Architectural & Engineering			
Architect - Design	\$50,675		
Architect - Supervision	\$10,000		
Engineering	\$15,000		
Other (List)			
	\$0		
Interim/Construction Costs			
Builder's Risk/Property Insurance	\$10,000		
Construction Loan Interest	\$24,115		
Construction Loan Origination Fee	\$0		
Real Estate Taxes	\$5,000		
Park Impact Fees	\$0		
Other Impact Fees	\$3,000		
Other (List)			
	\$0		
Financing Fees			
Cost of Bond Issuance	\$0		
Permanent Loan Origination Fee	\$5,748		
Credit Enhancement	\$0		
Other Permanent Loan Fees	\$5,000		
Soft Costs			
Appraisal	\$4,000		
Market Study	\$4,000		
Environmental Reports	\$3,000		
Survey	\$7,000		
Permits	\$3,500		
Lease-Up Period Marketing	\$1,000		
Accounting/Cost Certification	\$0		
Title Insurance and Recording	\$3,000		
Relocation	\$18,400		
FF&E	\$60,000		
Capital Needs Assessment (if rehab)	\$0		
Legal	\$18,400		
Other (List)			
	\$0		
Fees:			
Bridge Loan Fees	\$0		
Organizational Fees	\$3,000		
Syndication Fees	\$0		
Total Development Fee	\$290,480		
Developer Overhead	\$0		
Other Consultant Fees	\$0		
Other (List)			
Soft Cost Contingency	\$7,165		
Reserves Funded from Capital:			
Lease-Up Reserve	\$4,000		
Operating Reserve	\$0		
Replacement Reserve	\$8,000		
Capital Needs Reserve	\$0		
Debt Service Reserve	\$0		
Escrows	\$0		
Other: (List)			
	\$0		
TOTAL COSTS:	\$3,631,847		

APPLICANT:

Housing Initiatives, Inc.

4. PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Gross Income	187,008	190,748	194,563	198,454	202,423	206,472	210,601	214,813	219,110	223,492	227,962	232,521	237,171	241,915	246,753	251,688
Less Vacancy/Bad Debt	9,350	9,537	9,728	9,923	10,121	10,324	10,530	10,741	10,955	11,175	11,398	11,626	11,859	12,096	12,338	12,584
Income from Non-Residential Use*		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	177,658	181,211	184,835	188,532	192,302	196,148	200,071	204,073	208,154	212,317	216,564	220,895	225,313	229,819	234,415	239,104
Expenses:																
Office Expenses and Phone	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558
Payroll, Payroll Taxes and Benefits	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790
Property Insurance	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133	9,407	9,690	9,980	10,280	10,588	10,906
Mtc, Repairs and Mtc Contracts	19,000	19,570	20,157	20,762	21,385	22,026	22,687	23,368	24,069	24,791	25,534	26,300	27,089	27,902	28,739	29,601
Utilities (gas/electric/fuel/water/sewer)	31,222	32,159	33,123	34,117	35,141	36,195	37,281	38,399	39,551	40,738	41,960	43,219	44,515	45,851	47,226	48,643
Property Mgmt	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126	15,580
Operating Reserve Pmt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696
Support Services	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126	15,580
Other (List)																
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	107,222	110,439	113,752	117,164	120,679	124,300	128,029	131,870	135,826	139,900	144,097	148,420	152,873	157,459	162,183	167,048
Net Operating Income	70,436	70,772	71,083	71,367	71,623	71,849	72,043	72,203	72,329	72,417	72,466	72,475	72,440	72,360	72,233	72,055
Debt Service:																
First Mortgage	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229
Second Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229
Total Annual Cash Expenses	155,451	158,668	161,981	165,393	168,908	172,529	176,258	180,099	184,055	188,129	192,326	196,649	201,102	205,688	210,412	215,277
Total Net Operating Income	22,207	22,543	22,854	23,138	23,394	23,620	23,814	23,974	24,100	24,188	24,237	24,246	24,211	24,131	24,004	23,826
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	22,207	22,543	22,854	23,138	23,394	23,620	23,814	23,974	24,100	24,188	24,237	24,246	24,211	24,131	24,004	23,826
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including commercial tenants, laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.46	1.47	1.47	1.48	1.49	1.49	1.49	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.49
DCR Total Debt	1.46	1.47	1.47	1.48	1.49	1.49	1.49	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.49

Assumptions																
Vacancy Rate	5.0%															
Annual Increase Income	2.0%															
Annual Increase Expenses	3.0%															
Other																

*Please list all fees (per unit per month) and non-residential income:

This model sshows year one beginning in January of 2024

APPLICANT:

Housing Initiatives, Inc.

3. PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	256,722	261,856	267,093	272,435	277,884	283,442	289,111	294,893	300,791	306,806	312,943	319,201	325,585	332,097
Less Vacancy/Bad Debt	12,836	13,093	13,355	13,622	13,894	14,172	14,456	14,745	15,040	15,340	15,647	15,960	16,279	16,605
Income from Non-Residential Use*	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	243,886	248,764	253,739	258,814	263,990	269,270	274,655	280,148	285,751	291,466	297,295	303,241	309,306	315,492
Expenses:														
Office Expenses and Phone	19,256	19,834	20,429	21,042	21,673	22,324	22,993	23,683	24,394	25,125	25,879	26,655	27,455	28,279
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	1,605	1,653	1,702	1,754	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Payroll, Payroll Taxes and Benefits	8,024	8,264	8,512	8,768	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Property Insurance	11,233	11,570	11,917	12,275	12,643	13,022	13,413	13,815	14,230	14,656	15,096	15,549	16,015	16,496
Mtc, Repairs and Mtc Contracts	30,489	31,404	32,346	33,317	34,316	35,346	36,406	37,498	38,623	39,782	40,975	42,204	43,471	44,775
Utilities (gas/electric/fuel/water/sewer)	50,102	51,605	53,153	54,748	56,390	58,082	59,825	61,619	63,468	65,372	67,333	69,353	71,434	73,577
Property Mgmt	16,047	16,528	17,024	17,535	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	19,256	19,834	20,429	21,042	21,673	22,324	22,993	23,683	24,394	25,125	25,879	26,655	27,455	28,279
Support Services	16,047	16,528	17,024	17,535	18,061	18,603	19,161	19,736	20,328	20,938	21,566	22,213	22,879	23,566
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	172,060	177,222	182,538	188,014	193,655	199,465	205,448	211,612	217,960	224,499	231,234	238,171	245,316	252,676
Net Operating Income	71,826	71,542	71,201	70,799	70,335	69,805	69,207	68,536	67,791	66,967	66,061	65,070	63,990	62,817
Debt Service:														
First Mortgage	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229	48,229
Total Annual Cash Expenses	220,289	225,451	230,767	236,243	241,884	247,694	253,677	259,841	266,189	272,728	279,463	286,400	293,545	300,905
Total Net Operating Income	23,597	23,313	22,972	22,570	22,106	21,576	20,978	20,307	19,562	18,738	17,832	16,841	15,761	14,588
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	23,597	23,313	22,972	22,570	22,106	21,576	20,978	20,307	19,562	18,738	17,832	16,841	15,761	14,588
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.49	1.48	1.48	1.47	1.46	1.45	1.43	1.42	1.41	1.39	1.37	1.35	1.33	1.30
DCR Total Debt	1.49	1.48	1.48	1.47	1.46	1.45	1.43	1.42	1.41	1.39	1.37	1.35	1.33	1.30

Assumptions

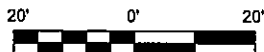
Vacancy Rate	5.0%
Annual Increase Income	2.0%
Annual Increase Expenses	3.0%
Other	

Plat of Survey

Legal Description of Record: Document No. 5668777

Lot Eight (8) and Lot Nine (9), C.E. Roth Plat in the City of Madison,
Dane County, Wisconsin

BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
DANE COUNTY ZONE, THE WEST LINE OF
LOT 8, C.E. ROTH PLAT & EASTERLY R/W
LINE OF RUSKIN STREET BEARS N 00°14'13" E

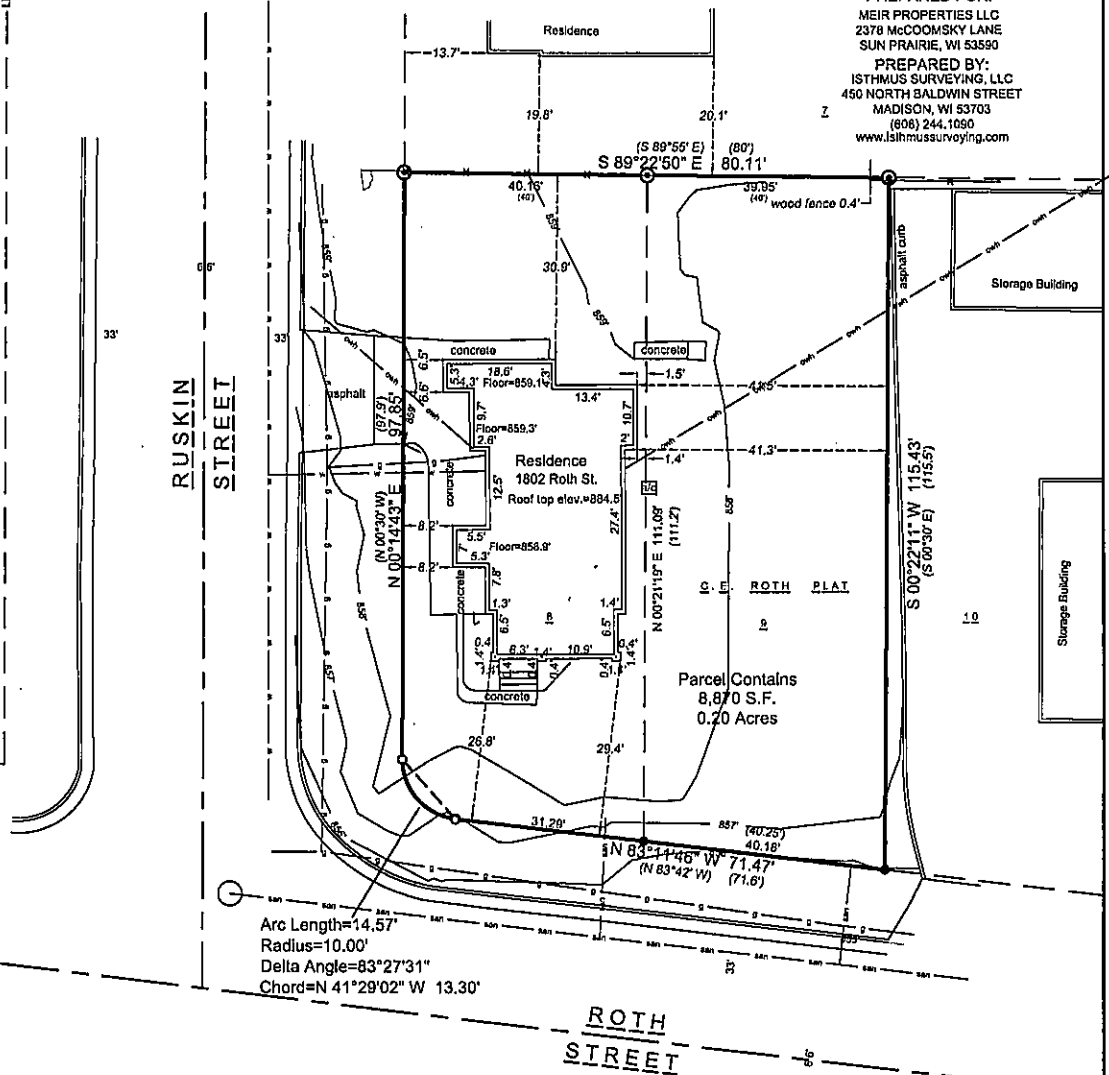


PREPARED FOR:

MEIR PROPERTIES LLC
2378 MCCOOMSKY LANE
SUN PRAIRIE, WI 53590

PREPARED BY:

ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com



Arc Length=14.57'
Radius=10.00'
Delta Angle=83°27'31"
Chord=N 41°29'02" W 13.30'

Notes:

1. Building dimensions and associated offset distances were measured along the outside of the siding.
2. This parcel may be subject to, or benefit from, Easements or agreements, written or otherwise, not shown hereon.
3. Site was snow covered on survey date. Some hardscapes may not be shown.
4. Utilities are shown as visible or marked. Location to be considered approximate for planning purposes and should not be relied as accurate enough to use for Digging purposes. Call Digger's Hotline (811) prior to any excavation.

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia, unless noted)
- IRON PIPE FOUND (1" Outside Diam, unless Noted)
- 3/4"x18" SOLID IRON ROD SET 1.50Lbs./LINEAL FOOT.

() INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDRETH OF A FOOT.

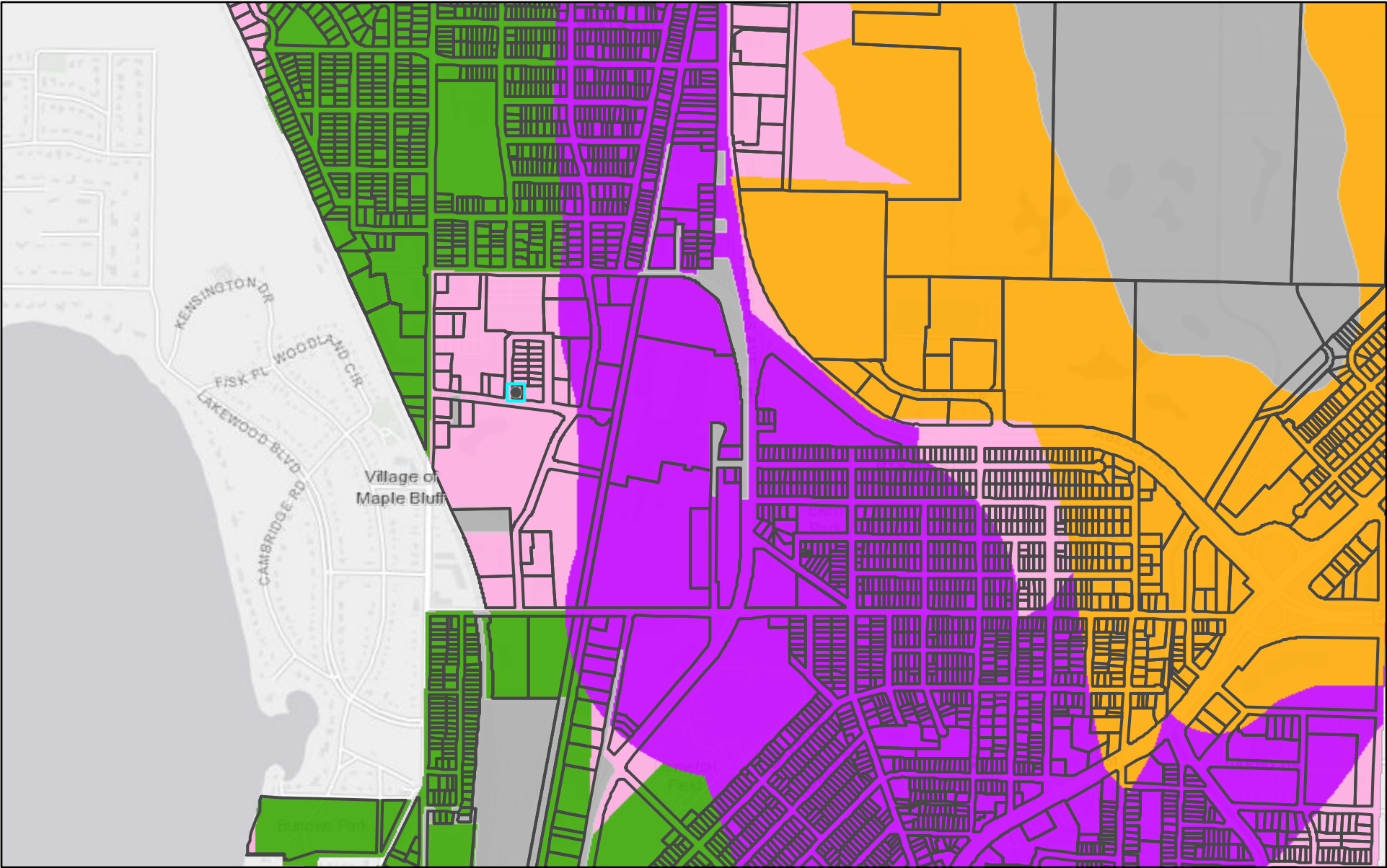
SURVEYOR'S CERTIFICATE

I, Paul A. Spetz, registered land surveyor for Isthmus Surveying LLC, hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, visible improvements, potential encroachments and its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.







Dated this 21st Day of December, 2020: Paul A. Spetz, S 2525

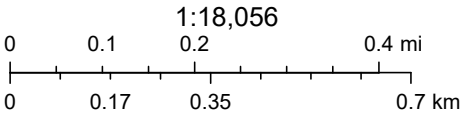


AHF Target Area Map - 1802 Roth St

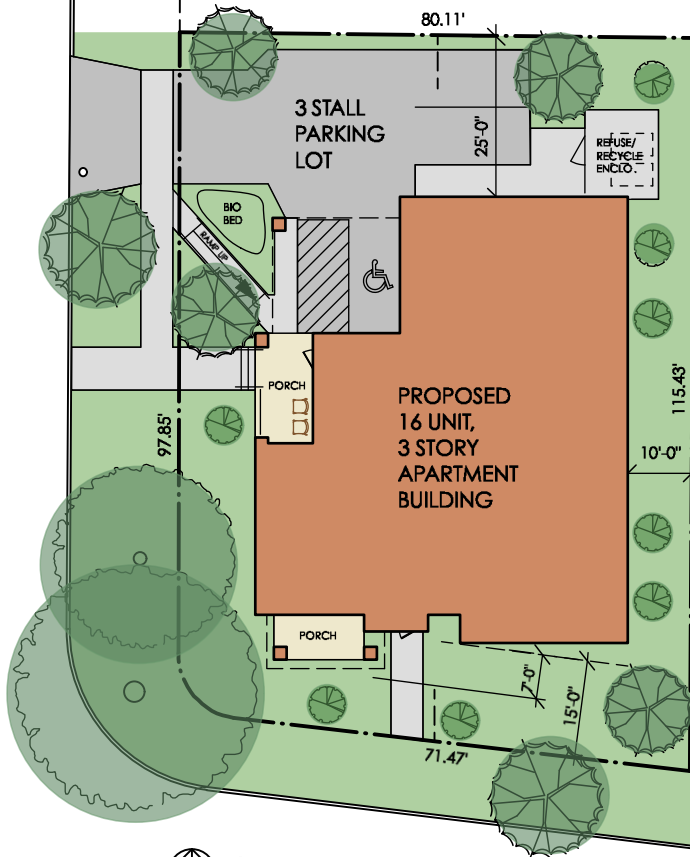


5/30/2024, 10:50:04 AM

- | | | |
|--|---|---|
|  Property_Lookup - Parcels |  Eligible Core |  Limited Eligibility |
|  Preservation Rehab |  Preferred TOD |  Ineligible |



County of Dane, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, County of Dane, Esri, HERE



 **SITE PLAN**
0 15' 30'

ZONING STATISTICS: PROPOSED TR-U2 DISTRICT:

SITE ACREAGE: 8,870 sq. ft. (0.20 acres)

SITE AREA: (WITH NEW ADDITION)
 BUILDING FOOTPRINT 3,556 sq. ft. 40.1%
 PAVEMENT 1,956 sq. ft. 22.1%
 PERVIOUS AREA 3,358 sq. ft. 37.8%
 (MAX. LOT COVERAGE = 62.2% sq. ft. < 75% allowed)

USEABLE OPEN SPACE:
 REQUIRED: 16 UNITS (40) = 640 sq. ft.
 PROVIDED: 725 sq. ft.

LOT AREA PER APARTMENT UNIT:
 16 UNITS (350) = 5,600 sq. ft. required, 8,870 provided.

PARKING REQUIRED:
 APARTMENTS: 1/UNIT (16) + 600 SF/300 = 16 STALLS
 OFFICE: 600 SF/300 2 STALLS
 TOTAL REQUIRED 18 STALLS

PARKING PROVIDED: 3 STALLS

BIKE PARKING REQUIRED: 1/UNIT + 3 GUESTS = 19 STALLS

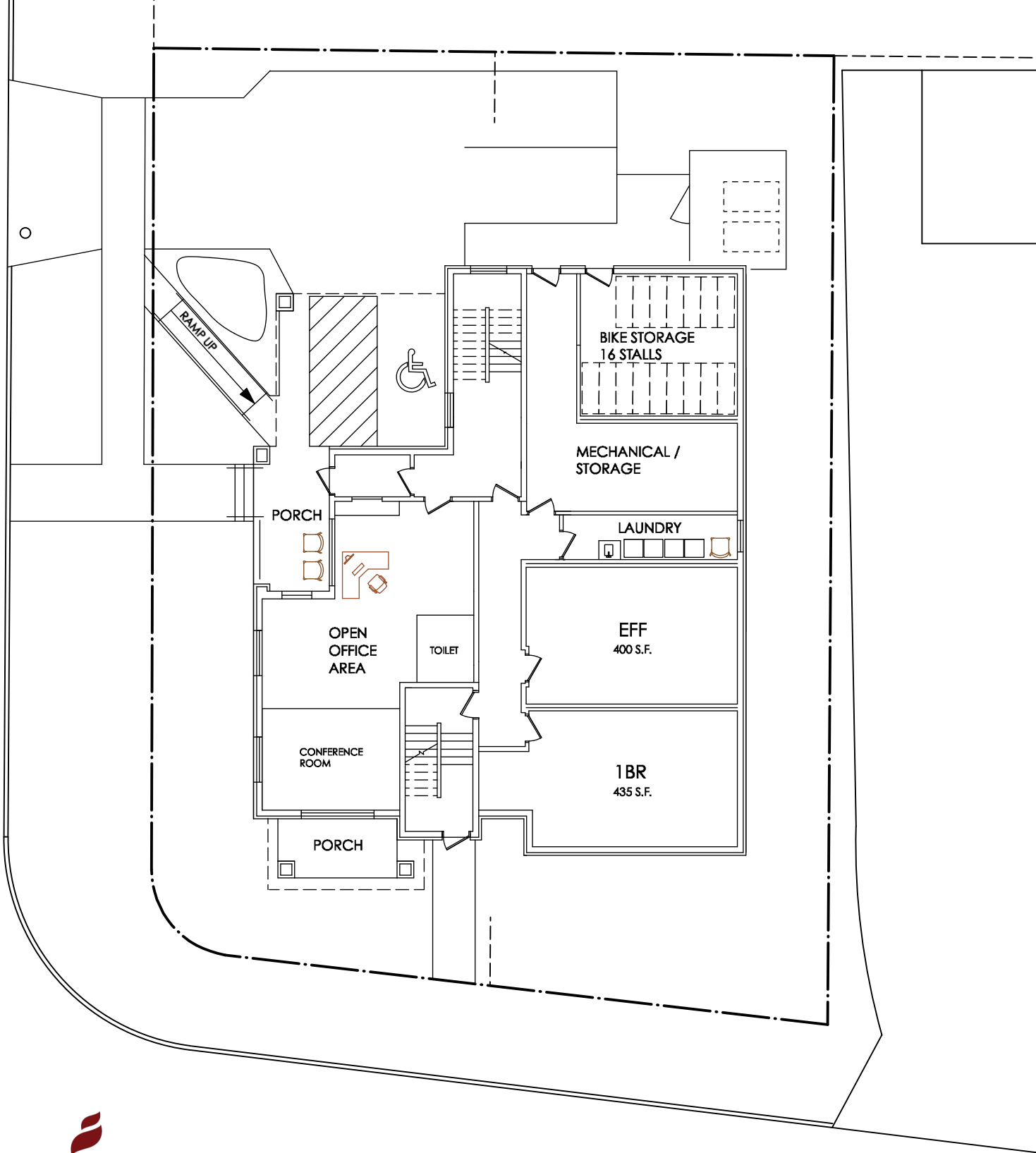


HOUSING INITIATIVES

1804 ROTH ST DEVELOPMENT MADISON, WI

FERCH ARCHITECTURE
 2704 GREGORY STREET, MADISON, WI 53711
 608-238-6900 david@fercharchitecture.com

5/14/2024



**HOUSING
INITIATIVES**

1804 ROTH ST DEVELOPMENT MADISON, WI

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

5/14/2024



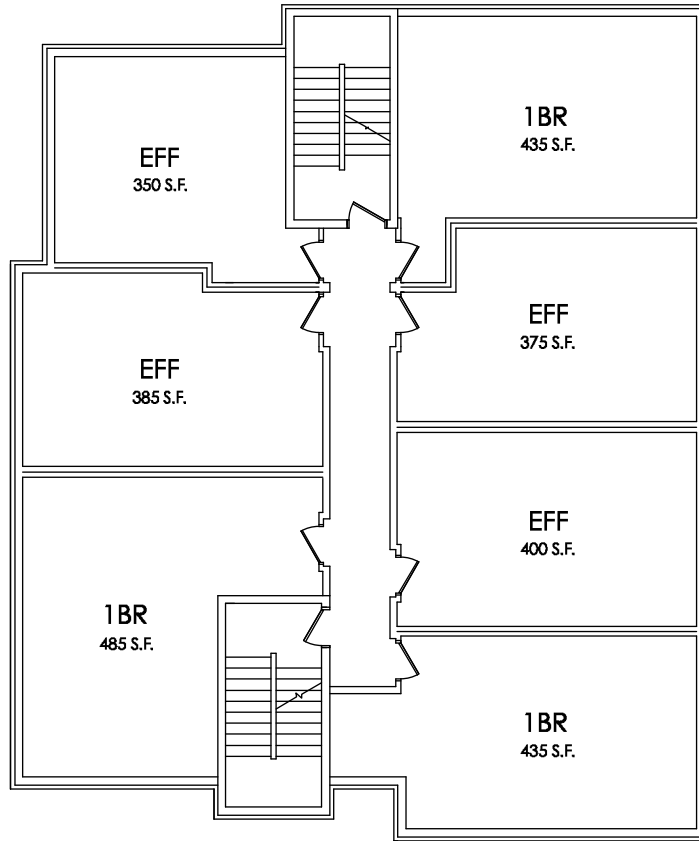
3,450 SQ. FT.

1ST FLOOR PLAN

0 8' 16' 32'

2

437



UNIT COUNT

	EFF	1BR
1ST	1	1
2ND	4	3
3RD	4	3
TOTAL	9	7

16 TOTAL APARTMENT UNITS

3,800 SQ. FT.

2ND & 3RD FLOOR PLAN



0 8' 16' 32'



**HOUSING
INITIATIVES**

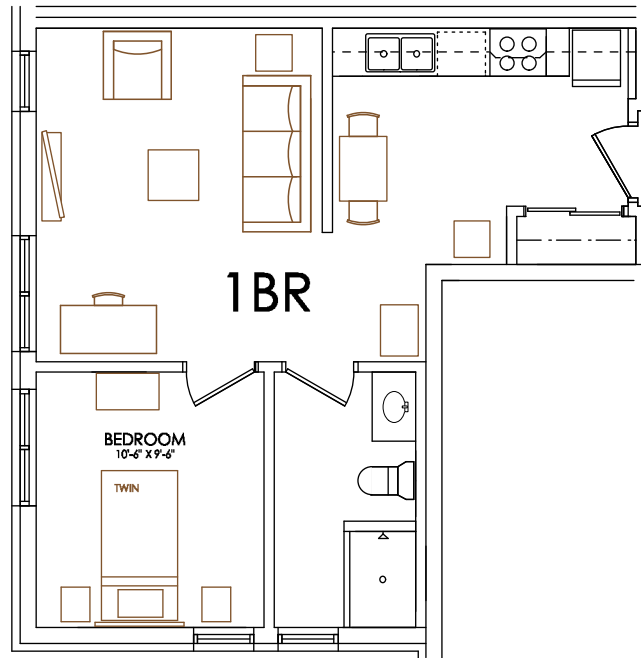
1804 ROTH ST DEVELOPMENT
MADISON, WI

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

5/14/2024

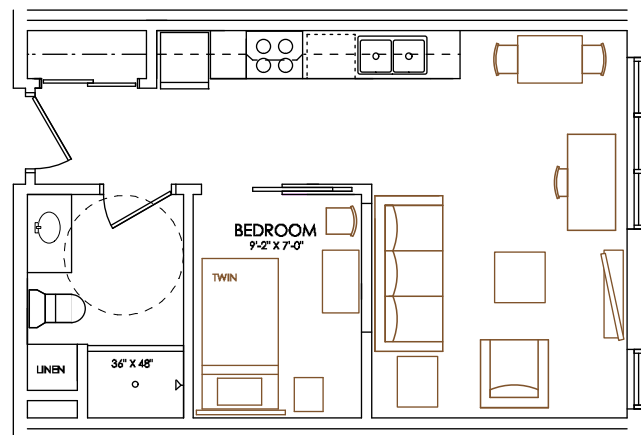
3

438



ONE BEDROOM UNIT

0 8' 16' 32'



EFFICIENCY UNIT

0 8' 16' 32'



**HOUSING
INITIATIVES**

1804 ROTH ST DEVELOPMENT
MADISON, WI

FERCH ARCHITECTURE
2704 GREGORY STREET, MADISON, WI 53711
608-238-6900 david@fercharchitecture.com

5/14/2024

4

Housing Initiatives - Supportive Service Budget 2.0

5-Year Services Budget Projection

Income:	Year 1	Year 2	Year 3	Year 4	Year 5
General Operating Revenue	176,000	181,280	186,718	192,320	198,090
Permanent Housing Grant	91,000	91,000	91,000	91,000	91,000
Supportive Services Grant	30,000	35,000	35,000	35,000	35,000
Comprehensive Community Services	20,000	24,000	26,000	28,000	30,000
Supportive Services Expansion	331,235	331,235	331,235	331,235	331,235
City of Madison HOME/ARPA funds	208,000	214,240	220,667	227,287	234,106
Total Revenue	856,235	876,755	890,621	904,842	919,430

Expenses:					
Four (3-4) FTE Case Mngmt. (general)	317,000	326,510	336,305	346,394	356,786
Two (2) FTE Case Mngmt. (intervention)	232,250	232,250	232,250	232,250	232,250
Food	3,235	3,235	3,235	3,235	3,235
Life Skills Training	37,550	37,550	37,550	37,550	37,550
Mental Health Services	10,000	10,000	10,000	10,000	10,000
Outpatient Health Services	35,000	35,000	35,000	35,000	35,000
Substance Abuse Treatment Services	4,000	4,000	4,000	4,000	4,000
Transportation	9,200	9,200	9,200	9,200	9,200
One (1) FTE Case Mngr. (dedicated)	104,000	107,120	110,334	113,644	117,053
One (1) FTE Housing Counselor (dedicated)	104,000	107,120	110,334	113,644	117,053
Total Operating Expenses	856,235	871,985	888,208	904,917	922,127
Net Operating Income	0	4,770	2,413	-75	-2,697

Annual Increase Income	3.0%
Annual Increase Expenses	3.0%

Total HOME/ARPA request over 5 years 1,104,300.25



City of Madison

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

Master

File Number: 86357

File ID: 86357

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: COMMUNITY
DEVELOPMENT
BLOCK GRANT
COMMITTEE

File Created Date : 12/03/2024

File Name: Approving a loan of up to \$300,000 to the Urban League of Greater Madison from the Community Facilities Loan Program to help finance the buildout of a shared commercial kitchen at the Black Business Hub located at 2352 South Park Street; and authorizing t

Final Action:

Title: Approving a loan of up to \$300,000 to the Urban League of Greater Madison from the Community Facilities Loan Program to help finance the buildout of a shared commercial kitchen at the Black Business Hub located at 2352 South Park Street; and authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 14)

Notes:

CC Agenda Date: 12/10/2024

Agenda Number: 46.

Sponsors: Satya V. Rhodes-Conway, Dina Nina Martinez-Rutherford, John P. Guequierre, Nikki Conklin, Isadore Knox Jr., Regina M. Vidaver And Amani Latimer Burris

Effective Date:

Attachments: City of Madison CFLP Application - ULGM Shared Kitchen - Signed.pdf

Enactment Number:

Author: Linette Rhodes

Hearing Date:

Entered by: mbohrod@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/3/2024	Maggie McClain	Approve	12/23/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	Community Development Division	12/03/2024	Referred for Introduction		
	Action Text: This Resolution was Referred for Introduction				
	Notes: Community Development Block Grant Committee (1/9/25), Finance Committee (1/6/25), Common Council (1/14/25)				
1	COMMON COUNCIL	12/10/2024	Refer	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.				
	Notes: Additional referral to Finance Committee (1/16/25)				
1	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	12/11/2024	Referred	FINANCE COMMITTEE	01/06/2025
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE				
1	FINANCE COMMITTEE	01/06/2025	Return to Lead with the Recommendation for Approval	COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to Return to Lead with the Recommendation for Approval to the COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE. The motion passed by voice vote/other.				

Text of Legislative File 86357

Fiscal Note

The proposed resolution authorizes a loan of up to \$300,000 to the Urban League of Greater Madison for the buildout of a shared commercial kitchen and related improvements at the Black Business Hub located at 2352 South Park Street. The loan is part of the Community Facilities Loan Program (Munis project 13672/2024 project 14971), administered by the Community Development Division (CDD). CFL program guidelines set as a maximum amount for improvements-related loans the lesser of \$300,000 or 50% of total eligible project costs, provided in the form of a zero percent long-term deferred loan. Funding is available in CDD's 2024 Adopted Capital Budget (\$1.0 million in General Fund-supported GO Borrowing). No additional City appropriation is required.

Title

Approving a loan of up to \$300,000 to the Urban League of Greater Madison from the Community Facilities Loan Program to help finance the buildout of a shared commercial kitchen at the Black Business Hub located at 2352 South Park Street; and authorizing the Mayor and City Clerk to sign an agreement for that purpose. (District 14)

Body

WHEREAS, the City of Madison's Community Facilities Loan (CFL) Program, administered by the City's Community Development Division (CDD), provides low-cost financing to support non-residential development projects undertaken by a non-profit organization in the City of Madison that involve the acquisition of property or substantial expansion, redevelopment, improvement or rehabilitation of property the organization currently owns or leases; and,

WHEREAS, the City's objective through the CFL Program is to create or improve safe, accessible, energy efficient and well-maintained community and neighborhood facilities; and,

WHEREAS, the Urban League of Greater Madison (ULGM) has applied to the CFL Program for financial assistance to help build a shared commercial kitchen space at the Black Business Hub located at 2352 South Park Street, which will support programming for Black and other

entrepreneurs of color who wish to launch or grow a small food business by providing a facility they can use, as needed, at affordable rents; and,

WHEREAS, per the CFL Program guidelines, ULGM intends to provide programming and other support at the community facility primarily to low-income households, and meets all other eligibility requirements of the CFL Program; and,

WHEREAS, ULGM's submitted proposal presented a total project budget of approximately \$780,000, and the CFL Program guidelines offer financial assistance for improvements in an amount of up to the lesser of \$300,000 or 50% of total eligible projects costs; and,

WHEREAS, funds under the CFL Program are provided to awardees in the form of a zero percent, long-term deferred loan, repayable upon the sale or change in use of the property;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves a loan of up to \$300,000 from the Community Facilities Loan Program to the Urban League of Greater Madison for the buildout of a shared commercial kitchen facility at 2352 South Park Street in Madison; and,

BE IT FURTHER RESOLVED, that the Council authorizes the Mayor and City Clerk to execute, deliver, publish, file and record such other documents, instruments, notices and records, and take such other actions as shall be deemed necessary or desirable to accomplish the intent of this Resolution, and to comply with and perform the obligations of the City.

COMMUNITY FACILITIES LOAN PROGRAM (CFL)

APPLICATION

- Applicants should read the CFL program guidelines document before completing this application.
- If you need support in a language other than English, please contact Community Development Division: cdd@cityofmadison.com who will help coordinate translation services.
- Applicants must be an already established non-profit corporation (Non-stock Corporation) organized under Chapter 181 of Wisconsin Statutes and in compliance with the Wisconsin Department of Financial Institutions (DFI).

Please note: the CFL program has a budget of \$1,500,000. Once funds are exhausted, applications will no longer be accepted. Applications are considered on a first-come, first-served basis.

Questions can be directed to cdd@cityofmadison.com or to Community Development Grants Supervisor, Linette Rhodes, at lrhodes@cityofmadison.com or 608-261-9240.

Organization Name: _____

Contact Name: _____ Phone: _____

Contact Email: _____

SAM/ Unique Entity Identifier # _____

Please select the option that best describes the nature of your project:

☐ Acquisition ☐ New Construction ☐ Rehabilitation- property owned

☐ Rehabilitation- Leased Space (5 year lease) ☐ Rehabilitation- Leased Space (10 year lease)

Project Address: _____ Zip Code: _____

Amount requested: \$ _____

Please describe, in detail, the proposed project:

--

How will this project affect your organization?

How will this project impact the community you serve?

How will this project impact your operations?

Project Timeline

Description	Projected Dates (Mo/Yr)
Acquisition/Real Estate Closing	
Rehab/Construction Bid Publishing	
Construction/Rehab Start	
Construction/Rehab Completion	
Services or Programming Start Date	

SOURCES AND USES OF FUNDS

This is a statement of how much money is required to complete the project, its source, and how it will be used. By definition, sources must equal uses.

SOURCES OF FUNDS	Amount	Source: Lender, Grantor, etc.
Permanent Loan:		
Subordinate Loan:		
Subordinate Loan:		
City Financing Requested:		
Project Equity (own funds):		
Other:		
TOTAL SOURCES:		
Construction Financing		
Construction Loan:		
Bridge Loan:		
Other:		
TOTAL:		

USES OF FUNDS	Amount	Source
Purchase Building:		
Build-out (if new purchase):		
Renovations/improvements (existing building):		
Equipment purchase:		
Other:		
TOTAL USES:		

All Applications:

- All applications must submit an Operating Plan, Offer to Purchase or Contractor Bids, and executed Lease, if applicable.
- All applications must submit evidence of other funding sources secured for the project.
- Funded applicants are responsible for complying with all of the terms and conditions outlined in the CFL Program Guidelines.
- Applications to the Community Facilities Loan Program will be considered on a first-come, first-served basis.
- Final approval of funds will be awarded, via a Resolution, by the City's Common Council with recommendations from the CDBG Committee. Timeline for a commitment of funds is contingent upon committee's schedule.

APPLICATION CERTIFICATION

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of the City of Madison Community Facilities Loan Program and is true and complete to the best of the applicant's knowledge and belief.

Signature _____

Date: _____

Applications must be submitted to the Community Development Division by email:

cdd@cityofmadison.com



City of Madison

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

Master

File Number: 85413

File ID: 85413

File Type: Report

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ETHICS BOARD

File Created Date : 09/26/2024

File Name: Ethics Board - Hearing on Complaint against
Shadayra Kilfoy-Flores

Final Action:

Title: Hearing re: Ethics Board Complaint filed by Emily Samson against Shadayra
Kilfoy-Flores

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 47.

Sponsors:

Effective Date:

Attachments: Complaint Form - Ethics Board - filed by Emily
Samson against Shadayra Kilfoy-Flores.pdf, Ethics
Board Statement from Ryan Kimberley.pdf, Ethics
Board Report and Recommendation
Kilfoy-Flores.pdf, Madison City Channel: December
17, 2024 Ethics Board Hearing on Complaint against
Shadayra Kilfoy-Flores

Enactment Number:

Author:

Hearing Date:

Entered by: rbraselton@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ETHICS BOARD	10/01/2024	Discuss and continue				
	Action Text: This Report was Discuss and continue						
1	ETHICS BOARD	11/25/2024	Defer				
	Action Text: This Report was Defer Hearing to Ethics Board meeting on December 17, 2024.						

12/17/2024 RECOMMEND TO
COUNCIL TO
ADOPT - REPORT
OF OFFICER

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

Notes: On December 17, 2024, following a complaint hearing, the Ethics Board deliberated in closed session. The Board unanimously found that Shadayra Kilfoy-Flores had violated MGO 3.35(5)(a)1 by attempting to use her position as the Chair of the Police Civilian Oversight Board to gain an advantage, privilege or treatment for the private benefit of herself or her immediate family. The Board also unanimously determined to recommend to the Common Council that Ms. Kilfoy-Flores not be appointed to a City board, commission or committee for a period of 12 months and that, if she is appointed to a City body in the future, she undergo training regarding the Ethics Code during the first month of service.

Text of Legislative File 85413

Title

Hearing re: Ethics Board Complaint filed by Emily Samson against Shadayra Kilfoy-Flores

CITY OF MADISON ETHICS BOARD COMPLAINT FORM

1. All complaints must be made in writing. Completion of this form is not required, but this form is designed to assist you in providing the required information. For more information please refer to the Ethics Board Policy Manual and Madison General Ordinance Section 3.35. For additional information, contact The Office of the City Attorney at (608) 266-4511. The Ethics Board Policy Manual is available on the Office of the City Attorney's website.
2. Complaints shall be directed to the attention of the Ethics Board at the City of Madison, c/o City Attorney's Office, 210 Martin Luther King, Jr. Boulevard, Room 401 City-County Building, Madison, WI 53703.
3. The complaint shall be made under oath and may be made on information and belief.¹

COMPLAINANT INFORMATION

YOUR NAME Emily Samson, VP of the Madison Professional Police Officers' Association			
ADDRESS 5702 Femrite Drive			
CITY Madison		STATE WI	ZIP 53718
HOME PHONE [REDACTED]	DAYTIME PHONE [REDACTED]	EMAIL ADDRESS [REDACTED]	

SUBJECT OF COMPLAINT

NAME Shadayra Kilfoy-Flores		
ADDRESS (IF KNOWN) 		
CITY Madison	STATE WI	ZIP
POSITION/OCCUPATION WITH THE CITY Police Civilian Oversight Board, Chair	PHONE (IF KNOWN) [REDACTED]	

The purpose of the Ethics Board is to see that the Code of Ethics as outlined in Section 3.35 of the Madison General Ordinances is uniformly applied to all City of Madison employees and officials. The areas of responsibility include, but are not limited to: (a) Fair and Equal Treatment, (b) Conflict of Interest, (c) Incompatible Employment, (d) Disclosure of Confidential Information, (e) Gifts and Favors, (f) Political Activity, (g) Campaign Contributions, (h) Disclosure of Economic Interests, and (i) Real Estate Disclosure.

NATURE OF COMPLAINT²

SECTION VIOLATED MGO 3.35(5)(a)(1) and (3)	<p>While acting in his official capacity as a Madison Police Officer, Ryan Kimberley responded to a domestic disturbance (MPD Case Number 23-455834) involving a family member of the Chair of the City of Madison's Police Civilian Oversight Board, Shadayra Kilfoy-Flores. Kilfoy-Flores showed up to the scene and attempted to use her position to influence and change the outcome of the police investigation to her own desired resolution. Subsequently, Officer Kimberley was ordered to an internal affairs investigation, which would normally not be the case given Wisconsin's domestic violence laws. (SS 968.075, stating an officer shall arrest the person if reasonable grounds exist for a</p>
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¹ "Information and Belief" means that, while you may not have firsthand knowledge, you are willing to swear under oath that you have a firm belief that it is true.

² The "Nature of the Complaint" is a short general statement of the alleged breach of ethics. For example, a statement related to a violation of the above-listed areas of responsibility: (a) Fair and Equal Treatment, (b) Conflict of Interest, (c) Incompatible Employment, (d) Disclosure of Confidential Information, (e) Gifts and Favors, (f) Political Activity, (g) Campaign Contributions, (h) Disclosure of Economic Interests, and (i) Real Estate Disclosure, is appropriate.

FACTS

The facts constituting the alleged breach of ethics must be set forth in detail with clearness and certainty. Please reference specific sections within Madison General Ordinance Section 3.35 which you believe to have been violated. Attach additional sheets as required.

domestic crime.

While Officer Kimberley was speaking to the family member of Kilfoy-Flores, who was a suspect in the domestic disturbance and very upset on scene, Kilfoy-Flores, who Officer Kimberley did not know, showed up on scene and appeared to be trying to calm the family member down. When Kilfoy-Flores became aware that her family member was going to be arrested as an outcome of the primary officer's investigation, and then that family member began verbally and physically resisting the officers on scene, Kilfoy-Flores stated, "You're not taking her."

During this time frame, Kilfoy-Flores also stated, "I'm going to call Chief Barnes right now and explain to him how this was handled." Kilfoy-Flores continued, "Do you know who I am?" to which Officer Kimberley responded in the negative.

Kilfoy-Flores proceeded by explaining, "I'm the Chair of Madison's Police Civilian Oversight Board. You will be thoroughly investigated to make sure any of your arrests involving young black women will be thoroughly investigated" and "your discrimination tonight is obvious."

Kilfoy-Flores also stated, "I'll be calling JP first thing in the morning." Officer Kimberley knows that "JP" is a nickname for one of MPD's assistant chiefs, John Patterson. Another subject on scene then said, "Call him right now" and Kilfoy-Flores responded, "I will let him know right fucking now" and asked someone to give her her telephone.

Kilfoy-Flores continued, saying, "You saw how this went down, this is wrong" and "you didn't do an investigation" to another officer on scene. Officer Kimberley told me that he ignored Kilfoy-Flores' comments and worried about officer safety due to her hostility and the hostility of others around her directed at the police.

The officers' dashcam and arbitrator audio have been saved for this incident under case number 23-455834.

The audio tape provides a breach of the city of Madison's Code of Ethics, as Kilfoy-Flores referenced her official position, and threatened to call on the Chief of Police and Assistant Chief of Police of the Madison Police Department to try to change the outcome of the call, which was the physical arrest of one of her family members.

The undersigned, under oath, states that he or she has read the foregoing complaint and that the information contained in it is true and correct based on his or her personal knowledge, except for those matters alleged on information and belief and as to those matters, the undersigned believes them to be true and correct.

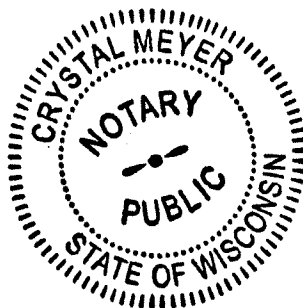
Emily L. Simpson

Subscribed and sworn before me
this 26 day of July, 2024.

Crystal Meyer
NOTARY PUBLIC

My Commission expires (is permanent)

3-2-25 (seal)



From: [Kimberley, Ryan](#)
To: [Madison Ethics Board](#)
Subject: Ethics Board Statement
Date: Tuesday, December 17, 2024 9:11:12 AM
Attachments: [Ethics Board statement Kimberley.pdf](#)

Ethics Board Members,

Please find attached my notarized statement written under oath that I hope you will consider in your review of Samson's complaint. I was a first responder to yesterday's tragic event so I apologize for the delay in getting this sent.

I was registered, present, and ready to testify on November 25th but cannot appear today due to work. I request Emily Samson read this letter at the meeting and it be distributed to all members for reading. I believe this letter provides valuable insight on what occurred the night of October 20th.

Thank you,

Ryan Kimberley

Get [Outlook for iOS](#)

Ryan Kimberley
809 S Thompson Dr
Madison, WI, 53714
rkimberley@cityofmadison.com
12/15/2024

Ethics Board Members:

I was registered, present, and ready to testify at the November 25th hearing date but cannot appear on the new date due to work. I am writing this statement under oath that has also been notarized. I request Emily Samson to read this letter, if possible, at the meeting for me and/or please distribute to members of the ethics board.

As a law enforcement officer, I have sworn to serve and protect my community with integrity, fairness, and respect for all individuals. I have proudly served with the Madison Police Department for six years in a patrol capacity. I also hold a master's degree and have served in the National Guard for twelve years, including deployments in Operation Enduring Freedom and, more recently, in Papua New Guinea, where I was involved in training foreign troops. What transpired on the evening of October 20th, however, was incredibly troubling to me, both as an officer and as a human being who values justice and professionalism. I approached my duties with these principles at the forefront of my mind, despite the challenging and emotionally charged circumstances.

When Ms. Kilfoy-Flores arrived on the scene, it initially appeared she was helping calm her daughter. I recognize and understand her attempt to assist. However, under Wisconsin's state statute for domestic crimes, a mandatory arrest must be made if there is probable cause. Unfortunately, Ms. Kilfoy-Flores' intentions quickly shifted. Instead of seeking to de-escalate or foster understanding, she sought to leverage her position of power to intimidate me and my fellow officers.

Upon identifying herself as the Chair of the Police Civilian Oversight Board and pointing to her connections with MPD leadership, I immediately felt a shift in the dynamics. Her statements— "Do you know who I am?"—and her repeated threats to investigate me were not merely questioning my actions, but directly attacking my integrity and my ability to perform my duties impartially.

Despite the escalating tension, I remained calm, professional, and focused on ensuring that all individuals present, including Ms. Kilfoy-Flores' daughter, were treated with dignity and respect. Yet, Ms. Kilfoy-Flores accused me of discrimination and injustice. To hear those accusations was deeply disheartening, as I knew I had acted with professionalism, fairness, and respect throughout the situation.

Her behavior went beyond mere words. It was a deliberate attempt to undermine my credibility and use her position to manipulate the outcome. When she indicated that she would ensure I was investigated and implied that my actions were racially motivated, it felt like an attack not only on my professionalism but also on my character as a person.

She further threatened to contact high-ranking officials to report her version of events. Her actions clearly suggested that she was willing to compromise the integrity of the Police Civilian Oversight Board to further her own personal agenda. Instead of fostering trust and accountability, she was sowing distrust and wielding power over the very people she was supposed to help hold accountable.

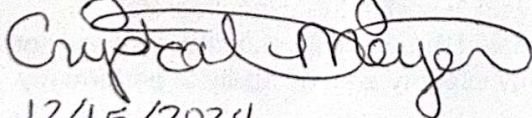
What struck me most was the contradiction in her actions. As the Chair of the Oversight Board, her role should be to ensure unbiased and fair oversight of police conduct. Yet, on that night, she abused her position to intimidate and interfere with my professional duties. This abuse of power undermines the trust the community should have in the civilian oversight board and calls into question its ability to effectively oversee the actions of law enforcement.

I am a human being trying to do my job to the best of my ability, and I take great pride in the way I conduct myself—calmly, respectfully, and professionally—even under pressure. To have my integrity questioned so publicly and unjustly is both personally and professionally distressing. In addition, the Police Civilian Oversight Board has not reviewed a single case in four years, and now the complaint brought to attention involves the chairperson abusing her power. Ms. Kilfoy-Flores' actions serve as a stark reminder of how power can be misused and how quickly it can erode public trust.

Thank you for your attention to this matter.

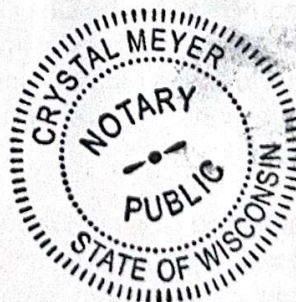


Ryan Kimberley
12/15/2024

Crystal Meyer


12/15/2024

Expires: 3-2-2025



CITY OF MADISON ETHICS BOARD
Report and Recommendation to Common Council
Re: Complaint against Shadayra Kilfoy-Flores
Hearing Date: December 17, 2024

ETHICS BOARD RECOMMENDATION

On December 17, 2024, the City of Madison Ethics Board unanimously voted that Shadayra Kilfoy-Flores had violated the City of Madison Ethics Code found in Madison General Ordinance 3.35(5)(a)1 when she attempted to use her office to gain an advantage, privilege or treatment for the private benefit of herself or her immediate family. The Board unanimously voted to recommend a sanction that Kilfoy-Flores not be appointed to a City board, commission or committee for a period of 12 months and that, if she is appointed to a City body in the future, that she undergo training regarding the Ethics Code during the first month of service.

BACKGROUND

On July 26, 2024 Emily Samson (Samson) filed a complaint with the City of Madison Ethics Board (Board) alleging that Shadayra Kilfoy-Flores (Kilfoy-Flores) violated the City of Madison Ethics Code, specifically Madison General Ordinance (MGO) 3.35(5)(a)(1) and (3).

On October 1, 2024, the Ethics Board held a jurisdictional hearing per MGO 3.35(12) and the Ethics Board Policy Manual. The Board found that it has jurisdiction to hear this complaint for the following reasons:

- Complainant Samson is a Madison resident;
- Respondent Kilfoy-Flores held a City position as the Chair of the Police Civilian Oversight Board (PCOB) on October 20, 2023, the date of the alleged conduct;
- The City Ethics Code covers the alleged conduct;
- The complaint had been timely filed within 12 months of the alleged conduct.

After finding jurisdiction, the Board scheduled a hearing on the complaint for November 25, 2024. On November 25, 2024, Kilfoy-Flores requested a continuance of the hearing. After hearing from both parties regarding whether to grant the continuance, the Board granted the request and rescheduled the hearing for December 17, 2024.

At the December 17, 2024 hearing, the Board heard presentations from both parties. The Chair of the Ethics Board placed the parties under oath before they gave their testimony. First, the Board heard a statement from Complainant Samson. The Board watched a video clip of a Madison Police Department dash camera and took note of a sworn written statement submitted by Madison Police Officer Ryan Kimberley. Respondent Kilfoy-Flores' attorney cross examined

the complainant. Next, Kilfoy-Flores and her attorney presented her case which included sworn testimony by Kilfoy-Flores. Complainant Samson had the opportunity to cross examine Kilfoy-Flores, but she declined to do so. Board members asked questions of the parties at various times throughout the hearing. Each party gave a final closing argument to sum up their positions on the complaint. After the hearing, the Board entered closed session to discuss and decide the case.

DISCUSSION

I. Ethics Code Violation

During closed session, the Ethics Board first focused on determining whether Kilfoy-Flores had violated the City of Madison Ethics Code, MGO 3.35(5)(a)1 and 3 which read:

1. Use of Office or Position. No incumbent may use or attempt to use her or his position or office to obtain financial gain or anything of value or any advantage, privilege or treatment for the private benefit of herself or himself or her or his immediate family, or for an organization with which she or he is associated. This paragraph does not prohibit an incumbent from using the title or prestige of her or his office to obtain campaign contributions that are permitted and reported as required by Wis. Stat. ch. 11.

3. Limitations on Actions. Except as otherwise provided in paragraph 4, no incumbent may:

a. Take any official action affecting, directly or indirectly, a matter in which she or he, a member of her or his immediate family, or an organization with which she or he is associated has a financial or personal interest;

b. Use her or his office or position in a way that produces or assists in the production of a benefit, direct or indirect, for her or him, a member of her or his immediate family either separately or together, or an organization with which the incumbent or her or his immediate family member is associated.

After discussing the evidence presented at the hearing, the Board unanimously voted that Kilfoy-Flores had violated MGO 3.35(5)(a)1 by attempting to use her office to gain an advantage, privilege or treatment for the private benefit of herself or her immediate family. The Board did not find a violation of MGO 3.35(5)(a)3.

To make this determination, the Board considered the information presented at the hearing by both parties. While the Board heard some information during the hearing that was unrelated to the specific date of the conduct in question, the Board focused its discussion and determination on the evidence surrounding the conduct of October 20, 2023. A key piece of evidence the

Board considered was the video of Kilfoy-Flores' conduct that led to the complaint. The video was captured on a Madison Police Department squad car when officers responded to a disturbance which led to the arrest of Kilfoy-Flores' daughter. Kilfoy-Flores admitted that the voice in the video was her own and that she did say the things heard in the video. While the content of the video was undisputed, Kilfoy-Flores made arguments for how her statements should be interpreted.

The Board members noted that among other comments, Kilfoy-Flores could be heard in the video saying: "No, no, no, you are NOT taking her" when officers began to place her daughter under arrest. The audio is clear that Kilfoy-Flores claimed to the officer that she would "call Chief Barnes right now and explain to him how this was handled". The Board also heard Kilfoy-Flores declare in the video: "Officer Kimberley, do you know who I am? I'm the Chair of Madison's Police Civilian Oversight Board. You'll be thoroughly investigated to make sure that any, any, of your arrests having to do with young Black women...you'll be thoroughly investigated". At some point in the video, Kilfoy-Flores also stated she would call "JP" which is a known nickname for Assistant Police Chief John Patterson.

During their discussion, the Board acknowledged that Kilfoy-Flores' conduct did not seem to be a pre-meditated attempt to gain influence and Board members believed her testimony that she acted in the heat of the moment when she was involved in a difficult situation regarding her daughter's arrest. However, even though this conduct was likely a spontaneous mistake, it was still a violation of the ethics code. No appointed members of City boards, commissions, and committees (BCCs) may attempt to use their positions to gain any advantage, privilege, or treatment for the private benefit of themselves or their immediate family. This provision of the ethics code applies regardless of the circumstances or intent of the conduct.

While some arguments during the hearing focused on whether Kilfoy-Flores actually obtained any financial gain or anything of value from her conduct, the Board specifically notes that is not an element required to find a violation of MGO 3.35(5)(a)1. The ordinance includes the word "attempt"; therefore, if an incumbent attempted to do so, they need not actually obtain a benefit to run afoul of the ethics code. Additionally, the Board based its decision on the part of the ordinance that comes after "financial gain or anything of value". The ordinance prohibits attempting to use one's position to obtain "any advantage, privilege or treatment". The Board determined that Kilfoy-Flores' conduct on October 20, 2023, was an attempt to obtain an advantage, privilege or treatment which would not have been available to the general public by using her position as Chair of the PCOB.

II. Sanctions

Once the Board found a violation of MGO 3.35(5)(a)1, it turned to the discussion of whether sanctions were appropriate in this case, and if so, what type of sanctions it would recommend to Common Council. The potential sanctions of MGO 3.35(13) applicable to this complaint are as follows:

Sanctions. Violation of any provisions of this code should raise conscientious questions for the incumbent concerned as to whether voluntary resignation or other action is indicated to promote the best interests of the City of Madison. If the Ethics Board determines that any person or entity has violated any provision of this code, the Board may, as part of its report to the Common Council, make any of the following recommendations:

...

(b) In the case of a member of a board, committee or commission, that the Mayor or other appointing authority consider removing the member from the board, committee or commission, or otherwise sanctioning, censuring or reprimanding the member;

...

(e) As an alternative or an addition to the sanctions imposed herein, that any person violating the provisions of this section shall be subject to a nonreimbursable forfeiture of not more than two thousand five hundred dollars (\$2,500) per violation in an action brought by the City in Municipal Court. Each day of a violation may be considered a separate offense.

First, the Board does not recommend that an action be brought in Municipal Court to impose a forfeiture under MGO 3.35(13)(e). Second, since Kilfoy-Flores' term had ended before the complaint hearing, she could not voluntarily resign, nor could the Board recommend that the Mayor consider removing Kilfoy-Flores from her position.¹ However, the code contemplates "otherwise sanctioning, censuring or reprimanding the member". MGO 3.35(13)(b). While it was mentioned during the hearing, the Board did not find it appropriate to recommend a permanent ban on Kilfoy-Flores serving on BCCs in the future. Instead, considering the circumstances of this complaint, the Board recommends a 12-month period where Kilfoy-Flores not be appointed to a BCC. If Kilfoy-Flores is appointed to a BCC after that 12-month period, the Board recommends that she receive training on the Ethics Code within the first month of appointment.

¹ Kilfoy-Flores' term on the PCOB was set to expire on September 30, 2024 but was extended per MGO 33.01(6)(d) for 90 days or until a successor was appointed and confirmed. A successor was confirmed by Common Council on November 26, 2024, thus ending Kilfoy-Flores' extended term.

CONCLUSION

The City of Madison Ethics Board found that Shadayra Kilfoy-Flores violated the City of Madison Ethics Code MGO 3.35(5)(a)1 on October 20, 2023, when she attempted to use her position on a City board, commission or committee to gain an advantage, privilege or treatment for the private benefit of herself or her immediate family. The Board unanimously recommends that Kilfoy-Flores not be appointed to a City board, commission or committee for a period of 12 months and that, if she is appointed to a City body in the future, that she undergo training regarding the Ethics Code during the first month of service. The Ethics Board respectfully submits this report and recommendation to the Common Council.

January 9, 2025

FOR THE ETHICS BOARD:



Amber R. McReynolds. Assistant City Attorney
Counsel to City of Madison Ethics Board



City of Madison

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

Master

File Number: 85469

File ID: 85469

File Type: Resolution

Status: Report of Officer

Version: 2

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 10/01/2024

File Name: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use beginning in 202

Final Action:

Title: SUBSTITUTE: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use towards contracts covering eligible expenses incurred on or after beginning in January 1, 2025 (Citywide).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 48.

Sponsors: Michael E. Verveer, Isadore Knox Jr. And Yannette Figueroa Cole

Effective Date:

Attachments: Older Adult Funding_Staff Recommendations.pdf, Committee on Aging - Funding Recommendations 2024.pdf, 100724-100824_CC_public_comments.pdf, 100824_CC_public_comments.pdf, For file 85469 Memo to CC Re Older Adult Services RFP Sept 30'24.doc, FC Public Comment -- File 85469 -- 10.28.2024.pdf, 100924-102924_CC_public_comments.pdf, Additional FC Comment - File 85469.pdf, 85469-version1.pdf

Enactment Number:

Author: Yolanda Shelton-Morris

Hearing Date:

Entered by: mbohrod@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/2/2024	Maggie McClain	Approve	10/21/2024
2	1	1/2/2025	Maggie McClain	Approve	1/22/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	10/01/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (10/28/24), Committee on Aging (10/23/24), Common Council (10/29/24)						
1	COMMON COUNCIL	10/08/2024	Refer	FINANCE COMMITTEE		01/06/2025	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 Committee on Aging.						
1	FINANCE COMMITTEE	10/08/2024	Referred	COMMITTEE ON AGING		12/04/2024	
	Action Text: This Resolution was Referred to the COMMITTEE ON AGING						
1	FINANCE COMMITTEE	10/28/2024	Re-refer	COMMITTEE ON AGING		12/04/2024	Pass
	Action Text: A motion was made by Verveer, seconded by Evers, to Re-refer to the COMMITTEE ON AGING. The motion passed by voice vote/other.						
	The item will be re-referred to the Committee on Aging meeting on December 4, 2024. The item will return to Finance Committee on January 6, 2025 and to Common Council on January 14, 2025.						
1	COMMON COUNCIL	10/29/2024	Re-refer	FINANCE COMMITTEE		01/06/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
	Notes: Additional referral to Committee on Aging.						
1	FINANCE COMMITTEE	10/29/2024	Referred	COMMITTEE ON AGING		12/04/2024	
	Action Text: This Resolution was Referred to the COMMITTEE ON AGING						
1	COMMITTEE ON AGING	12/04/2024	Return to Lead with the Following Recommendation(s)	FINANCE COMMITTEE		01/06/2025	Pass
	Action Text: Verveer made a motion to approve the recommendations with an amendment. Knox seconded. Everyone approved except Dieterle.						
	This Resolution was returned to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE : To approve revised staff recommendations that include allocating the additional \$103,870 authorized by the Common Council to three organizations to support their provision of case management services to BIPOC clients, including \$50,000 more to NewBridge Madison, \$26,935 to The Hmong Institute, and \$26,935 to Bridge Lake Point Waunona Neighborhood Center; and, that should any additional funds become available prior to the next Older Adult funding process that the funds be allocated in consultation with and subject to the review and approval of the Committee on Aging.						
	Notes: The recommendations include allocating the additional \$103,870 authorized by the Common Council to three organizations to support their provision of case management services to BIPOC clients, including \$50,000 more to NewBridge Madison, \$26,935 to The Hmong Institute, and \$26,935 to Bridge Lake Point Waunona Neighborhood Center; and, that should any additional funds become available prior to the next Older Adult funding process that the funds be allocated in consultation with and subject to the review and approval of the Committee on Aging.						
2	FINANCE COMMITTEE	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 85469

Fiscal Note

The proposed resolution approves the allocation of ~~\$838,039~~ 941,909 of City funds for funding Older Adult programs in 2025. The resolution allocates available funds among 13 community-based non-profit organizations to fund ~~19~~ 47 programs chosen through a Request for Proposals (RFP) process initiated by the Community Development Division that had an application due date of July 1, 2024. ~~Allocation of the funds is contingent on adoption of the 2025 Operating Budget.~~ The City's 2025 Executive Budget allocates ~~\$838,039~~ 941,909 for Older Adult Services in 2025.

Title

SUBSTITUTE: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use towards contracts covering eligible expenses incurred on or after beginning in January 1, 2025 (Citywide).

Body

The proposed resolution approves the allocation of up to ~~\$838,039~~ 941,909 of City funds for contracts with community-based non-profit organizations selected through an RFP process for the provision of Older Adult programs operated in accordance with the "Older Adult Services 2024 Policy Concept Paper" adopted by the Common Council on May 21, 2024 in RES-24-00352, Legistar File #83210.

The Community Development Division (CDD) seeks to create the necessary conditions for Madison residents to realize their full potential through shared prosperity by building human capital and improving economic opportunities. Encompassed in the goal of *Shared Prosperity through Building Human Capital* is the assurance that older adults are prepared for lifelong success.

Action

WHEREAS, the City of Madison has a long-standing commitment of financial support for community-based organizations as part of its strategy to create the necessary conditions for Madison residents to realize their full potential by ensuring residents and neighborhoods have access to needed services; and,

WHEREAS, on May 21, 2024, the Common Council adopted RES-24-00352, which approved the "Older Adult Services 2024 Policy Concept Paper" establishing the program structures, effective practices, cost estimates and a program continuum for older adult programs, for which the City will offer financial support; and,

WHEREAS, the City's 2024 Adopted Operating Budget included ~~\$838,039~~ to support ongoing Older Adult programs and that funding was ~~is~~ expected to remain intact through the process to adopt the City's 2025 Operating Budget; and,

WHEREAS, on May 24, 2024, CDD released a Request for Proposals (RFP), Building Human Capital: Older Adult Services, with an application due date of July 1, 2024, and received proposals from 15 organizations requesting, in aggregate, more than \$1.6 million in City

support; and,

WHEREAS, CDD staff, with input from relevant community partners, reviewed those proposals and formulated recommendations regarding the allocation of available funds based on their alignment with the standards laid out in the “Older Adult Services 2024 Policy Concept Paper” and RFP document; and,

WHEREAS, those recommendations ~~are were~~ subject to review and approval by the Committee on Aging and, ultimately, by the Common Council, ~~however, -and are scheduled to be taken up and acted upon by the Committee on Aging at its October 23rd meeting- at its September 25th meeting the Committee determined it needed additional time to consider the recommendations; and,~~

WHEREAS, in the course of its 2025 Operating Budget deliberations, the Common Council acted to increase funds available for Older Adult Services by \$103,870 bringing the total to \$941,909; and,

WHEREAS, at its December 4th meeting the Committee on Aging approved revised staff recommendations that included allocating the additional \$103,870 authorized by the Common Council to three organizations to support their provision of case management services to BIPOC clients, including \$50,000 more to NewBridge Madison, \$26,935 to The Hmong Institute, and \$26,935 to Bridge Lake Point Waunona Neighborhood Center; and,

WHEREAS, the Committee on Aging also stipulated that should any additional funds become available prior to the next Older Adult funding process that the funds be allocated in consultation with and subject to the review and approval of the Committee on Aging; and,

WHEREAS, upon adoption of this resolution, allocated funds will be used to support annual contracts with the identified agencies, and in the specified amounts, and those funds will be available to reimburse eligible expenses incurred on or after January 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves the allocation of up to ~~\$838,039-941,909~~ of funding for older adult programming to the identified agencies, for the specified uses and in the specified amounts (see accompanying summary) as ~~recommended modified by the Committee on Aging, contingent upon these funds being authorized by the Common Council in the City's 2025 Adopted Operating Budget; and,~~

BE IT FURTHER RESOLVED, that, ~~upon final adoption of the City's 2025 Operating Budget,~~ the Council authorizes the Mayor and City Clerk, on behalf of the City, to enter into contracts, ~~with the identified agencies to take effect on January 1, 2025 under which funds will be available to reimburse eligible expenses incurred on or after January 1, 2025 and, conditioned upon satisfactory performance and the continued Council authorization of funding, the contracts will be renewed annually until such time as funds are reallocated through a competitive process, -with the specified agencies and in the specified amounts, to accomplish the purposes set forth in this resolution.~~



OLDER ADULT SERVICES FUNDING RECOMMENDATIONS

Community Development Division

[Overview](#)

This document outlines the programs that received funding recommendations from the Community Development Division through the 2024 Older Adult Services RFP process



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Older Adult Services Funding Recommendation Considerations

The criteria for funding recommendations is outlined throughout the RFP as well as in other supplemental documents including the Application Instructions and the Evaluation Scoring Rubric. All of these documents were provided to applicants via CDD's funding website and highlighted during the required applicant workshops that they attended. In addition, CDD's commitment to include factors beyond application scores is described in the Forward Community Investment Funding Process Study Report, and EQT by Designs final report which was shared widely also made available on the CDD website. The following is a list of criteria taking into consideration for funding recommendations.



Target population

Programs and services focus on low-income residents, women and those that are Black, indigenous, people of color, immigrants and/or individuals who identify as LGBTQ+. This criteria also includes organizations being connected to or having a history of working with these populations. This criteria applies across the group of applications, rather than just the score or information regarding target population identified in a single application, as CDD seeks to fund programs that have a specific focus on one or more of these identified populations.

Partnerships, Collaborations and Coordination

This criteria centers around the City's efforts to build a comprehensive older adult support system amongst service providers and other key stakeholders. Partner linkage is critical and recommendations are based upon applicants having existing partnerships or having at least initiated the process of building relationships.



Location of service area – Equity Priority Areas

One of the challenges that many older adults face in accessing services is the lack of mobility. Recommendations include those that demonstrate connections to specific communities and/or geographic areas, herein referred to as “Equity Priority Areas”, in which there are high concentrations of Black, Indigenous, People of Color (BIPOC), and low-income older adults. This information and specific neighborhoods are listed on page 12 of the RFP. An agency does not need to reside within an equity priority area; however, the recommended applicants addressed any programming, pertinent relationships and/or partnerships with existing agencies within or near these identified areas.

Program Need

Recommended programs are prioritized based on their ability to address critical gaps in services for older adults within the community. This includes a focus on areas where services are currently lacking or underserved, particularly for marginalized populations such as low-income older adults, and LGBTQIA+ & BIPOC communities. Proposals demonstrated a clear understanding of the community context and provided data to substantiate the need for their services were given priority consideration.

CDD’s recommendations include funds for 13 of the 15 agencies that applied for funding, 7 of which would be new to CDD’s older adult services portfolio.

Strength of the proposal

Based on the proposal criteria table, which was outlined in the RFP on page 14, and the Evaluation Scoring Rubric. Proposal score was not the determining factor, nor was it written anywhere in the RFP materials that funding would be awarded solely based on scores.

EQT by Design - Social Justice and Racial Equity & Older Adult Services

EQT by Design brought forth a comprehensive set of findings and recommendations which outlined targeted areas for improvement in the City’s approach to determining recommendations within the older adult services funding cycle.

1. Culturally Relevant Programming

Advocate for the investment and expansion of programming and services that are culturally relevant to the BIPOC and LGBTQIA+ communities.

2. Staff Diversity

Prioritize efforts to diversify City and program staff, ensuring representation that better reflects the demographics of the communities served.

3. Support Providers Serving BIPOC/LGBTQ+

Of the 7 recommended agencies new to older adult services funding, 5 are led by and serving people of color and other marginalized populations.



Provide support to service providers catering to BIPOC and LGBTQ+ communities, recognizing the unique challenges faced by these groups.

4. Transportation Challenges

Collaborate with relevant stakeholders to help address transportation challenges faced by older adults, emphasizing the importance of a coordinated and comprehensive approach.

5. Language Access

Invest in language access design and resources to ensure that language is not a barrier for older adults in accessing services.

6. LGBTQIA+ Services

Commit to continuous learning and growth in providing services that are inclusive and sensitive to the needs of the LGBTQIA+ community.

7. Information Distribution Networks

Improve information distribution networks to older adults, ensuring that vital information reaches them through accessible and effective channels.

CDD's recommendations include funding 14 of the 15 agencies that applied for funding, 8 of which would be new to CDD's older adult services portfolio, and of which, 5 are led by and serving people of color and other marginalized populations.

Case Management Services:

Case managers serve as advocates, assisting clients in accessing essential resources and coordinating various aspects of their care. Case management Services not only meet immediate needs but also foster long-term stability and empowerment for those facing challenges in our community.

Funding Recommendations

After reviewing program proposals, applicable data, and priority areas while centering equity, reviewers summarized, and proposed funding recommendations as follows:

Experience in case management: Established experience in providing case management and addressing the unique needs of older adults

Community focus: Deep roots in serving the older adult population, with a specific focus on the Bayview community

Alignment with RFP: Strong alignment with RFP requirements, indicating a clear understanding of the needs of older adults

Community Development Division

Community Resources



Detailed and effective proposal: Well-structured and organized program design, demonstrating effective planning and execution of services

Agency	Program Name	Justification for recommendation
Bayview Foundation	Older Adult Support and Case Management Services	Experience in providing case management, addressing unique need, Deep roots in assisting the older adult population. The new building and expanded resources allow them to continue and grow their work to serve the unique needs of the Bayview community.
NewBridge Madison	Case Management	Strong alignment with RFP, detailed proposal, and effective program design. Well-structured and organized with a clear understanding of older adult needs.

Culturally Relevant Services

Culturally Relevant services aim to address disparities through targeted interventions and support catered to the specific wants, needs, and desires of the targeted population.

Funding Recommendations

After reviewing program proposals, applicable data, and priority areas while centering equity, reviewers summarized, and proposed funding recommendations as follows:

Focus on specific communities:

- African immigrant community
- Hmong communities
- BIPOC and Latinx populations
- LGBTQIA+ community

Equity priority area: Programs designed with an emphasis on addressing unique needs of underrepresented populations (African immigrants, BIPOC, LGBTQIA+, Black and Hmong older adults)

Community Development Division

Community Resources



Cultural responsiveness: Culturally relevant and responsive programming tailored to the needs of specific racial, ethnic, and LGBTQIA+ communities

Established community ties and partnerships: Organizations noted for strong partnerships, community involvement, collaborations and seen as trusted entities within the community with deep roots

Program consistency and impact: Proven success and consistency in delivering programs to older adults.

Geographic focus: Targeted services in specific neighborhoods and proximity to communities they serve, many of which reside within or near equity priority areas.

Diverse staffing and leadership: Programs demonstrate a diverse staff composition, and programs are led by staff with shared lived experiences with participants

Programming variety and accessibility: Range of services and activities offered, often with consistent availability (e.g., Monday through Friday programming). Additional focus on accessibility and engagement within local communities

6 of the 11 recommended program proposals for Culturally Relevant Services are from agencies new to older adult services funding

Agency	Program Name	Justification for recommendation
African Center for Community Development	Baobab Senior Circle	Only applicant with African immigrant focus. Unique gap addressed.
Bayview Foundation	Bayview Healthy Aging	History of service to older adults, addressing unique need, consistency in programming, Equity priority area with an emphasis on accessibility for nearby neighborhoods. Strong program that serves an important population with great partnerships and family engagement.
Bridge Lake Point Waunona Neighborhood Center	Older Adult Program	Targeted equity priority area, history of providing programming to BIPOC and Latinx Population. Well-established program within the community, with resources and plans to continue offering programming and a trusted entity within the community.

Community Development Division

Community Resources



Freedom, Inc	Freedom Elder Program	Culturally responsive activities. focuses on expanding much-needed programming for Black and Hmong communities.
Goodman Community Center	Goodman Older Adult Programming	High quality programming with demonstrated success in programming to older adults, numerous collaborations. Established organization with strong community ties.
IP Ministries	Memory Collectors Storytelling project: fighting Alzheimer's with art	The program tells a success story from its pilot phase, showing its impact. Creating arts-based programming for older Black women is highly valued.
Neighborhood House Community Center	Older Adult Programs	The organization is well-established in the community; opportunities to grow in a new space. Has previous experience in offering older adult programming and includes a diverse range of programs. Strong partnerships are also noted.
Outreach, Inc	LGBTQ+ older adult services	Staff and volunteers have lived experiences and value community support for LGBTQIA+ older adults. The organization is the only one focused on LGBTQIA+ individuals and includes an LGBTQ+ Elder Advocate, with half the staff being LGBTQ+ People of Color (POC).
Southeast Asian Healing Center, Inc	Southeast Asian Seniors Services	Programs led by staff with shared experiences. Offer programs in neighborhoods where participants reside. Provides assistance to meet clients' needs in nontraditional settings, including their homes. Understands the traditions of the Hmong population and knows how to reach the older populations.
The Hmong Institute	Hmoob Kaj Siab	The program meets a need in the Hmong community with access to services, engagement, and activities Monday through Friday. Strong

Community Development Division**Community Resources**

		consistency in programming and a number of partnerships
Urban Triage	Supporting Healthy Elders	Programming centers around Black and vulnerable elders, focusing on South and North Madison.

Independent Living Support Services

Assistance with tasks such as housekeeping, meal preparation, and errands, which can become increasingly challenging for individuals with limited mobility or other health issues can help individuals age in place safely and comfortably, reducing the need for more costly institutional care options and promoting overall health and well-being.

Funding Recommendations

After reviewing program proposals, applicable data, and priority areas while centering equity, reviewers summarized, and proposed funding recommendations as follows:

Effective in addressing needs: Programs are designed to effectively address the needs of the target population

Community involvement: Good level of community engagement and involvement in program design and implementation

Partnership building: Emphasis on building and maintaining partnerships to enhance program impact

Agency	Program Name	Justification for recommendation
NewBridge Madison	Home Chore and Volunteer Guardian Services	Aligns well with RFP and has a well-structured, detailed proposal. Effective in addressing needs and building partnerships.
RSVP of Dane County	Community Connections and Telephone Reassurance	Low-cost, effective engagement and socialization program. Detailed and well-organized proposal with good community involvement

Outreach, Information & Referral Services

Outreach and Information services provide culturally competent and linguistically accessible information and assistance, referral, and system navigation services to individuals and households who need assistance with appropriate service providers and provide information

Community Development Division

Community Resources



about agencies and organizations that offer services.

Funding Recommendations

After reviewing program proposals, applicable data, and priority areas while centering equity, reviewers summarized, and proposed funding recommendations as follows:

Focus on underserved populations: Applicants express specific focus on the communities they serve and address a unique gap of service delivery in Madison.

Equity priority area: Programs target equity priority areas, with a focus on addressing the needs of underrepresented populations

Culturally relevant approaches: Culturally responsive programming tailored to the communities served

Community connections: Strong connections with the communities they serve, enhancing program effectiveness

Agency	Program Name	Justification for recommendation
African Center for Community Development	Community ElderConnect	Only applicant with African immigrant focus. Unique gap addressed. 1 of 2 programs within Outreach, Resource Referral priority area.
Bridge Lake Point Waunona Neighborhood Center	Older Adult Resource and Referral Program	Strong connection within Equity priority area. Culturally relevant approaches and strong connections with the communities they serve.

Community Development Division

Community Resources

**Funding Recommendations**

Agency	Program Name	Current Funding	Request	Recommendation
African Center for Community Development	Baobab Senior Circle	0	\$6,520	\$ 6,520.00
African Center for Community Development	Community ElderConnect	0	\$6,520	\$ 6,520.00
Bayview Foundation	Older Adult Support and Case Management Services	0	\$20,000	\$ 20,000.00
Bayview Foundation	Bayview Healthy Aging	0	\$26,600	\$ 26,600.00
Bridge Lake Point Waunona Neighborhood Center	Older Adult Program	0	\$66,800	\$ 62,000.00
Bridge Lake Point Waunona Neighborhood Center	Older Adult Resource and Referral Program	0	\$40,000	\$ 40,000.00
Freedom, Inc	Freedom Elder Program	\$61,813	\$70,000	\$ 40,000.00
Goodman Community Center	Goodman Older Adult Programming	\$12,030	\$30,000	\$ 30,000.00
IP Ministries	Memory Collectors Storytelling project: fighting Alzheimer's with art	0	\$120,000	\$ 45,000.00
Neighborhood House Community Center	Older Adult Programs	0	\$12,000	\$ 12,000.00

Community Development Division

Community Resources



NewBridge Madison	Home Chore and Volunteer Guardian Services	\$120,563	\$136,688	\$ 100,000.00
NewBridge Madison	Case Management	\$352,359	\$352,394	\$ 250,000.00
Outreach, Inc	LGBTQ+ older adult services	\$12,030	\$20,000	\$ 20,000.00
RSVP of Dane County	Community Connections and Telephone Reassurance	0	\$20,000	\$ 19,399.00
Southeast Asian Healing Center, Inc	Southeast Asian Seniors Services	0	\$115,000	\$ 55,000.00
The Hmong Institute	Hmoob Kaj Siab	\$61,813	\$100,000	\$ 60,000.00
Urban Triage	Supporting Healthy Elders	0	\$150,000	\$ 45,000.00
			Total	\$838,039



Program Proposals Not Recommended for Funding

After reviewing the proposals, several areas for potential growth were identified among the agencies not recommended for funding in this cycle:

- Opportunities to provide clearer program details, including specific activities and service scope.
- Potential to enhance and define collaborations and partnerships.
- Development of more robust data tracking and outcome measurement strategies.
- Efforts to increase diversity among staff, board members, and volunteers to enhance program inclusivity.
- A chance to improve budget transparency and strengthen staff capacity to effectively execute the program.

Program Type	Agency	Program	Request
Case Management	African Center for Community Development	Community ElderCare	\$11,960
Case Management	Bridge Lake Point Waunona Neighborhood Center	FRC Older Adult Program	\$30,400
Culturally Relevant Services	FOSTER of Dane County	We Still Matter	\$50,000
Culturally Relevant Services	Lussier	Senior Lunch	\$12,712
Culturally Relevant Services	NewBridge Madison	Older Adult Program	\$138,887
Culturally Relevant Services	RSVP of Dane County	Group Projects and Homeworkers, Foster Grandparent	\$65,670
Case Management	The Hmong Institute	Hmoob Kaj Siab (Case Management)	\$75,000

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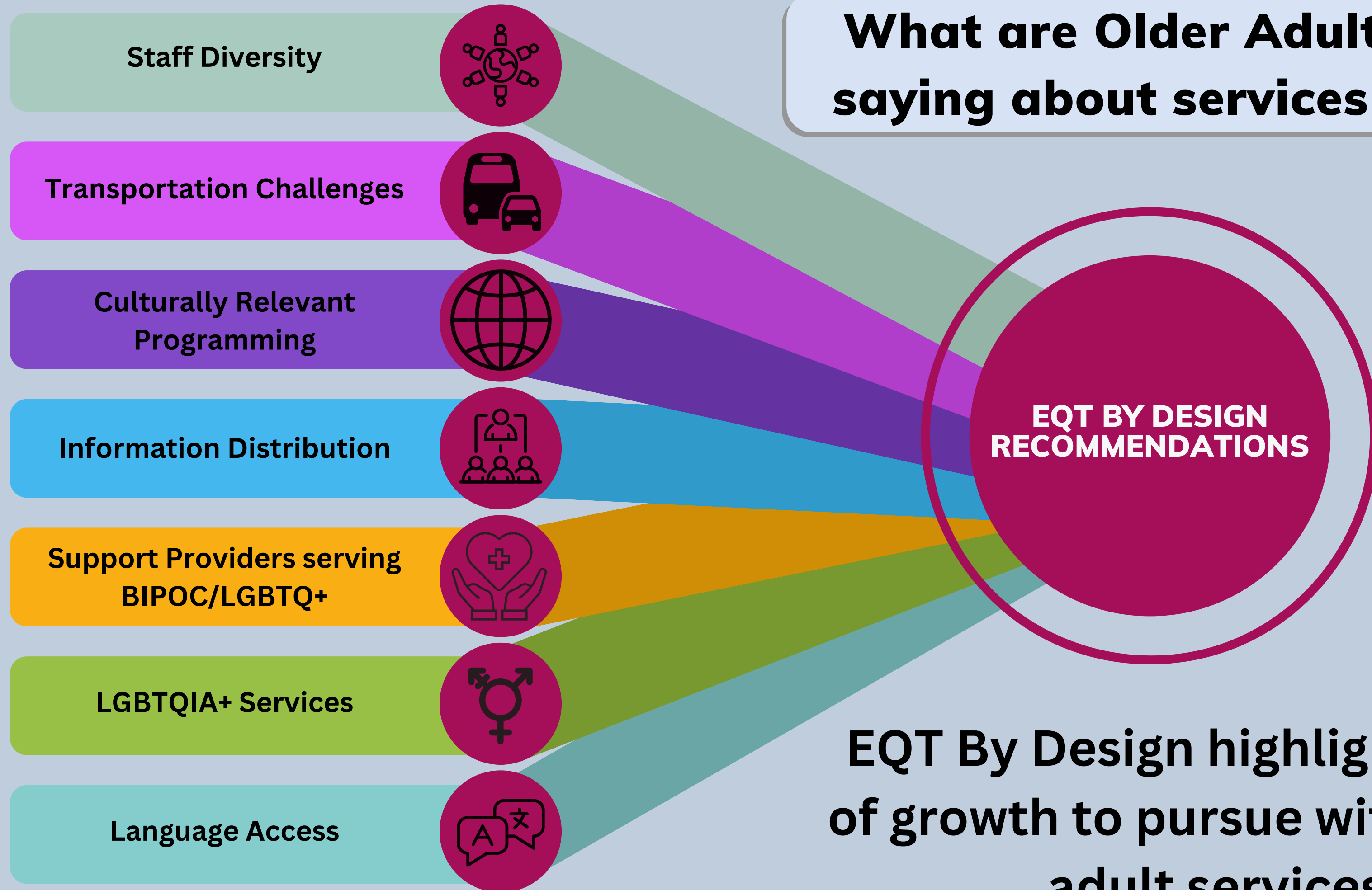
Committee on Aging Older Adult Services Funding Recommendations September 25, 2024



Request for Proposal (RFP) Timeline

Finance Committee	5/13/2024
Common Council Approval	5/21/2024
Publish RFP	5/24/2024
Older Adult Services RFP Workshop	6/5/2024
Required Submission of Letter of Intent	6/17/2024
DEADLINE FOR SUBMISSION OF PROPOSALS	7/1/2024
Applicant Presentations	8/28/2024
Committee on Aging Meeting – Finalize Funding Recommendations	9/25/2024
Resolution with Funding Recommendations Introduced to Common Council	10/8/2024
Finance Committee Action	10/14/2024
Common Council Action	10/29/2024
Applicants notified of Funding Allocations	10/30/2024
Anticipated contract start date	1/1/2025

What are Older Adults saying about services?



EQT By Design highlights areas of growth to pursue within older adult services

CDD PRIORITIES

- LOW-INCOME OLDER ADULTS
- CULTURALLY AND LINGUISTICALLY RESPONSIVE TO ALL RESIDENTS
- HISTORICALLY MARGINALIZED GROUPS SUCH AS BIPOC, LGBTQIA+, AND LIMITED ENGLISH PROFICIENT (LPE) IDENTIFYING INDIVIDUALS.

COMMUNITY DEVELOPMENT DIVISION

2024 OLDER ADULT SERVICES RFP



Service Areas

Case Management Services

Culturally Relevant Services

Independing Living Support Services

Outreach, Information, Referral Services

JOINT MULTI/AGENCY PROPOSALS

- Highly Encouraged
- Different application types
 - Single Agency
 - Joint/Multi-Agency
- 0 Joint/Multi-Agency applicants for 2024 RFP

PROPOSAL OVERVIEW



\$1.6M+

REQUESTED
FUNDS

15

APPLICANTS

\$838,039K

FUNDS AVAILABLE

24

PROPOSALS

LEVEL SETTING



\$115K

SE ASIAN
OLDER
ADULTS

15 CULTURALLY
RELEVANT

5 CASE
MANAGEMENT

2 INDEPENDENT
LIVING AND
SUPPORT

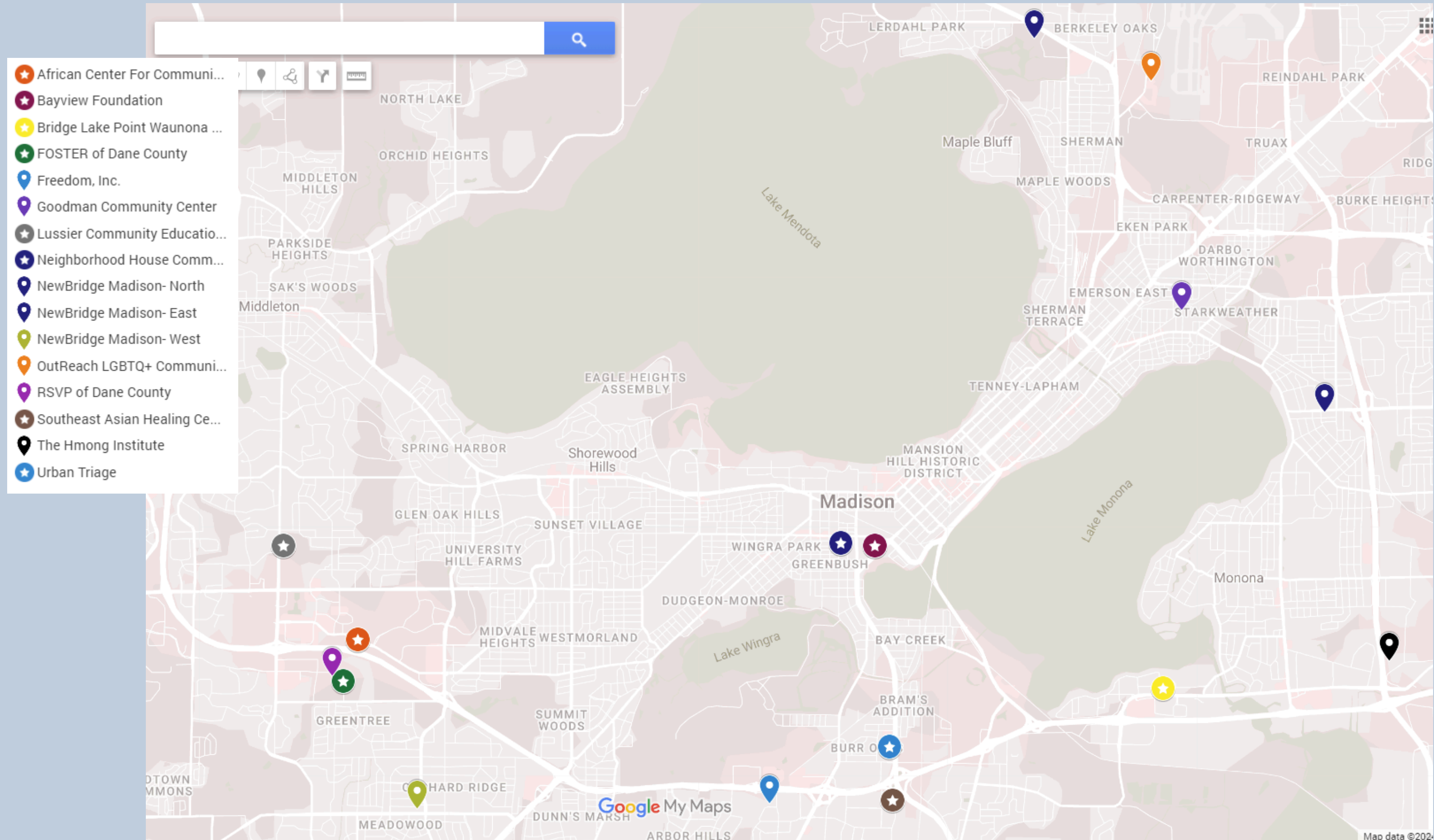
2 INFORMATION,
OUTREACH,
REFERRAL

\$838,039K

FUNDS AVAILABLE

Applicants in the City of Madison

[click here for map](#)



THE REVIEW TEAM



16 Reviewers from 11 different organizations

ORGANIZATION'S HISTORY OF SERVING OLDER ADULTS



DEMONSTRATES ITS CAPABILITY
AND COMMITMENT TO
ADDRESSING THEIR UNIQUE
NEEDS.

STAFF EXPERIENCE



ENSURE THAT THE PROGRAMS
ARE EFFECTIVELY MANAGED AND
DELIVERED.

NEED FOR THE PROGRAM



PROGRAMS ARE PRIORITIZED
BASED ON THEIR ABILITY TO
ADDRESS CRITICAL GAPS IN
SERVICES FOR OLDER ADULTS
WITHIN THE COMMUNITY.

RECOMMENDATION CONSIDERATIONS

CULTURAL RELEVANCE



CULTURALLY RELEVANT PROGRAMS ARE ESSENTIAL TO MEET THE DIVERSE NEEDS OF OLDER ADULTS, ENSURING INCLUSIVITY AND EFFECTIVENESS.

PROPOSED ACTIVITIES



THE SPECIFIC ACTIVITIES PROPOSED DETERMINE THE PROGRAM'S POTENTIAL IMPACT AND ALIGNMENT WITH FUNDING GOALS FOR OLDER ADULT SERVICES.

COORDINATION WITH FAMILIES/COMMUNITY



ENHANCES PROGRAM SUPPORT, ENSURING HOLISTIC CARE FOR OLDER ADULTS.

RECOMMENDATION CONSIDERATIONS

COLLABORATION WITH OTHER PROVIDERS



FOSTERS RESOURCE SHARING
AND INTEGRATED CARE,
AMPLIFYING THE PROGRAM'S
REACH AND EFFECTIVENESS.

PROPOSED OUTPUTS



CLEAR, MEASURABLE OUTPUTS
AND SUBSTANTIAL
POLICIES/PROCEDURES FOR
DATA USAGE ALLOW FOR THE
ASSESSMENT OF A PROGRAM'S
SUCCESS IN DELIVERING
TANGIBLE BENEFITS TO OLDER
ADULTS.

GEOGRAPHIC LOCATION



PROGRAMS IN UNDERSERVED OR
HIGH-NEED AREAS ARE PRIORITIZED
TO ENSURE EQUITABLE
DISTRIBUTION OF SERVICES
ACROSS THE COMMUNITY.

RECOMMENDATION CONSIDERATIONS

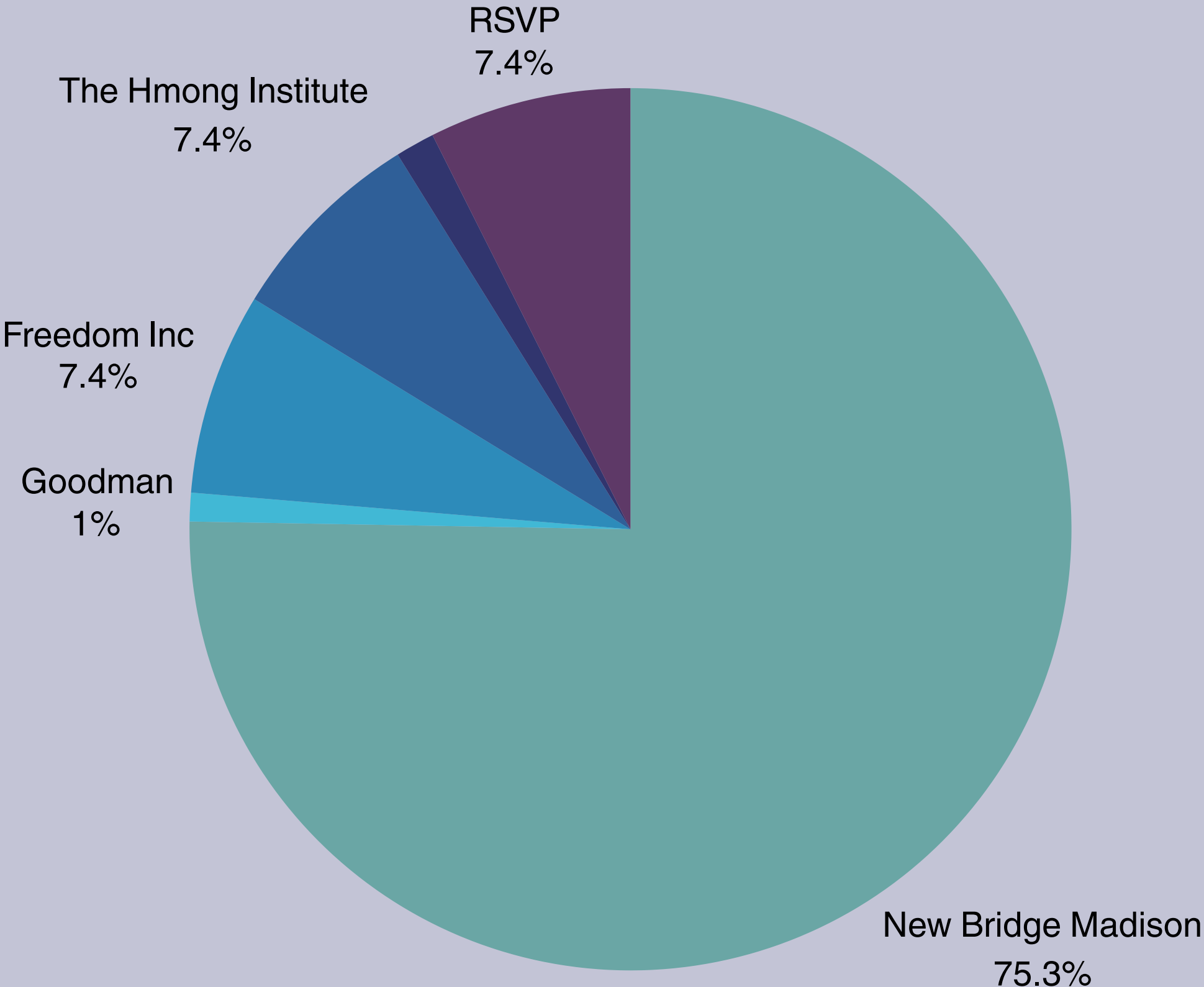
ALLOCATION RECOMMENDATIONS



CURRENT FUNDED AGENCIES

Agency	Total Funding Amount (2024)
Freedom Inc	\$61,813
Goodman Community Center	\$8,743
NewBridge Madison	\$627,970
Outreach Inc.	\$12,030
The Hmong Institute	\$61,813
RSVP	\$61,813

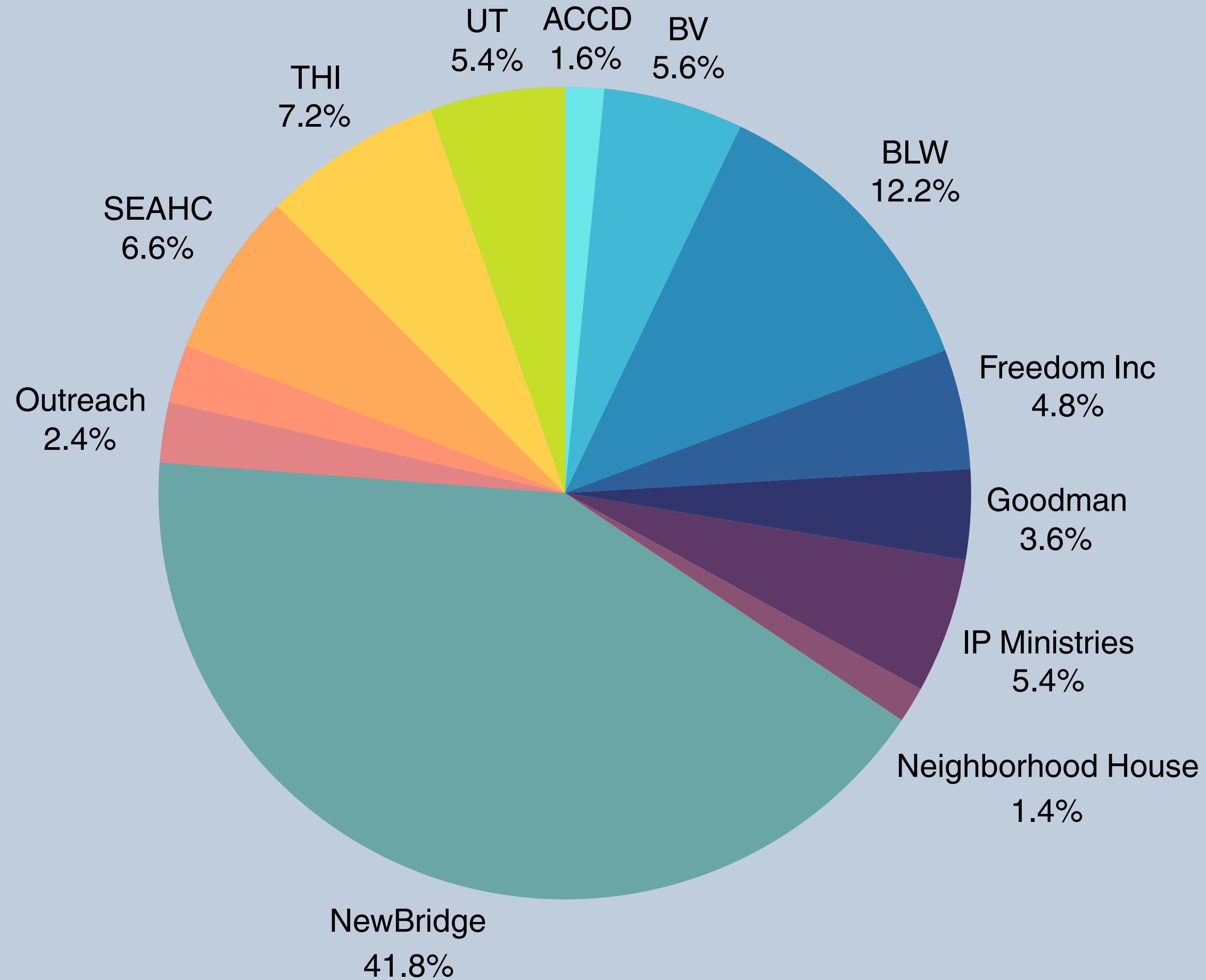
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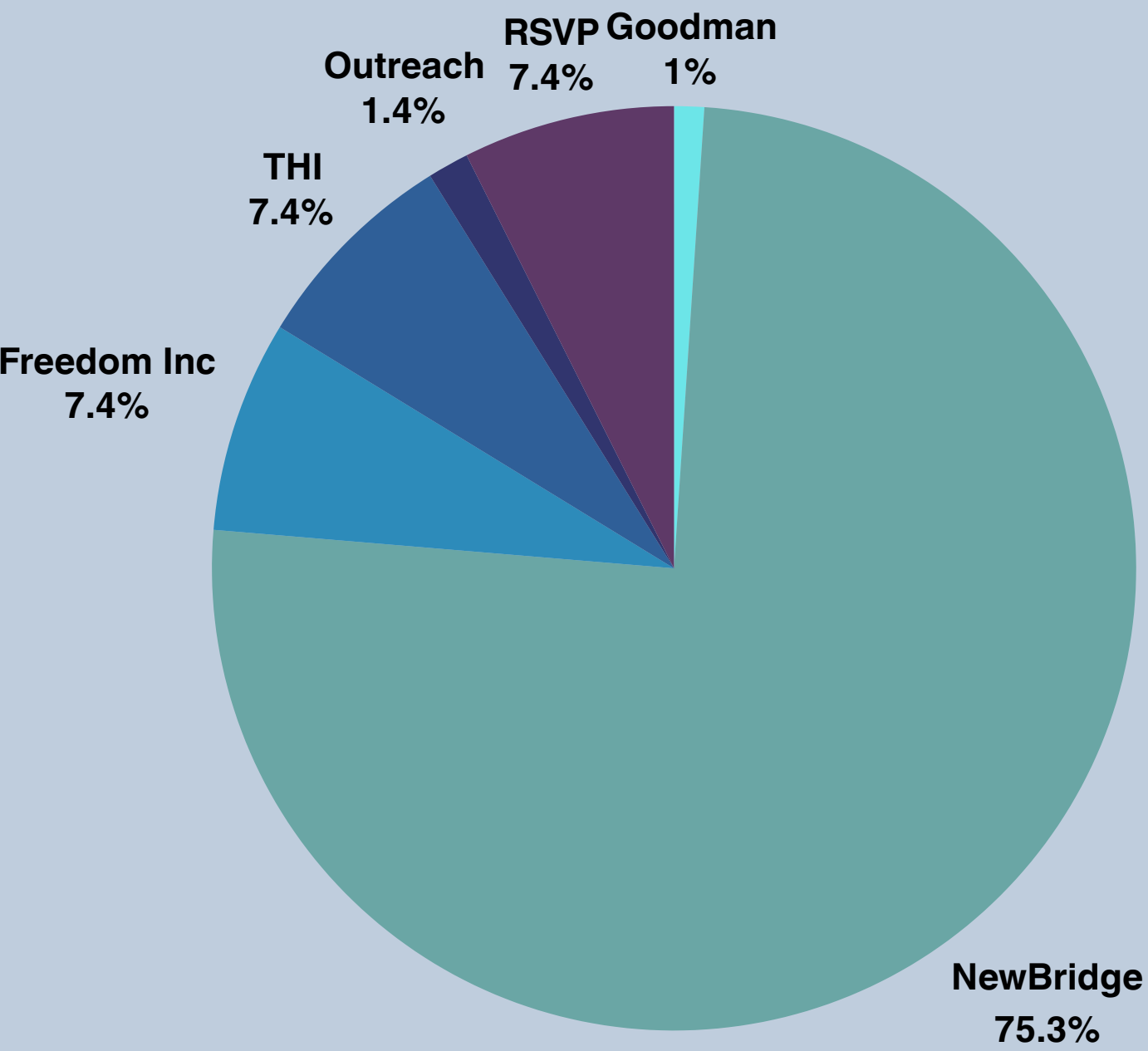
FUNDING RECOMMENDATIONS

Agency	Program	Recommendation	Agency	Program	Recommendation
African Center for Community Development	Baobab Senior Circle	\$6,520.00	Neighborhood House Community Center	Older Adult Programs	\$12,000.00
African Center for Community Development	Community ElderConnect	\$6,520.00	NewBridge Madison	Home Chore and Volunteer Guardian Services	\$100,000.00
Bayview Foundation	Older Adult Support and Case Management Services	\$20,000.00	NewBridge Madison	Case Management	\$250,000.00
Bayview Foundation	Bayview Healthy Aging	\$26,600.00	Outreach, Inc	LGBTQ+ older adult services	\$20,000.00
Bridge Lake Point Waunona Neighborhood Center	Older Adult Program	\$62,000.00	RSVP of Dane County	Community Connections and Telephone Reassurance	\$19,399.00
Bridge Lake Point Waunona Neighborhood Center	Older Adult Resource and Referral Program	\$40,000.00	Southeast Asian Healing Center, Inc	Southeast Asian Seniors Services	\$55,000.00
Freedom, Inc	Freedom Elder Program	\$40,000.00	The Hmong Institute	Hmoob Kaj Siab	\$60,000.00
Goodman Community Center	Goodman Older Adult Programming	\$30,000.00	Urban Triage	Supporting Healthy Elders	\$45,000.00
IP Ministries	Memory Collectors Storytelling project: fighting alzheimers with art	\$45,000.00			

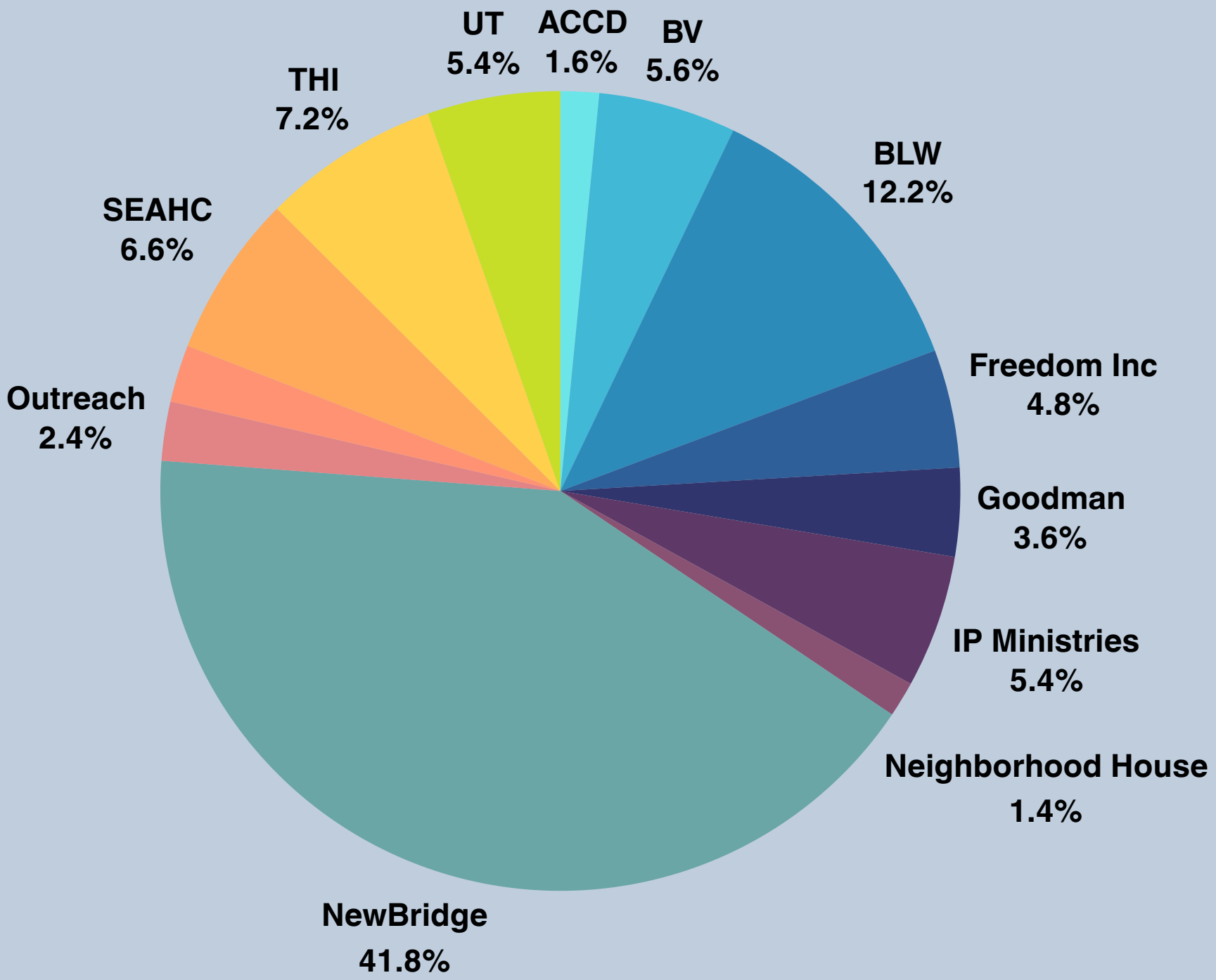
FUNDING RECOMMENDATIONS



CURRENT FUNDED AGENCIES



RECOMMENDED AGENCIES



Transportation
Challenges



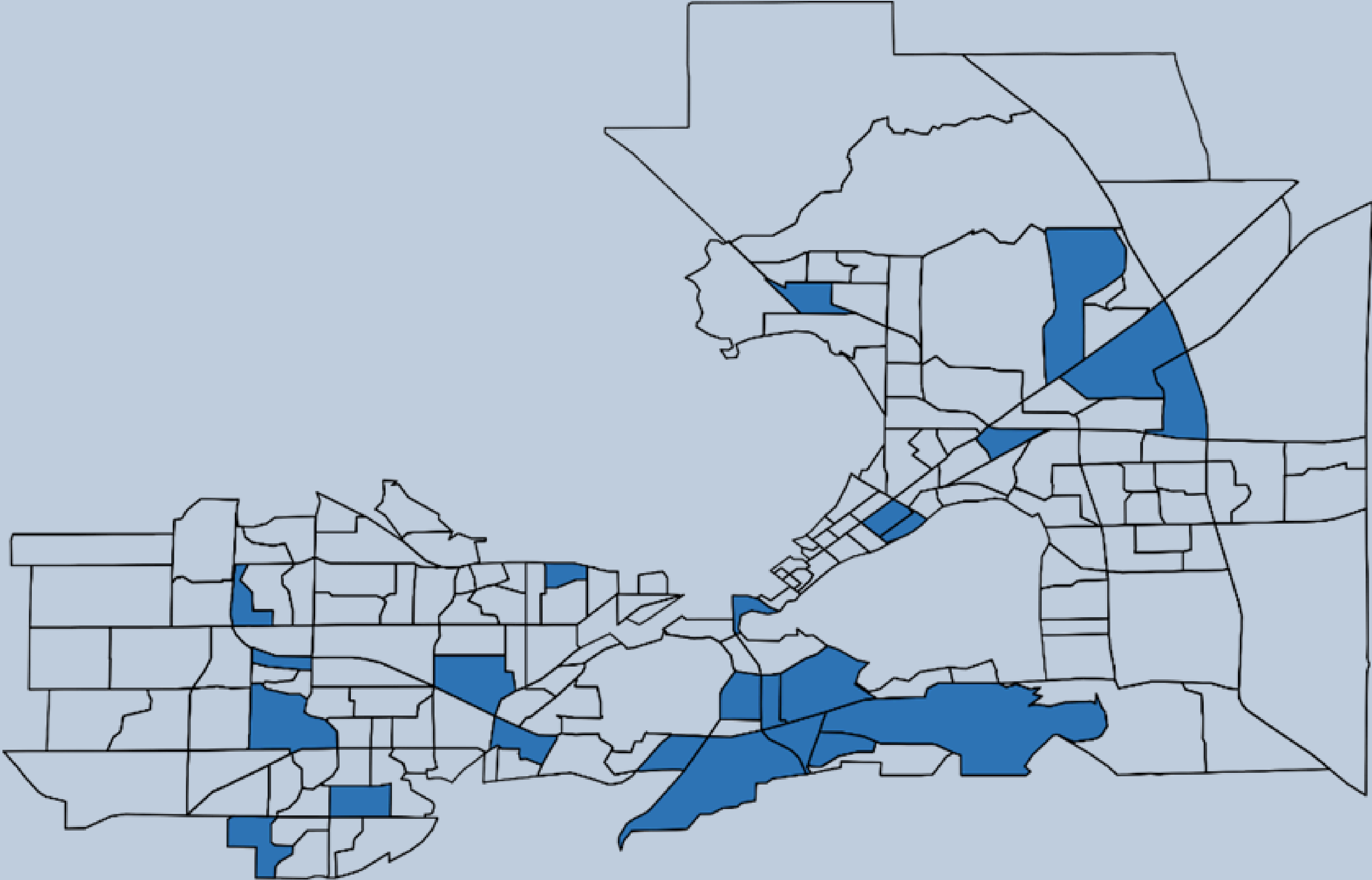
**What are Older Adults
saying about services?**

Addressing Transportation Challenges

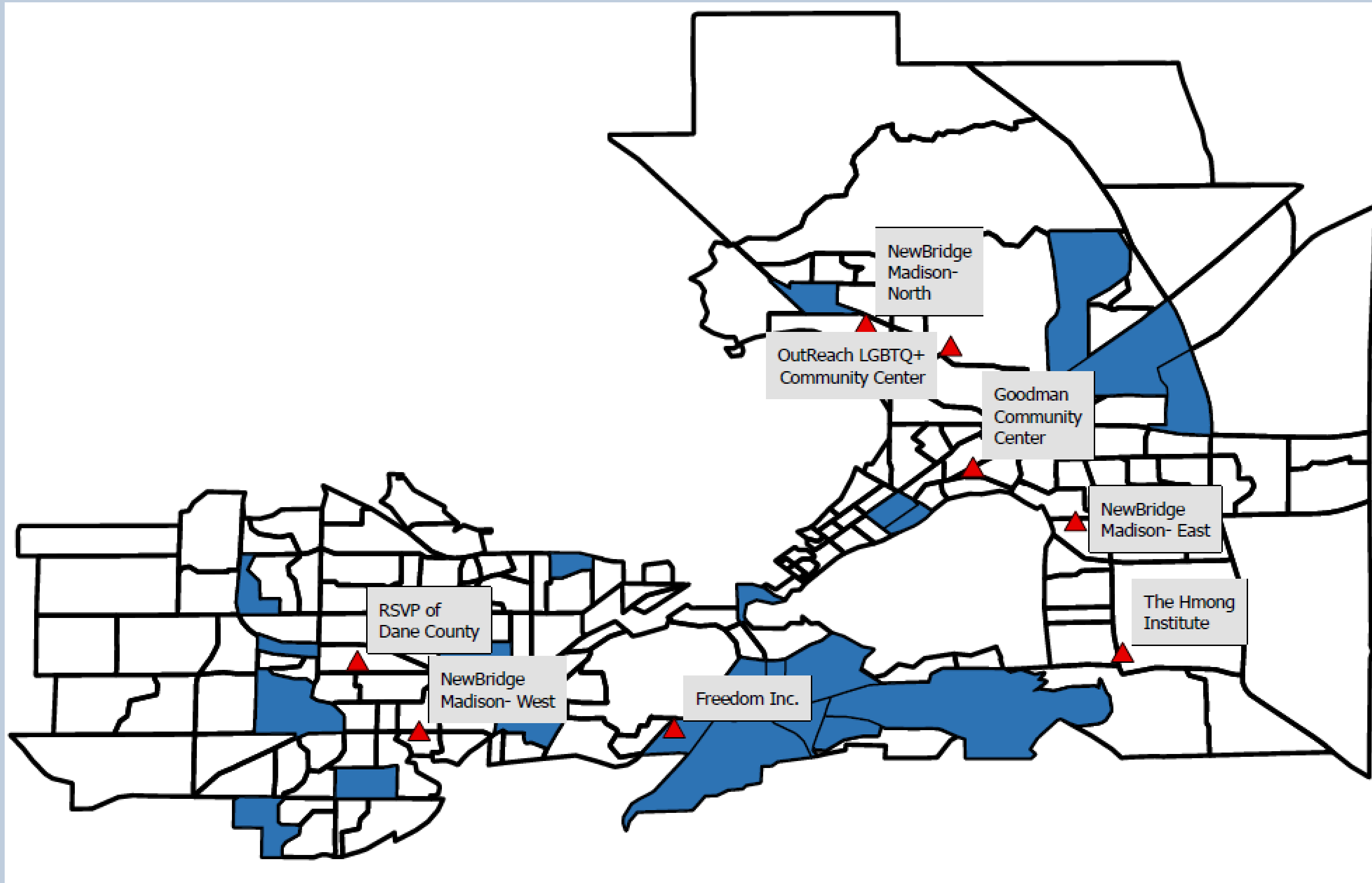
An Invite to Place-Based
Programming + Equity
Priority Mapping

**EQT BY DESIGN
RECOMMENDATIONS**

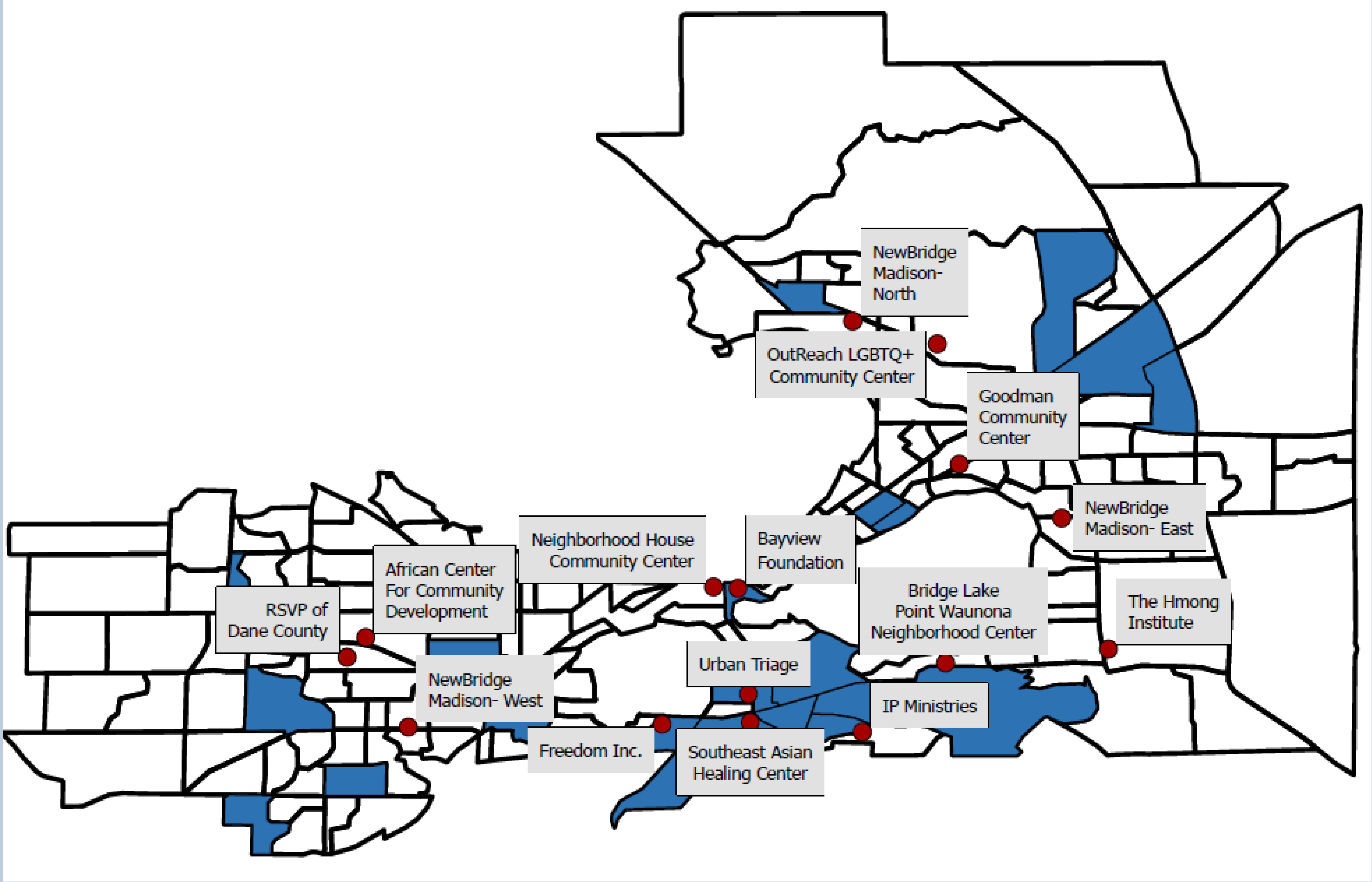
EQUITY PRIORITY AREAS



EQUITY PRIORITY AREAS - Current Funded Agencies



EQUITY PRIORITY AREAS - Agencies Recommended for Funding



Agency	Program	Recommendation
African Center for Community Development	Baobab Senior Circle	\$6,520.00
African Center for Community Development	Community ElderConnect	\$6,520.00
Bayview Foundation	Older Adult Support and Case Management Services	\$20,000.00
Bayview Foundation	Bayview Healthy Aging	\$26,600.00
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Agency	Program	Recommendation
Neighborhood House Community Center	Older Adult Programs	\$12,000.00
NewBridge Madison	Home Chore and Volunteer Guardian Services	\$100,000.00
NewBridge Madison	Case Management	\$250,000.00
Outreach, Inc	LGBTQ+ older adult services	\$20,000.00
RSVP of Dane County	Community Connections and Telephone Reassurance	\$19,399.00
Southeast Asian Healing Center, Inc	Southeast Asian Seniors Services	\$55,000.00
The Hmong Institute	Hmoob Kaj Siab	\$60,000.00
Urban Triage	Supporting Healthy Elders	\$45,000.00

OUR CITY OF MADISON



Thank you



From: [Sherry Barnsley](#)
To: [All Alders](#)
Subject: Cuts to NewBridge
Date: Monday, October 7, 2024 3:38:11 PM

Some people who received this message don't often get email from sherrybarnsley@gmail.com. [Learn why this is important](#)

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I ask that you **OPPOSE the funding recommendation for older adult services as presented** and provide the additional \$278,000 needed to reverse the funding cut to NewBridge in the 2025 operating budget. The amount needed to restore the cut to NewBridge is just 0.07% of the 2024 Operating Budget.

Thank you.

Sherry Barnsley

Sent from my iPhone

From: [Kevin Baum](#)
To: [All Alders](#)
Subject: City Of Madison Proposed Budget Cut to NewBridge
Date: Monday, October 7, 2024 8:35:29 PM

Some people who received this message don't often get email from kjbaum@gmail.com. [Learn why this is important](#)

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To Whom It May Concern;

I am writing to express my concern about the proposed budget cuts affecting the NewBridge funding in the 2025 operating budget.

Specifically, agenda item 85469 should be opposed as it has a nearly \$278,000 cut in funding.

There are so many benefits and this facility is a crucial part of the community. My Mother, who recently passed was a fixture at NewBridge as both a volunteer and someone who benefited from the many services offered to the elderly.

Please find a way to help the senior community and restore the funding to NewBridge.

Kevin Baum

From: [Dorothy](#)
To: [All Alders](#); [Mayor](#)
Subject: Agenda # 85469 - 2025 Older Adult Funding
Date: Tuesday, October 8, 2024 12:02:27 PM

Some people who received this message don't often get email from dborchardt1@charter.net. [Learn why this is important](#)

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DATE: 10-8-24
TO: Madison Common Council & Mayor
FROM: Dorothy Borchardt
RE: Agenda # 85469 2025 Older Adult Funding

Please help save the needed senior services provided by New Bridge to support our seniors staying in their homes. New Bridge senior programs have been underfunded and should be receiving a much larger amount of funding instead of cutting the successful service they have provided for years.

It is wrong to cut a program for seniors that has been so successful to allocate the funds to new providers that may or may not do they job they are funded to do. Allocate more funds to the Older Adult slot for the new programs and increase the New Bridge funding. Consider auditing contracted expenditures in social services for the additional funds.

Thank you for your time and attention,
db

From: [Rita Baldacchino](#)
To: [All Alders](#)
Subject: Agenda item 85469 - 2025 proposed cuts to Older Adult Funding.
Date: Monday, October 7, 2024 4:44:30 PM

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

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Dear Aldermen,

I understand that there is a proposal to cut \$277,970 from the operating budget that funds NewBride, which supports Older Adults services.

Not only I oppose this cut which is unrelated to the referendum that seeks to address State levy limits, but I also recommend that you provide the additional \$278,000 needed to reverse the 2025 operating budget cut. The amount needed to restore funding for NewBridge is just 0.07% of the operating budget.

Thank you for supporting necessary services for Older Adults.

Sincerely yours,
Rita Cairns

From: [Jodie Castaneda](#)
To: [All Alders](#)
Subject: Please OPPOSE funding recommendation for older adult services
Date: Tuesday, October 8, 2024 8:48:56 AM

Some people who received this message don't often get email from jodiec@newbridgemadison.org. [Learn why this is important](#)

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Dear City Alders,

I am reaching out to ask that you oppose the proposed \$277,970, or 44%, funding cut to NewBridge Madison, Inc.

I am the Case Manager supervisor here at NewBridge. I have worked with Dane County and Madison/Monona area older adults for over 18 years as a case manager and supervisor. I have seen an increase in need for more assistance throughout these past years vs. a reduction in needs. NewBridge Madison is extremely important to the older adults we serve and those in Madison as we are often the first point of contact when a person loses their home, their benefits, access to food, transportation, etc. We are also a source of a hot meal or socialization. NewBridge also provides volunteer services to help older adults in winter clear their sidewalks or driveways of snow/ice or in Spring/Summer/Fall help them keep their yards mowed and clean. The volunteers also help them keep their homes clean, do their laundry for them, or bring them food from the local food pantries when the older adult can no longer go and get the food themselves. Oftentimes, the client does NOT have anyone in their lives who can provide the needed assistance, whether it would be a friend or a family member.

NewBridge currently serves 3,500 older adults in the City of Madison. This includes a case management program that provides 1,100 older adults with the support needed to live independently by identifying resources and coordinating services related to housing, home chore, public benefits, food insecurity, and transportation. Support provided through case management can be as serious as securing housing for an older adult who is about to be evicted or helping them apply for energy assistance to keep their electricity on or Home Delivered Meals to make sure they get proper nutrition. NewBridge also assists with basic household chores to 378 older adults - 35% are BIPOC - through its home chore program, which already carries a waitlist of 8-12 weeks with 50 older adults, and assistance with critical financial and medical decisions to 33 older adults through its volunteer guardianship program.

If enacted, the proposed funding cut will likely lead to the return of the 8-10 week waitlist for case management services, a reduction in home chore staff right as we enter the winter season, and the potential end of volunteer guardianship program services to City of Madison residents.

It is my understanding that NewBridge's budget is being cut to provide funding to eight additional organizations. If the City wishes to expand older adult services, they need to provide additional funding in the budget instead of cutting funding from one

organization.

NewBridge has been serving older adults in Madison for nearly 50 years and has a proven track record. Please oppose the proposed cuts to NewBridge's budget.

Sincerely,

Jodie Castaneda

Jodie Castaneda

Case Manager Supervisor

Pronouns: *she/her/hers*

NewBridge Madison, Inc.

1625 Northport Dr. #125, Madison, WI 53704

5724 Raymond Rd. Madison, WI 53711

5700 Pheasant Hill Rd. Monona, WI 53716

Madison, WI 53711

P: (608) 512-0000 Ext. 1004

F: (608) 299-0700

newbridgemadison.org

Find us on [Facebook](#), [Instagram](#), and [Twitter](#)

* I will make every effort to respond to your message as soon as possible. Please allow up to three business days for a response. *



NewBridge provides older adults a bridge to successful aging.

Funded by Dane County, City of Madison, City of Monona, United Way of Dane County, and private donors.

Proud partner with United Way of Dane County.

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From: [Claudia Craemer](#)
To: [All Alders](#)
Subject: New Bridge
Date: Tuesday, October 8, 2024 10:49:50 AM

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Dear Alders,

I am writing to ask that you oppose the budget cuts to New Bridge, an agency that provides support to one of our most vulnerable populations, older adults. As a social worker in our community, I see the vital work New Bridge does and know how devastating these cuts will be to the safety and well being of our elderly community. Please provide the additional \$278,000 needed to reverse the funding cut to New Bridge in the 2025 operating budget.

Sincerely,

Claudia Craemer

From: [Amy Devine](#)
To: [All Alders](#)
Subject: Oppose cuts to older adult services agenda #85469
Date: Tuesday, October 8, 2024 8:15:06 AM

Some people who received this message don't often get email from amyloehl@gmail.com. [Learn why this is important](#)

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Dear Alders of Madison:

I respectfully ask that you **OPPOSE the funding recommendation for older adult services as presented** and provide the additional \$278,000 needed to reverse the funding cut to NewBridge in the 2025 operating budget. The amount needed to restore the cut to NewBridge is just 0.07% of the 2024 Operating Budget.

I have previously shared these comments with the Committee on Aging but feel they deserve repeating to a larger audience.

I am a member of the Board of Directors of New Bridge and prior to New Bridge forming, I was on the Board of Directors for EMMCA (the East Madison Monona Coalition for the Aging) for several years. I know the good work of these organizations and do not understand why you would cut funding to high performing organizations, organizations that have a proven track record and run a fairly lean operation, in order to give funding to newer organizations that do not have that track record. I support new organizations but funding should not be cut for organizations that have done a good job for the citizens of Madison.

I am an elder law attorney in Monona. Many of my clients have dementia or face other health challenges. Many do not have family that are able to support them or some have family but cannot trust family to manage important tasks for them. I am seeing these challenges in my clients more and more. The New Bridge case managers are crucial to helping older adults navigate the very complex systems we have in place, whether it be transportation to medical appointments, finding housing, obtaining public benefits, and more. Yes, you can call the ADRC but they are also stretched thin. NewBridge performs a crucial service with older adults in Dane County.

I also represent families in seeking guardianship over loved ones. This often happens when someone is suffering from dementia and either does not have powers of attorney in place or has them but they are insufficient to meet that person's needs.

Again, there are many older adults who simply have NO ONE to serve as their guardian and this is where the New Bridge volunteer program steps in. There are corporate guardians, companies that manage many many "wards" (term for someone under guardianship, not my choice in term). These companies are also at capacity and some people do not have the means to pay a corporate guardian. Without volunteer guardians, people will fall through the cracks. Guardianship is a very

complex area of the law with specific requirements, especially when it comes to accounting. Court staff tries to assist guardians in these tasks but they are also stretched thin. Volunteer guardians NEED the support of New Bridge staff to navigate potentially complex issues in these guardianships.

Please do not cut these programs for New Bridge. Thank you for your time.
Amy Devine

From: [Jennifer Eklof](#)
To: [All Alders](#)
Subject: OPPOSE the funding recommendation for Older Adults
Date: Tuesday, October 8, 2024 8:22:49 AM

You don't often get email from hannahshousellc@gmail.com. [Learn why this is important](#)

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I am asking you **OPPOSE** the funding recommendation for older adult services as **presented** and provide the additional \$278,000 needed to reverse the funding cut to NewBridge in the 2025 operating budget. This is an incredible organization with a strong and proven history of serving our community and the older adults that reside in this community. They are diligent in their work and how they utilize the funding.
Thank you, Jennifer Eklof

From: [Erin Fabrizius](#)
To: [All Alders](#)
Subject: Concerns about October 8 Agenda Item #112
Date: Monday, October 7, 2024 3:47:16 PM
Attachments: [One Pager on Proposed NewBridge Funding Cuts 9.19.24 .pdf](#)
[NewBridge Impact of Cuts on BIPOC Community Handout.pdf](#)

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

Good Afternoon City of Madison Alders:

My name is Erin Fabrizius, and I am a volunteer board member for NewBridge Madison. I am reaching out to let you know that I have serious concerns about Agenda Item 112, file 85469, which proposes to cut NewBridge Madison's budget by 44% or \$278,000. This cut is currently proposed to happen regardless of the result of the November 5 referendum.

NewBridge was formed as the result of a merger from the four Madison Senior Coalitions in 2019. While we are new in name, we have a 50-year track record of successfully providing older adults with the services they need to live independently. We currently provide services to 3,500 low-income older adults in Madison, 30% of whom are from BIPOC communities, across 15 of Madison's 18 zip codes.

As a Board member, I was shocked to see that City of Madison staff is proposing to cut our budget nearly in half just one year after nominating us for the 2023 Aging Forward Champion Award. And as a City of Madison voter, I have questions.

It is my understanding that NewBridge's budget is being cut in order to provide eight new organizations with older adult services funding. I support new organizations receiving funding as the percentage of older adults is set to rise exponentially in coming years. However, if the City's revenue issues are as dire as they have been described, I question the decision to add eight new organizations to the already-underfunded older adult services budget while drastically cutting a proven organization.

The Committee on Aging voted to reject the proposal as presented on your October 8 agenda, and Alders Vereer and Knox, Jr. will provide you with more details that night. I think it is important to point out that if the goal is to also fund these eight new organizations, the Committee on Aging cannot rectify the cut to NewBridge without the Common Council adding more

funding to the older adults services budget. An additional \$278,000 in funding would be needed. This represents just 0.07% of the city's total 2024 operating budget. It is also just 1% of the \$22 million in referendum funds.

On October 8, you will also begin work on the 2025 City Operating Budget, and budget's are about priorities. I believe the funds are there to fix the older adult services budget, if it is truly a priority for the City. If not,

- 80-100 older adults will be waiting on help with housing/homelessness, food insecurity, transportation, and benefits assistance due to the cut to case management.
- The 8-12 week home chore waitlist of 50 older adults will grow. These older adults will be without help with basic household cleaning, leaf raking, and snow shoveling as we head into the winter months.
- 33 older adults will lose support with critical financial and medical decisions by the complete elimination of city funding that trains volunteer guardians. Many of these vulnerable individuals have no one else to turn to.

I find it hard to believe that this treatment of older adults reflects the City's priorities. Please reject the proposed 44% cut to NewBridge and find the funds needed to make it right either in the 2025 Operating Budget or by allocating a small portion of referendum funds to this issue.

Please don't hesitate to contact me with any questions.

--

Erin Fabrizius
2 West Gorham Street
#300
Madison, WI 53703



Support NewBridge in the City Budget Process!

44% Funding Cut Proposed

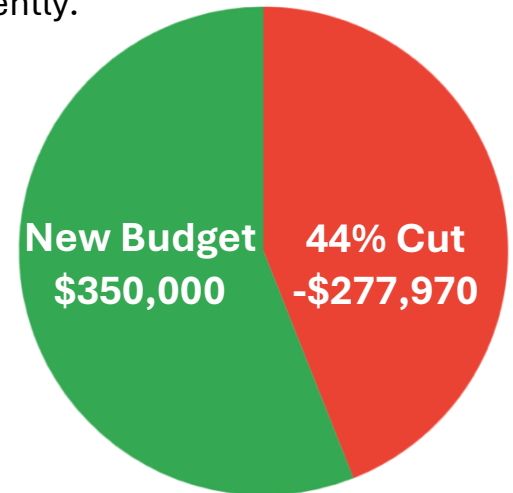
Contact: Jim Krueger, jimk@newbridgemadison.org or (608) 512-0000 Ext. 3005

The City of Madison has proposed a 44% cut to NewBridge

The City of Madison has proposed a **44% cut** (-\$277,970) to NewBridge in the 2025 City Budget. Funding provided by the City of Madison is NewBridge's second-largest source of revenue. Our organization cannot absorb a cut of this size without reducing services to the 3,500 Madison older adults who rely on us to live independently.

Reason for the Cuts

While NewBridge is being cut by \$277,970, the City has proposed providing a total of \$388,039 to eight organizations that have not previously been funded. NewBridge supports funding for new organizations, but believes the City should add more funding to the older adult services budget instead of cutting an existing, city-wide organization with 50 years of experience in successfully serving older adults.



These Cuts Mean Fewer Services Despite Growing Need

1 in 4 Dane County adults will be 60+ by 2040

Case Management **-\$102,000**

- Elimination of 1.5 case management staff.
- Return of 8-10 week waitlist.
- 80-100 older adults will be waiting on help with housing/homelessness, food insecurity, transportation, benefits assistance and more.

Home Chore **-\$20,563**

- Elimination of 0.4 staff that help provide household chores like cleaning and snow shoveling to 378 older adults.
- 35% of whom are from BIPOC communities.
- 8-12 week waitlist of 50 older adults will grow.

Older Adult Program **-\$138,887**

- Eliminates City funding for a program providing health screenings and clinic, exercise classes, education, and recreational and intergenerational activities to 2,000 unduplicated (16,000 duplicated) older adults.

Volunteer Guardian **-\$16,125**

- Eliminates City funding that allows NewBridge to train volunteer guardians for vulnerable older adults.
- 33 older adults will no longer have help with critical financial and medical decisions. Many of these individuals have no one else to turn to.

How You Can Help!

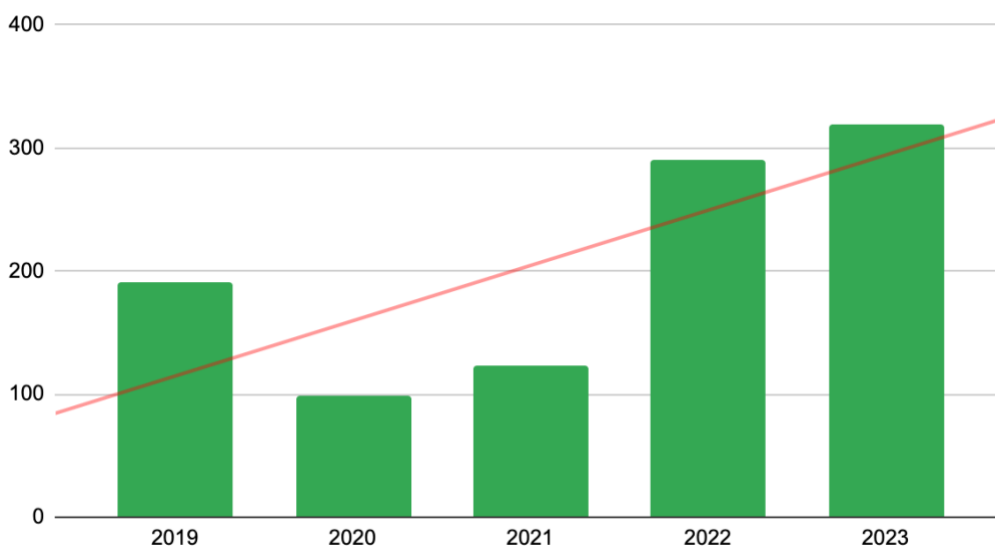
Contact your City of Madison Alder and ask them to oppose the proposed 44% funding cut to NewBridge. Let them know why NewBridge is important to you and what these cuts would mean for you or people you know!

NewBridge Serves BIPOC and Marginalized Older Adults

NewBridge Madison is committed to diversity, equity, and inclusion (DEI) efforts. In 2021, we contracted with the nINA Collective on internal DEI efforts, and we have a [DEI Core Team](#) that meets on a regular basis.

The number of BIPOC and Hispanic older adults served by NewBridge has increased by 67% since 2019. As of 2023, **30% (319) of the individuals served by NewBridge are BIPOC or Hispanic**. All NewBridge participants, including members of the BIPOC and Hispanic community, will be impacted by the devastating 44% cut to NewBridge's budget.

BIPOC and Hispanic Participants



NewBridge Programs Being Cut by the City of Madison Serve BIPOC Older Adults

30%

of NewBridge's
38 Staff
Members are
BIPOC



NewBridge
Serves

**15 of
the 18**

Madison Zip
Codes

From: [Beth Freeman](#)
To: [All Alders](#)
Subject: Opposition to Reduction in Funding to NewBridge
Date: Tuesday, October 8, 2024 8:22:44 AM

You don't often get email from freekimm@gmail.com. [Learn why this is important](#)

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

Greetings,

My name is Beth Freeman and **I am a resident of Madison and live in District 17 served by Alder Sabrina V. Madison.** I am writing to you today to ask that you oppose the proposed almost \$278,000 funding cut to NewBridge. NewBridge is the backbone of the aging services network for the City of Madison.

I have been working within the Madison and Dane County aging network as a social worker/case manager since 1998. When I moved back to my hometown of Madison after having earned my Masters in Social Work at Washington University in St. Louis, Missouri, I was hired by South Madison Coalition of the Elderly (SMCE), one of the four city coalitions who merged to become NewBridge in 2019. I was employed at SMCE from March of 1998 through March of 2015. During my seventeen years at SMCE I worked as a case manager, assisted living quality coordinator and was the case manager supervisor when I took a position at Dane County Human Services where I remain employed today as the manager of Adult Protective Services. I loved my job and was ALWAYS proud to be a part of SMCE, however, an opportunity presented itself at the County it was something I could not turn down and it allowed me to continue to work with SMCE and then NewBridge. I have been a part of the work that built the foundation for NewBridge, and, now, am a contract manager for two of their programs - Targeted Case Management and the Volunteer Guardianship and Representative Payee program.

Impacts of NewBridge:

- Serve elder citizens of Madison who fall below 240% of the Federal poverty guidelines
- Recruit, train and support about 60 volunteer guardians and representative payees for older adults, many of whom live in the City of Madison. Without these volunteers corporate or 3rd party guardians & representative payees would be required costing about \$200 per month, per individual or almost \$144,000 per year. There is no other program like this in the area. It was innovative when it was started many years ago and would be a loss to our community were it to be cut
- A trusted resource in the neighborhoods where they are located and beyond
- Collaborative and creative in their development of programs and services to meet the changing needs of elders in our city - NewBridge University, Food Bridge (deliver food from pantry to elders unable to access the pantries otherwise), Mental Health advocates & peer support, culturally specific programming opportunities - both virtually & in person, and an increase in bi-lingual staff and staff who reflect those they serve

From an APS perspective, I would be concerned that the reduction of case management, and other programs at NewBridge, would leave some already very vulnerable elders at risk. Quietly, NewBridge staff work with elders every day connecting them to resources, programming, services that those elders might otherwise not know about. I have no doubt that

APS would see an uptick in calls to our Helpline if NewBridge funding is reduced by such a significant amount.

A \$278,000 cut to NewBridge would be devastating to the aging network. They are an exemplary agency whose only commitment is to those they serve - elders in the City of Madison. While I recognize the City may be looking to diversify those that serve elders, cutting NewBridge is not the way to do that. Allow NewBridge to work with other community based agencies to partner in a shared effort - that can only be accomplished if the \$278,000 is restored to NewBridge. By dividing the funds across so many other agencies it further complicates how elders in our community access services and supports. I do not believe spreading resources across multiple agencies will be of benefit to elders. NewBridge is the aging hub for the city, deservedly so and should remain as such.

I implore you to please oppose the \$278,000 reduction to NewBridge on behalf of elders in the City of Madison.

Respectfully,

Beth Freeman
1125 Artisan Drive
Madison, WI. 53704
freekimm@gmail.com
608-217-6721

From: [Jim Gates](#)
To: [All Alders](#)
Subject: Oppose the funding recommendation for New Bridge
Date: Monday, October 7, 2024 3:54:11 PM

[Some people who received this message don't often get email from jagates4@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Oppose the funding recommendation for adult services as presented cut funds to New Bridge.
When one gets older we need these services, PLEASE OPPOSE. Just think about the older people of Madison for once.

Joan Gates
Sent from my iPad

From: [Grant Gelhar](#)
To: [All Alders](#)
Subject: New Bridge funding
Date: Tuesday, October 8, 2024 11:15:40 AM

Some people who received this message don't often get email from gmgelhar@gmail.com. [Learn why this is important](#)

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I oppose the funding recommendation for older adult services for New Bridge. Please reverse also the funding cut to New Bridge as they help hundreds each year. And they work with many volunteers like myself. They offer case management services, mental health help, nutrition and food info and home help. They have over 400 volunteers and many act as Guardians or Rep Payees.

New Bridge is an essential part of our community and needs funding to continue helping others. Thank You.

Grant M. Gelhar, Madison

From: haidis@aol.com
To: [All Alders](#)
Subject: Budget cuts for NewBridge
Date: Monday, October 7, 2024 4:32:39 PM

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Dear Madison Alderperson,

I am a member of NewBridge and am asking that you oppose the funding recommendation for older adult services as presented. I ask that you provide the additional \$278,000 needed to reverse the funding cut to NewBridge in the 2025 operating budget. The amount needed to restore the cut to NewBridge is just 0.07% of the 2024 Operating Budget. This money is much needed to continue the many programs that NewBridge offers to seniors.

Thank You

Shirley Haidinger
949 E Gorham St
Madison, WI 53703

From: [Kathleen Howe](#)
To: [All Alders](#)
Subject: Older Adult Services
Date: Tuesday, October 8, 2024 9:18:19 AM

Some people who received this message don't often get email from kmhowe@yahoo.com. [Learn why this is important](#)

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Please oppose the funding recommendations for older adult services as presented and provide the additional \$278,000 needed to reverse the funding cut to New Bridge.

Sincerely,

Kathleen Howe

From: [Kristen Huber](#)
To: [All Alders](#)
Subject: Funding Recommendation for Older Adult Services
Date: Monday, October 7, 2024 4:10:59 PM

Some people who received this message don't often get email from kristenh0502@gmail.com. [Learn why this is important](#)

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Dear Alders,

I am sending this message to ask you to oppose the funding recommendation as it's currently being presented and to provide the additional \$278,000 needed to reverse the funding cut to NewBridge in the 2025 operating budget. The amount needed to restore the cut to NewBridge is just 0.07% of the 2024 Operating Budget. NewBridge has been helping older adults in the city of Madison for almost 50 years (previously the 4 senior coalitions) and it would be a huge disservice to cut their budget in the way that you are planning.

Kristen Huber
608-215-4532

From: [Rich Johnson](#)
To: [All Alders](#)
Subject: Re-fund the proposed 277,000 budget cut to New Bridge
Date: Monday, October 7, 2024 8:49:52 PM

Some people who received this message don't often get email from rejohnson1313@gmail.com. [Learn why this is important](#)

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Dear Alders,

I was shocked to get the news that you are proposing cutting \$277,000 or so, to New Bridge for Services to Older Adult Services. You ask us citizens to vote for a referendum this fall that is incredibly large, and yet you still want to cut these core services to citizens who rely on these services????

Please reconsider your priorities and put this needed \$277,000 back in the budget. We Northsiders need these services for our vulnerable neighbors. We will be very grateful if you can appreciate the deep personal and community value of this essential funding. Please put the funding back in the budget. I thank you for considering my thoughts on this issue.

Peace, Play, Love, and Light,

Richard Johnson
75 Golf Pkwy unit B
Madison WI 53704

From: [LLK](#)
To: [All Alders](#); [Mayor](#)
Subject: OPPOSE the funding recommendation.
Date: Tuesday, October 8, 2024 7:37:22 AM

Some people who received this message don't often get email from knoche1129@gmail.com. [Learn why this is important](#)

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Alders and Ms Mayor,

Please oppose the funding recommendation for older adults and provide an additional \$278,000 needed to reverse the funding cut to NewBridge in the upcoming 2025 operating budget. It's such a miniscule amount (0.07%) for such important services!!

My mother is in an ALF due to severe dementia. When I walk through those doors daily I look around and wonder what the heck happened to The Golden Years! NewBridge offers services that assist with home chores, food, a chance of socializing (with the young and old), and so much more. **Every senior** deserves the compassion and kind-heartedness that NewBridge offers through their organization.

Again, please oppose the funding recommendation for the additional \$278,000.

Laura Knoche
1520 Wheeler Rd
District 18

From: [mary Lang](#)
To: [All Alders](#)
Subject: Proposed Budget Cuts
Date: Monday, October 7, 2024 6:27:59 PM

[Some people who received this message don't often get email from mmlang1980@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To All,

I am a volunteer through NewBridge to older adults in Madison. I am an older person myself who is still healthy and fortunately able to assist those who are not.

I deliver groceries on the Northside and have done home chore duties for disabled elders.

The services provided by NewBridge are vital to low income older adults.

Please maintain funding for NewBridge. The agency provides vital services.

Thank you,

Mary Lang

Sent from my iPhone

From: [Becky Leidner](#)
To: [Latimer Burris, Amani](#)
Cc: [All Alders](#)
Subject: Cuts to Newbridge
Date: Tuesday, October 8, 2024 11:07:50 AM

Some people who received this message don't often get email from rwl1951@yahoo.com. [Learn why this is important](#)

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Dear Alder Amani,

Drastic funding cuts to Newbridge are on tonight's Council agenda (item 85469/112). Over the past few years I have struggled to resign myself to the loss of the progressive, compassionate city I was once proud to call home. This proposal does nothing to make me feel better. At the same time that the city is asking for tax increases which will force many seniors out of their homes, it now wants to cut the vital services which Newbridge provides, including activities, case management, chores and food assistance, a loan closet for home medical supplies, and much more. This is simply unconscionable and its sponsors should be ashamed. The proposed cuts amount to 0.07% of the 2024 operating budget. Surely the mayor could find these savings in salaries and benefits for her bloated staff before slashing the safety net for our vulnerable seniors. Please strenuously oppose this resolution.

Thanks,

Becky Leidner

From: gordian@nym.hush.com
To: [All Alders](#)
Subject: Oppose budget cuts to NewBridge Madison
Date: Tuesday, October 8, 2024 12:32:13 PM

Some people who received this message don't often get email from gordian@nym.hush.com. [Learn why this is important](#)

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Common Council members,

Please vote against cuts in funding to NewBridge Madison, as proposed in Item 112, Legistar 85469. The NewBridge program is valuable and deserves support from the City of Madison.

Don Lindsay

From: [Nancy Osborn-Hicks](#)
To: [All Alders](#)
Subject: Please OPPOSE item # 85469
Date: Monday, October 7, 2024 3:57:09 PM

Some people who received this message don't often get email from rae_madison@yahoo.com. [Learn why this is important](#)

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Hello, I'm writing to ask that you oppose NewBridge Budget Cuts item # 85469. As our City of Madison has grow exponentially in population so does our elderly community. Please consider setting a stellar example of how lifelong residents of Madison deserve quality programming services and opposing this budget cut. Thank you so much for doing a difficult but rewarding job. Sincerely, Nancy Hicks.

[Sent from Yahoo Mail for iPhone](#)

From: [bonnie rothenberg](#)
To: [All Alders](#)
Subject: OPPOSITION TO THE FUNDING CUTS FOR NEWBRIDGE
Date: Monday, October 7, 2024 3:56:57 PM

Some people who received this message don't often get email from rothenbergbonnie@gmail.com. [Learn why this is important](#)

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Dear Madam/Sir,

As a client of NewBridge and a recipient of services from NewBridge I totally oppose cuts in funding which would affect the thousands of newBridge clients namely;

1. \$138,887 for older adult activities to address social isolation and loneliness
2. \$102,394 for case management - to help low-income older adults access critical resources
3. \$20,563 for home chore/food bridge - to provide food as assistance with basic chores inside/outside the home and
4. \$16,125 for volunteer guardian/representative payee-to handle financial responsibilities and medical-decision making.

I request that the additional \$278,000 needed to reverse the proposed funding cut to NewBridge, a mere 0.07% of the Operating Budget . It will cost more to the city in the long run if NewBridge services are not continued in their entirety.

I look forward to a favorable outcome.

Yours sincerely, Bonnie Rothenberg

From: [Barb Thomas](#)
To: [All Alders](#)
Subject: Re: Cuts to 2025 Newbridge budget.
Date: Monday, October 7, 2024 4:07:52 PM

Some people who received this message don't often get email from bthomas001947@gmail.com. [Learn why this is important](#)

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My name is Barbara Thomas.
I live in district 16 and
am a member of the
Newbridge -North.
I participate in several
of newbride program.
I support all the work that Newbridge programs provide. So I
ask all of you to please,
Oppose the proposed cuts for the 2025 City
Budget.Please provide
the funding needed for
Newbridge to continue
the fine work it's doing.
Thank you!

From: [Barb Thomas](#)
Cc: [All Alders](#)
Subject: Fwd: Response to agenda item #85469- cuts proposed from 2025 city budget for Newbridge.
Date: Tuesday, October 8, 2024 12:04:52 PM

Some people who received this message don't often get email from bthomas001947@gmail.com. [Learn why this is important](#)

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----- Forwarded message -----

From: Barb Thomas <bthomas001947@gmail.com>
Date: Mon, Oct 7, 2024, 6:42 PM
Subject: Response to agenda item #85469- cuts proposed from 2025 city budget for Newbridge.
To: <mayorsatyarhodesconway@cityofmadison.com>

I am writing to oppose
the proposed cuts to the 2025 city budget for Newbridge.
I am a black 77 year old
member of the newbridge program. I participate in several programs and activities
Including the meal site.
These programs are so
beneficial to us seniors
in our community. Please, find another way to save \$\$\$. Please, support the Newbridge older
adult programs for black / brown and all people .
Say no to any cuts to
Newbridge programs.
Thank you!
BarbThomas

From: [Mary Gorman](#)
To: [All Alders](#)
Subject: Agenda #85469 New Bridge budget cuts
Date: Tuesday, October 8, 2024 6:17:31 PM

Some people who received this message don't often get email from mmgorman14@gmail.com. [Learn why this is important](#)

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Regarding budget cuts to New Bridge, please consider impact on older adults.

For 2 years, I've belonged to a story telling group hosted on zoom by New Bridge. Older adults while maintaining health or managing chronic conditions and illness still need connections with people. With efforts to stay out of costly facilities and avoid the isolation that often occurs with such transitions, connecting thru programs with other adults becomes a vital component to aging.

New Bridge offers help by facilitating connections among older adults in many ways, connections that are personally meaningful to them. For those who can travel, they can share meals. For those who cannot travel, they have a caring and resourceful caseworker who can help. Sharing ideas alone can be helpful but coordinating possibilities for finding companionship are irreplaceable.

Mary Gorman
mmgorman14@gmail.com

From: [Mary kerwin](#)
To: [All Alders](#)
Subject: I oppose cutting funding to New Bridge
Date: Wednesday, October 9, 2024 12:50:20 PM

You don't often get email from gfood67@hotmail.com. [Learn why this is important](#)

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Dear Alder,

I am writing to voice my **opposition** to cutting \$277,900 from the city budget that funds New Bridge, an organization that helps older adults and their caregivers in the community. Older adults living in Madison, specifically those on limited and fixed incomes, face many challenges including social isolation and keeping up their homes. The case managers at New Bridge help identify ways to address these problems and identify supports that alleviate these problems. The volunteer guardianship program serves the most vulnerable of our older population by matching them with a guardian when they have no family or friends to serve in this role. The New Bridge case managers can provide case management long after the ADRC does.

As a social worker that has worked for 28 years in this community with older adults, I am acutely aware of the value that New Bridge brings to this population. I worked for the West Madison Senior Coalition for 7 years before it became New Bridge. I encourage you to spend a few hours with a staff at New Bridge to see how they spend their time helping seniors in this city. To cut these programs is to deny services to this group of seniors, who have paid their taxes their whole lives, and deserve to have lifelines to support when they need it.

I live in this city and am a taxpayer as well.

Please preserve funding to New Bridge.

Mary Kerwin
4123 S Sunset Ct
Madison WI

From: [Jill McHone](#)
To: [All Alders](#)
Subject: New Bridge Funding
Date: Wednesday, October 9, 2024 10:20:06 AM

Some people who received this message don't often get email from jill.mchone@fitchburgwi.gov. [Learn why this is important](#)

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Dear Madison Alders,

I am writing to express my opposition to the proposed funding cuts to New Bridge Madison. These drastic cuts will have significant negative consequences on the older adults who rely on New Bridge services each and every day. These cuts will also put valuable and experienced employees out of work.

New Bridge has been serving older adults for over 50 years by providing critical case management, home chore and guardianship services, a wide range of activities to reduce social isolation and so much more. As the Fitchburg Senior Center Director for over 20 years, I know first hand the value of long term relationships that have been built not only with seniors, but with other social service agencies, local businesses, volunteers, funders, etc. If these proposed cuts are enacted, these relationships will suffer and result in more long term costs to the City.

While I recognize the value of investing in other service providers, these proposed cuts are extreme. How will continuity of care be handled? How long will it take for other services providers to add staff to handle the increased demands for services? Will there be standardization "across the board" to ensure agencies are held accountable and provide consistent services to our most vulnerable population?

I feel the social fabric of the Madison community of older adults is in jeopardy with this quick decision. As the older adult population continues to grow and service demands are higher than ever, I urge you to reconsider these funding cuts and explore options to increase funding for all.

Sincerely,

Jill McHone,

Jill McHone, Director
Fitchburg Senior Center
5510 Lacy Road
Fitchburg, WI 53711
608-270-4291
Jill.mchone@fitchburgwi.gov
www.fitchburgwi.gov

(Pronouns: she/her/hers)

National Senior Center Month 2024
Powering Connections

Celebrating September as
National Senior Center Month





Department of Planning & Community & Economic Development

Community Development Division

215 Martin Luther King Jr Blvd, Ste. 300

Mailing Address:

P.O. Box 2627

Madison, Wisconsin 53701-2627

Phone: (608) 266-6520

Fax: (608) 261-9626

www.cityofmadison.com

Child Care

Community Resources

Community Development Block Grant

Memo

To: Members, Madison Common Council

From: Jim O'Keefe

Date: September 30, 2024

Re: Older Adult Services Funding Process

I write to provide some background information and context around the Community Development Division's Request for Proposals (RFP) process for older adult services. This process, particularly the staff recommendations regarding the allocation of funds among competing applicants, has generated some strong reactions and communications to elected officials.

The first important point to understand is that this is not a 2025 budget issue, and it is not an issue connected, in any way, to the scheduled referendum surrounding the City's ability to exceed State levy limits. The funding in question for older adult services is part of CDD's base budget – expected to continue into 2025. In fact, it reflects a 7.5% increase over 2023 authorized levels. The issue at hand is over how these funds, approximately \$840,000, is allocated among community partners working in the older adult services space.

Older Adult Services is one of about a dozen program areas for which the CDD uses competitive application processes (RFPs) to allocate funding authorized by the Common Council. In each case, the RFP document through which we solicit proposals contains key information about, e.g., what programs or services we wish to support, what our priorities are, what will be expected of funded agencies, how we will evaluate proposals, etc. A review team, which often draw on staff both within and external to CDD, reviews and evaluates proposals and its input shapes staff recommendations regarding how to distribute funds. (For this RFP, the review team included staff from the University of Wisconsin, the Area Agency on Aging, Public Health Madison and Dane County, the United Way and MSCR among others.)

Staff recommendations go to the appropriate legislative committee (in this case the Aging Committee) for review and finalization and are then passed on to the Finance Committee before final action by the Common Council. Staff recommendations for Older Adult Services are currently being reviewed by the Aging Committee; Council action is anticipated on October 29.

Funding for older adult services has not been subject to RFP since 2016, a span much longer than the typical 5-year interval. That delay was caused, in part, by disruptions related to COVID and, in part, to allow for an analysis of how funds have been used.

Racial equity analyses undertaken in 2021 and, again in 2023 with the help of a consultant (Equity by Design), revealed that many older adults in Madison, particularly those identifying as Black, Indigenous, People of Color (BIPOC) and members of the Lesbian, Gay, Bisexual, Transgender and Queer+ community, were largely unaware of the programs, activities and resources offered with City support – both those provided at the Madison Senior Center and those offered by community partners supported by City funding. Transportation challenges was a second often-cited barrier to services.

These conclusions do not diminish the value of efforts made by currently funded agencies, or at our own Senior Center. But they do suggest we should do more to try to reach a more diverse segment of Madison’s older adult population. Toward that end, CDD has taken steps to expand our outreach efforts at the Senior Center. And we resolved to use this funding process to provide space, and resources, to a broader network of community partners, including those that center on and are better positioned to serve BIPOC and LGBTQ+ communities.

Earlier this year, the Common Council adopted a resolution approving the older adult services policy paper, which serves as the foundation for the RFP (RES-24-00352, Legistar Item #83210.) It reads in part:

“... the City places a priority on supporting older adults who face barriers to accessing quality services and is further interested in focusing support on historically marginalized groups such as Black, Indigenous, or People of Color (BIPOC), people who identify as LGBTQIA+, and those who are Limited English Proficient (LPE)”

For the past eight years, City funds for older adult services have been allocated among 6 agencies (NewBridge, Freedom Inc., The Hmong Institute, Outreach, Inc., Goodman Community Center, and RSVP.) NewBridge currently receives 75% of all funds authorized for older adult services.

Again, nothing in the racial equity analyses questions the commitment of these agencies nor the quality of their services. And yet it is clear that many in our community, particularly those identifying as BIPOC and members of the LGBTQ+ community, are unaware or not connected to these programs, activities and resources. Working with Equity by Design, CDD gathered input from older adults, service providers and policy makers to learn about some of the barriers to accessing these resources, input that informed the policy paper and the RFP.

Our strategy is to serve a more diverse population of older adults by partnering with a more diverse network of agencies, including some that intentionally serve and are led by historically marginalized communities. CDD funding recommendations propose to fund thirteen of fifteen agencies that submitted requests, including seven new to the CDD older adult services portfolio, five of which are led by people of color and other marginalized communities.

But it isn’t enough to just add service providers. We also think it essential to promote a more coordinated and responsive service network, where organizations can share resources, best practices and insight. CDD, therefore, will ask all funded agencies to participate in the Community, Older Adult, Advocacy, Learning, Equity, Support, Communication and Engagement cohort (COALESCE), a collaborative space for service providers initiated in 2023. Its goal is to facilitate stronger partnerships and communication among agencies while developing effective and relevant solutions to address the unique needs of diverse older adult communities. Agencies will also collaborate through Age-Friendly Madison, an effort involving the City, County and AARP that is focused on the needs and aspirations of older adults. All of this work will help strengthen the network of providers and ensure that all older adults, regardless of background or identity, receive the support they need to age successfully.

The CDD seeks to support a network of service providers that can deliver services and programs that are responsive and inclusive to a more diverse population of older adults, regardless of their backgrounds or identities. Our recommendations propose to expand that network by welcoming into the fold new agencies that might be better positioned to support those who are currently underserved. But this requires difficult choices. For in the absence of added funding, it is simply not possible to offer funding to new agencies without reducing funding levels for existing agencies. Thus, as the agency that receives the largest share of City funding, it is unavoidable that NewBridge will feel the greatest impact; that agency will see its share of City funding decline from 75% of the total to 42%.

The goal of fostering greater equity around older adult services has been under discussion for several years, becoming more earnest with the work done in 2023 by Equity by Design and carried through in this RFP. CDD has approached this funding process and our funding recommendations with care and an appreciation for the impacts they may have on the organizations involved. Now the discussion moves to the Aging Committee, and later, the Common Council where you will have the opportunity to make your own judgements.

CDD's Yolanda Shelton-Morris and Garrett Tusler have led this effort, and we all stand ready to provide whatever assistance you might need in making your decisions.

From: [Jim Krueger](#)
To: [Finance Committee](#)
Subject: Concerns About Proposed 2025 Older Adult Services Budget and Impact on NewBridge Services
Date: Sunday, October 27, 2024 5:33:20 PM

You don't often get email from jimk@newbridgemadison.org. [Learn why this is important](#)

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Facts to Consider Before Voting on a \$270,000 Cut to New Bridge Services

Fact: 72% of survey respondents were White/Euro-American who have a computer. Most of them are financially secure and not needing these services. These does not adequately represent the lower income older adults in Madison we work with who do not have access to a computer or are unable to grasp how to use a computer. The sample size of older adults needing older adult services reached in this survey appears to be quite low. (pg.19 EQT By Design Older Adult Services Engagement Analysis Jan. 2024).

Fact: During COVID, NewBridge had to connect with hundreds of older adults by phone, and still do, because they don't want a computer, can't afford or are unable to grasp how to use a computer.

Fact: Despite this underrepresentation in the EQT By Design engagement analysis, NewBridge was listed as an agency that is close in proximity and provides relevant programming by the African American/Black focus group and the Latinx/Hispanic focus group (pg.11 EQT By Design Older Adult Services Engagement Analysis Jan. 2024).

Fact: NewBridge has increased our number of culturally relevant services, in our older adult programming, available for African American/Black older adults and Latinx/Hispanic since 2020. The Community Development Division (CDD) has recommended the entire \$138,887 currently funding our Older Adult Program be cut. This is NOT new funding. Bringing in new agencies to serve BIPOC older adults will help hundreds BUT it will ALSO significantly harm hundreds of older adults, currently receiving services, who will not have access to these new services.

Fact: We have four staff for our Older Adult Program. One staff is responsible for providing older adults activities across the city of Madison for all lower income and isolated older adults age 60+. Much of this program is attended by older adults from various cultures. In addition, we have three Black and Hispanic staff providing culturally relevant programs and activities for Black and Hispanic older adults in Madison AND all of Dane County. Additional funding is received from Dane County for culturally relevant programming, but is not sufficient.

Fact: NewBridge has developed dozens of collaborations/partnerships to help increase our reach. We cannot reach everyone who would like programs and activities because of limited resources (staffing, transportation, funding) and limited time to conduct outreach.

Fact: We have a new 12 passenger, wheelchair accessible bus in 2024. This has allowed us to have more programs at a better cost. We would add another one in 2025 if some of the NewBridge older adult activities program budget **IS** restored to the Community Development Division budget. These buses have more space than those used to transport youth/teens.

Fact: Even if older adult programming becomes heavily neighborhood center based, there will be a significant number of older adults (living in that area) who will not attend activities because mobility/health issues prohibit them from walking or driving even a short distance.

Fact: Cutting \$100,000 from NewBridge case management services will impact between 80-

100 lower income older adults who will be put on a waitlist. This will impact the timeliness of services received, could impact their ability to remain independent and lead to homelessness or increased health and financial concerns and add a great deal of stress to their lives.

Fact: A 44% cut in Madison funding to NewBridge will significantly impact programs and services for **hundreds of BIPOC and non-BIPOC older adults** in Madison. NewBridge is NOT able to absorb the entire \$138,887 cut out older adult program. Some critical services and activities that address social isolation will be eliminated. **Question:** How much impact can **six** agencies receiving between \$12,000 - \$45,000 have with such a limited amount? TFrom experience I can tell you, it doesn't allow them to do much especially if staffing is covered by the funding. Another concern is their limited experience working with older adults. **Would it be more impactful to fund 3 of these agencies for this budget cycle and restore some of the proposed NewBridge cut?**

Fact: In 2020 there were 108,920 older adults in Dane County. By 2040 that is expected to reach 153,070 or 25% of the population. Social isolation is a significant issue among older adults. It affects as many as 17% to 43% of older adults in the United States. 25% of older adults in Wisconsin are socially isolated. According to a SCAN survey (2017) of older adults, 82% of older adults know at least one person who is lonely. More funding is needed, as soon as possible, for older adult services.

If you would like additional information or to discuss further please contact me on my cell phone (608) 220-1380.

Thank you for your consideration.

Jim Krueger
Executive Director
Pronouns: he/him/his

NewBridge Madison
1625 Northport Drive #125, Madison, WI 53704
5724 Raymond Rd. Madison, WI 53711
505 Cottage Grove Rd. #200, Madison, WI 53716
P: (608) 512-0000 Ext. 3005

F: (608) 299-0700

newbridgemadison.org

Find us on [Facebook](#), [Instagram](#), and [Twitter](#)



NewBridge provides older adults a bridge to successful aging

**Funded by Dane County, City of Madison, City of Monona, United Way of Dane County.
Proud partner with United Way of Dane County.**

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From: [Sandra L. Freeman](#)
To: [Finance Committee](#); [Newbridge Susan Watson](#)
Subject: HOW CAN YOU TRULY LIVE WITH YOURSELVES
Date: Monday, October 28, 2024 10:13:58 AM

You don't often get email from slmfreeman1961@gmail.com. [Learn why this is important](#)

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

My name: Sandra L. Freeman. I live in Madison, WI.

You are randomly and without any serious thought or consideration, gutting the budget of the Newbridge Agency.

Have you considered this.

The mayor may have her absolutely outlandish, over-budgeted, and not useful bus craziness - but I am left with no assistance from my KIND, SUPPORTIVE, GOAL-ORIENTED, SUCCESSFUL WITH RESULTS FOR ME, COMPASSIONATE, STRONG MINDED AND ON AND ON.

YOU ARE SO IRRESPONSIBLE TO THE CITIZENS OF THIS CITY/COUNTY.

GET, PLEASE, YOUR ACT TOGETHER AND PRIORITIZE. NO ONE NEEDED THAT BUS SYSTEM. NO ONE. BUT THE mayor FORCED IT DOWN EVERYONE's THROAT AND LOOK WHERE WE ARE TODAY.

YOU SHOULD BE ASHAMED OF YOURSELVES FOR TAKING ADVANTAGE OF SENIORS.

I AM ASHAMED TO CALL YOU MY CITY COUNCIL, YOU ARE NOT WORTHY OF THIS TITLE.

NEWBRIDGE FEEDS SENIORS.

BECAUSE OF MY CASE MANAGER, SHE HAS CONNECTED ME WITH WORK (THE WISE PROGRAM), THE PARATRANSIT BUS, MY NEW, SAFE HOUSING, MY TAX LOCATION, FOOD FROM FOOD PANTRIES, A COMPUTER - WHICH IS LIFE AFFIRMING - SOME THINGS FROM THEIR PANTRY CLOSET

I AM GUESSING THAT YOUR DECISION IS BAKED IN, BUT WITH THAT I WILL COME TO YOUR OFFICES, AND ASK YOU ALL TO PROVIDE HOUSING, PULLUPS, A COMPUTER, SUPPORT IN WHATEVER REASONABLE WAY THAT I WILL NEED SUPPORT.

AND I LOOK FORWARD TO YOU ALL STEPPING UP TO PROVIDE ME WITH EVERYTHING THING THAT NEWBRIDGE HAS PROVIDED FOR ME OVER THE LAST FIVE TO SIX YEARS.

I WILL BE KNOCKING ON YOUR DOORS. TRUST ME.

MOST SINCERELY, AND WITH GREAT HOPE THAT YOU PULL YOUR BIG GIRL AND BOY PANTS ON AND DO THE DECENT THING,

SANDRA L FREEMAN

From: [Tim Conroy](#)
To: [Finance Committee](#)
Cc: [Duncan, John](#); [Currie, Jael](#); [Rummel, Marsha](#); [Verveer, Michael](#); [Madison, Sabrina](#); [Mayor](#); [Evers, Tag](#); [Figueroa Cole, Yannette](#)
Subject: Monday's Meeting: Restore Funding for NewBridge 2025
Date: Friday, October 25, 2024 2:40:45 PM

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

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Hello,

I am asking you to restore the proposed \$277,970 cut in 2025 funding to NewBridge.

I am a board member and also someone who works caring for older adults. The funding is very important for residents of Madison.

The cuts were done in a way that will hurt more people than it will help. NewBridge serves a diverse population and the other groups identified do as well. The issue is the cuts will mean a growing population will be underserved now. That is a mistake.

Please fix it in this meeting by restoring the budget to NewBridge.

Thank you.

Tim Conroy
1006 Stonebriar Dr, Verona, WI 53593
(City of Madison address)

From: [Allison Bartz](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore Funding to NEWBRIDGE
Date: Monday, October 28, 2024 3:45:33 PM

You don't often get email from allison.bartz1@gmail.com. [Learn why this is important](#)

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Good morning,

Please restore funding to NewBridge. Madison is facing a future where there are almost zero services to low income older adults in our community.

This could be expensive on our healthcare system, as these adults may not have any other method of support for remaining in their homes. Also, allowing low income adults to remain in their homes with the services NewBridge provides allows them an amount of dignity that they may not get to experience in a place like a nursing home.

Please stop the \$277,970 budget cut to NewBridge. This is important to people's lives.

Thank you,
Allison Bartz, Madison resident & NewBridge volunteer

From: [Heather Sims](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore Funding to NEWBRIDGE
Date: Monday, October 28, 2024 2:33:41 PM

You don't often get email from heathers@newbridgemadison.org. [Learn why this is important](#)

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Committee Members,

Please do not take the funding away from NewBridge to give to other agencies.

By doing so you will effectively do the opposite of what you intend to accomplish in making the change.

De-funding current programming that has made an impact and works for hundreds of older adults in Dane County each month is not how positive change is made.

In order to support the other programming and have the desired effect of the committee, which from my understanding is creating space for the newer agencies to support the growing population of the older adults, funds should be added to those agencies as they learn how to do the work they have aspired to do.

In this way we can continue to collaborate with the newer agencies and expand the inclusive environment, using the skills and knowledge of each program's team so that all adults are given the best possible opportunities and outcomes for support.

Thank you,
Heather Sims

--

Heather Sims, BSW

Case Manager
Pronouns: *she/her/hers*

NewBridge Madison, Inc.
1625 Northport Dr. #125, Madison, WI 53704
5724 Raymond Rd. Madison, WI 53711
5700 Pheasant Hill Rd. Monona, WI 53716
P: (608) 512-0000 Ext. 3004

F: (608) 299-0700
newbridgemadison.org
Follow us on [Facebook!](#)

Sometimes the things that we go through are not so that we can suffer, but so that we can be saved.

NewBridge provides older adults a bridge to successful aging.

Funded by Dane County, City of Madison, City of Monona, United Way of Dane County, and private donors.

Proud partner with United Way of Dane County.

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I will make every effort to respond to your email as quickly as possible, but please allow up to 3 business days for a response. Thank you.

From: [Jess Lex](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore Funding to NEWBRIDGE
Date: Friday, October 25, 2024 8:55:32 PM

You don't often get email from jesslex@kw.com. [Learn why this is important](#)

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Dear Finance Committee,

I am reaching out to ask that you oppose the proposed \$277,970, or 44%, funding cut to NewBridge Madison, Inc.

My name is Jess Lex, and I recently got introduced to NewBridge at the end of 2023. I have been impressed by the focus and clarity NewBridge has around their mission of helping older adults. For that reason, I started volunteering in the Home Chore program and have had the privilege of assisting a man named Melvin with tasks around his apartment once a week. We both look forward to our time together every week.

I found that NewBridge is such a well-run organization with such a clear mission and proven track record that I also recently joined the board. Their employees work efficiently and strategically to make sure that the organization runs smoothly and can use their funds to help as many older adults as possible.

NewBridge currently serves 3,500 older adults in the City of Madison. This includes a case management program that provides 1,100 older adults with the support needed to live independently by identifying resources and coordinating services related to housing, home chore, public benefits, food insecurity, and transportation. Support provided through case management can be as serious as securing housing for an older adult who is about to be evicted or helping them apply for energy assistance to keep their electricity on or Home Delivered Meals to make sure they get proper nutrition.

NewBridge also assists with basic household chores to 378 older adults - 35% are BIPOC - through its home chore program, which already carries a waitlist of 8-12 weeks with 50 older adults, and assistance with critical financial and medical decisions to 33 older adults through its volunteer guardianship program. If enacted, the proposed funding cut will likely lead to the return of the 8-10 week waitlist for case management services, a reduction in home chore staff right as we enter the winter season, and the potential end of volunteer guardianship program services to City of Madison residents.

It is my understanding that NewBridge's budget is being cut to provide funding to eight additional organizations. **If the City wishes to expand older adult services,**

they need to provide additional funding in the budget instead of cutting funding from one organization. NewBridge has been serving older adults in Madison for nearly 50 years and has a proven track record. Please oppose the proposed cuts to NewBridge's budget.

Sincerely,

Jess Lex

--



Jess Lex
Owner | Real Estate Agent
Jess Lex Homes - Keller Williams Realty

- ☐ [608-571-6868](tel:608-571-6868)
- ☐ jesslexhomes.com
- ☐ jesslex@kw.com
- ☐ [555 Zor Shrine Pl, Ste 100, Madison, WI 53719](#)



From: [Patty Witte](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore+Funding+to+NEWBRIDGE
Date: Friday, October 25, 2024 7:27:35 PM

You don't often get email from patty_witte@msn.com. [Learn why this is important](#)

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Dear Finance Committee

I am reaching out to ask that you oppose the proposed \$277,970, or 44%, funding cut to NewBridge Madison, Inc.

I am a burned-out family medicine physician going for a second career. I have been with NewBridge for over a year, first as an intern and now as a case manager. From the time I first heard about NewBridge, I was extremely impressed with their services. The Community Development map of influence is misleading. As an intern and case manager, I have met with clients in their homes all over town as well as at the Beacon and the Dane County Job Center. Clients don't have to come to us unless they want to.

NewBridge currently serves 3,500 older adults in the City of Madison. This includes a case management program that provides 1,100 older adults with the support needed to live independently by identifying resources and coordinating services related to housing, home chore, public benefits, food insecurity, and transportation. Support provided through case management can be as serious as securing housing for an older adult who is about to be evicted or helping them apply for energy assistance to keep their electricity on or Home Delivered Meals to make sure they get proper nutrition. NewBridge also assists with basic household chores to 378 older adults - 35% are BIPOC - through its home chore program, which already carries a waitlist of 8-12 weeks with 50 older adults, and assistance with critical financial and medical decisions to 33 older adults through its volunteer guardianship program.

If enacted, the proposed funding cut will likely lead to the return of the 8-10 week waitlist or case management services, a reduction in home chore staff right as we enter the winter season, and the potential end of volunteer guardianship program services to City of Madison residents.

It is my understanding that NewBridge's budget is being cut to provide funding to eight additional organizations. If the City wishes to expand older adult services, they need to provide additional funding in the budget instead of cutting funding from one organization.

NewBridge has been serving older adults in Madison for nearly 50 years and has a proven track record. Please oppose the proposed cuts to NewBridge's budget.

Sincerely,

Patricia Witte, MD

1022 Midland St.

Madison WI 53715

From: [Kathleen Howe](#)
To: [Finance Committee](#); [Currie, Jael](#); [Rummel, Marsha](#); [Verveer, Michael](#); [Madison, Sabrina](#); [Mayor](#); [Evers, Tag](#); [Figueroa Cole, Yannette](#)
Subject: Restore Funding to NEWBRIDGE
Date: Friday, October 25, 2024 3:42:33 PM

You don't often get email from kmhowe@yahoo.com. [Learn why this is important](#)

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Dear Sir/Madame,

Please restore funding to Newbridge. So many vintage folk in the North Side access them for activities and services.

Respectfully,

Kathleen Howe

From: [Sonya Lindquist](#)
To: [Finance Committee](#); [Currie, Jael](#); [Rummel, Marsha](#); [Verveer, Michael](#); [Madison, Sabrina](#); [Mayor](#); [Evers, Tag](#); [Figueroa Cole, Yannette](#)
Subject: Restore Funding to NewBridge
Date: Monday, October 28, 2024 3:26:15 PM

Some people who received this message don't often get email from slindquist@eata.org. [Learn why this is important](#)

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Dear Mayor Rhodes-Conway and members of the Finance Committee,

I am emailing to express my support for NewBridge and to encourage the Finance Committee to restore funding to this agency for the 2025 fiscal year. Of particular concern is cutting funding for the Case Management and Home Chore/Food Bridge programs for seniors in Madison. The fastest growing demographic segment in Madison and in all of Dane County is the population aged 65 and older. Between 2010 and 2022 that population increased by 72.2%. In this fast growing demographic, NewBridge reaches out and provides services to low income seniors. NewBridge connects these seniors to housing, food, and health care resources.

Finding affordable housing or accessing subsidized housing are challenging processes, accessing and renewing FoodShare on a semi-yearly basis is a cumbersome process, applying for Medicare and understanding the health care system are challenging processes. Older adults do not always have adult children or other family members available to help them navigate these complex systems. NewBridge case managers work with low income seniors to help them navigate these social service systems and access the resources they need to live independent lives. The investment in helping seniors live independently is more cost effective than the expense of having seniors live in assisted living facilities.

I work with seniors who are low income and need to go back to work because they lack the financial resources to purchase food, pay rent, and pay for their utilities. Many of the seniors served in the WISE program have come to the WISE program because they were referred by their NewBridge case manager. On several occasions, seniors in the WISE program have told me that they have tried to access other community resource services and those agencies have not responded, but the NewBridge case manager responded and did the work needed to help the senior connect to vital services. Cutting funding to a proven service provider that serves the fastest growing demographic group in the city of Madison seems ill-advised.

Sonya Lindquist
WISE Program Coordinator



Employment & Training Association, Inc.
1819 Aberg Avenue
Madison, WI 53704
Cell phone 608-228-8093
Email: SLindquist@EATA.org

From: [Tim Conroy](#)
To: [All Alders](#)
Subject: Please reconsider funding cuts to NewBridge
Date: Monday, October 28, 2024 5:12:13 PM

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Alders,

Thank you for your service to the City of Madison.

I am asking you to reconsider \$277,000 in funding cuts to NewBridge. This organization serves a diverse group of older adults in Madison. With the proposed cuts we will not be able to support people nor will others getting funding be able to do much.

Madison is growing and gaining more older adults daily. They already live here and more need help.

Please reconsider and restore this funding.

Tim Conroy
1006 Stonebriar Dr, Verona, WI 53593
(City of Madison address, District 1)

From: [candice duffek](#)
To: [All Alders](#)
Subject: Oppose NewBridge's proposed budget cuts
Date: Monday, October 14, 2024 8:18:24 PM
Attachments: [NewBridge Oppose Cuts Letter.pdf](#)

Some people who received this message don't often get email from candicezd@gmail.com. [Learn why this is important](#)

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I am reaching out to you to ask that you **OPPOSE** the proposed \$277,970, (44%), budget cut recommendation for Newbridge, and reverse the funding to NewBridge in the 2025 operating budget. It is crucial to recognize and support Newbridge in its valuable role of serving the population aged 60 and older. NewBridge currently serves 3,500 older adults in the City of Madison.

Thank you for your consideration,
Candice Duffek

10/14/2024

To Whom it May Concern,

I am reaching out to you to ask that you **OPPOSE** the proposed \$277,970, (44%), budget cut recommendation for NewBridge, and reverse the funding to NewBridge in the 2025 operating budget. It is crucial to recognize and support Newbridge in its valuable role of serving the population aged 60 and older. NewBridge currently serves 3,500 older adults in the City of Madison. They play a significant role in promoting socialization, providing resources, embracing diversity, ensuring proper nutrition, and enhancing overall mental wellness. Personal interactions at the various locations, whether through attending programs, engaging in activities, or having lunch, are incredibly important in promoting wellness and reducing isolation. Without Newbridge individuals would be deprived of access to transportation (RSVP/TSI), nutrition (on-site dining and Home Delivered Meals), opportunities to learn new skills, participate in recreational activities such as playing cards or listening to music, as well as obtaining essential services through community Case Management Services, that currently serves 1,100 older adults. As older adults continue to live in their own homes longer, we see the older segments of the population active with services. Assisting people 60-100 is a large span, with different needs from a younger-older adult, to an older-older adult. The Case Managers are trained professionals who are instrumental in many areas from completing Home Deliver Meal Assessments, assisting with Medicare, Medicare Part D, SSDI, food share, energy assistance, homestead taxes, promoting programs, providing resources, working with individuals with mental health needs, apply for and coordinate OAA Hoarding Funds, connect caregivers to the AAA Caregiver Grant, provide counseling and guidance to caregivers, connect individuals to the Dementia resources. The needs of the individuals have increased, and the case managers have added their skills, time, and efforts. It is unimaginable what is going to happen if the proposed cuts go through, and in the end, there will be even higher costs and other agencies are not going to be able to offer the kind of support Newbridge provides to older adults.

I was a former employee of Newbridge, previously known as South Madison Coalition of the Elderly, for 16 years (1994-2010). My roles included being the Home Volunteer Coordinator and I managed four senior dining centers that included the Madison Senior Center, Quaker Housing, Brittingham Apartments, and Romnes Apartments. I was also the program coordinator for neighborhood senior center programs at Romnes Apartments and Quaker Housing. During my time, we fostered relationships with the Police Department, the Boys and Girls Club, and

many other organizations to help the diverse, lower-income older adults. In addition, the Volunteer Home Chore program may not seem important to someone looking at it on paper, but it is one of the most valuable programs. NewBridge assists with basic household chores to 378 older adults, 35% are BIPOC. There is currently a waitlist of 8-12 weeks with 50 older adults. When a person has chronic conditions, pain, and other illnesses that no longer allow them to be able to clean or take care of their snow removal, it's volunteers that NewBridge has recruited, coordinated, and matched to provide these crucial services. For the client, having a clean environment and a friendly face that you can trust, is so valuable. These are individuals with very low incomes, who can't afford cleaning services. The Volunteer Home Chore Program also has connections with the UW system, as many volunteers are students, churches, and people who live in Madison. Cutting funding from this program will have a huge negative ripple effect that will only cause more problems in the future for the City of Madison to address.

I was also a Volunteer Guardian for two years, and recently have worked with the Volunteer Guardian Coordinator when I was a Case Manager with the Waunakee Senior Center. This is another program that has had a long history and has essentially stabilized so many individuals, from having the potential of repeat hospitalizations, dangerous behaviors such as wandering, and potentially being put in jail. My ward, who had dementia, was being taken advantage of by her daughter, who had stolen over \$100,000 from her. Please look at the big picture of what will be created in the City of Madison with these budget cuts. If you no longer have a Volunteer Guardian program, that currently is serving 33 individuals, The workload will increase on Madison Police Officers, Crisis, APS, and increase in homelessness, among many other negative outcomes.

NewBridge has been serving older adults in Madison for nearly 50 years and has a proven track record. **Please oppose the proposed cuts to NewBridge's budget.**

Sincerely,

Candice Duffek

From: [Judy Fowler](#)
To: [All Alders](#)
Subject: NewBridge funding
Date: Wednesday, October 16, 2024 7:02:52 PM

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Alders,

It is my understanding that there is a proposal, which I oppose, to cut the budget appropriation for NewBridge, which provides services to older adults.

The proposed cuts to NewBridge are:

- **\$138,887** for older adult activities to address social isolation and loneliness
- **\$102,394** for case management - to help low-income older adults access critical resources
- **\$20,563** for home chore/food bridge - to provide food and assistance with basic chores inside/outside the home
- **\$16,125** for volunteer guardian/representative payee – to handle financial responsibilities and medical decision-making

Cutting funds from these programs is a terrible, harmful idea. NewBridge has a long history of providing valuable services in Madison, and residents have, reasonably, come to rely on and appreciate this outstanding organization.

Please vote against any budget cuts to NewBridge.

Judy Fowler
221 Gannon Ave Apt B
Madison 53714

From: [Mary kerwin](#)
To: [All Alders](#)
Subject: I oppose cutting funding to New Bridge
Date: Wednesday, October 9, 2024 12:50:20 PM

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Dear Alder,

I am writing to voice my **opposition** to cutting \$277,900 from the city budget that funds New Bridge, an organization that helps older adults and their caregivers in the community. Older adults living in Madison, specifically those on limited and fixed incomes, face many challenges including social isolation and keeping up their homes. The case managers at New Bridge help identify ways to address these problems and identify supports that alleviate these problems. The volunteer guardianship program serves the most vulnerable of our older population by matching them with a guardian when they have no family or friends to serve in this role. The New Bridge case managers can provide case management long after the ADRC does.

As a social worker that has worked for 28 years in this community with older adults, I am acutely aware of the value that New Bridge brings to this population. I worked for the West Madison Senior Coalition for 7 years before it became New Bridge. I encourage you to spend a few hours with a staff at New Bridge to see how they spend their time helping seniors in this city. To cut these programs is to deny services to this group of seniors, who have paid their taxes their whole lives, and deserve to have lifelines to support when they need it.

I live in this city and am a taxpayer as well.

Please preserve funding to New Bridge.

Mary Kerwin
4123 S Sunset Ct
Madison WI

From: [Kristina Kuhaupt](#)
To: [All Alders](#)
Subject: NewBridge: Please consider stopping 2025 budget cuts
Date: Friday, October 11, 2024 7:27:23 PM
Attachments: [image.png](#)

Some people who received this message don't often get email from k.kuhaupt@willystreet.coop. [Learn why this is important](#)

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Hello Common Council of Madison,

I am reaching out on behalf of Willy Street Co-op to advocate for NewBridge. We ask that you would consider not cutting their older adult service programs and assistance resources. We would like to advocate for 100% restoration of their budget to help serve some of Madison's most vulnerable population.

I have come to know NewBridge through Deenah Givens, Program Coordinator for NewBridge earlier this year at a Northside Planning Council community event that the Co-op helped sponsor. With one of our stores being on the Northside of Madison, we have been continually been looking ways to integrate ourselves more into the community, and the older adult programs that Deenah helps shepherd have been a positive outlet for me to see first hand the wonderful work and assistance this organization provides to our aging Madison population.

It would be a shame to lose such a powerful network of programs that support mental, nutritional, and advocacy foundational resources for a population that is reaching an age where as a collective society we need to embrace, with weekly quality driven resources, which NewBridge does with the highest professional care.

I encourage you to reconsider the original budget proposal to cut NewBridge funding, and rather invest in the elder population that has served us and our community so many years prior.

In respectful cooperation,
Kristina Kuhaupt (she/her/hers)
Customer Experience Manager
Willy Street Grocery Co-op
1457 E. Washington Ave.
Madison, WI 53703
608.301.7415 (cell)
Ext: 2795
k.kuhaupt@willystreet.coop





From: [Regina Rhyne](#)
To: [All Alders](#)
Subject: Re: New Bridge Cuts!
Date: Wednesday, October 9, 2024 3:29:58 PM

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Dear Alders:

Please, would you all oppose the impending budget cuts to the New Bridge Program, because it provides overwhelming support to many of us seniors that reside in Madison, and throughout Dane County.

The activities are exciting, and the fellowship that we enjoy with other seniors, can't be matched with most other programs available.

Thank you in advance for your consideration.

Sincerely,

Regina Rhyne, M.S.

From: [Heather Sims](#)
To: [All Alders](#); [+district12@cityofmadison.com](#); [+district20@cityofmadison.com](#); [+district11@cityofmadison.com](#); [+district18@cityofmadison.com](#); [+district3@cityofmadison.com](#); [+district15@cityofmadison.com](#); [+district14@cityofmadison.com](#); [+district16@cityofmadison.com](#); [+district19@cityofmadison.com](#); [+district1@cityofmadison.com](#); [+district2@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district7@cityofmadison.com](#); [+district9@cityofmadison.com](#); [+district5@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore Funding to NEWBRIDGE
Date: Monday, October 28, 2024 2:34:16 PM

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Committee Members,

Please do not take the funding away from NewBridge to give to other agencies.

By doing so you will effectively do the opposite of what you intend to accomplish in making the change.

De-funding current programming that has made an impact and works for hundreds of older adults in Dane County each month is not how positive change is made.

In order to support the other programming and have the desired effect of the committee, which from my understanding is creating space for the newer agencies to support the growing population of the older adults, funds should be added to those agencies as they learn how to do the work they have aspired to do.

In this way we can continue to collaborate with the newer agencies and expand the inclusive environment, using the skills and knowledge of each program's team so that all adults are given the best possible opportunities and outcomes for support.

Thank you,
Heather Sims

--

Heather Sims, BSW

Case Manager
Pronouns: *she/her/hers*

NewBridge Madison, Inc.
1625 Northport Dr. #125, Madison, WI 53704
5724 Raymond Rd. Madison, WI 53711
5700 Pheasant Hill Rd. Monona, WI 53716
P: (608) 512-0000 Ext. 3004
F: (608) 299-0700
newbridgemadison.org
Follow us on [Facebook!](#)

Sometimes the things that we go through are not so that we can suffer, but so that we can be saved.

NewBridge provides older adults a bridge to successful aging.

Funded by Dane County, City of Madison, City of Monona, United Way of Dane County, and private donors.

Proud partner with United Way of Dane County.

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I will make every effort to respond to your email as quickly as possible, but please allow up to 3 business days for a response. Thank you.

From: [Channing Welch](#)
To: [All Alders](#)
Subject: Disastrous Cuts To Services for
Date: Monday, October 14, 2024 1:48:08 PM

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Older Adults

Dear Members of the City Council:

I am writing to urge you restore the cuts to social services for older Madison citizens.

How is it in your interest to make life more difficult for older citizens and for agencies such as Newbridge?

Hoping you'll go over the budget again and find a way to contribute to the social service agencies as you have done in the past,

Channing Welch

From: [kathryn Simmons](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore Funding to NEWBRIDGE
Date: Monday, October 28, 2024 5:47:15 PM

You don't often get email from kaymariesturn912@gmail.com. [Learn why this is important](#)

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

Would like to strongly support funding for Memory Collectors Storytelling Project.

As an 84 year old retired African American woman, I can speak to the value of the program for women such as myself. As we age, we are particularly prone to health issues which affect our physical and mental health, especially if we are living alone. Having a space such as the Creators Cottage has been useful in that we join other women learning new skills, such as might involve math or sequencing tasks. The gatherings also help seniors to retain and document memories involving family or early experiences. Lastly, members join forces in planning and carrying out long term goals. All of these things lead to increased verbal exchanges, social interactions, and enriching experiences focusing on positivity.

Kathryn M. Simmons (Kay)

From: [Diana Thomas](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore+Funding+to+NEWBRIDGE
Date: Tuesday, October 29, 2024 1:04:52 PM

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Just got involved with NewBridge and your cutting programs. WOW. Just my luck. I just retired and your taking away things I enjoy can get out into the community make new friends, socialize, have fun at the same time. Can you take money away some place else? This is really sad for older adults. There is not much out there for us.

An older adult

From: [Michael Grindle](#)
To: [Finance Committee](#); [+district16@cityofmadison.com](#); [+district6@cityofmadison.com](#); [+district4@cityofmadison.com](#); [+district17@cityofmadison.com](#); [+mayor@cityofmadison.com](#); [+district13@cityofmadison.com](#); [+district10@cityofmadison.com](#)
Subject: Restore+Funding+to+NEWBRIDGE
Date: Tuesday, October 29, 2024 1:04:52 PM

You don't often get email from [foreveryoung2839@gmail.com](#). [Learn why this is important](#)

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

Please vote NO to cutting funding to Newbridge for 2025. I have friends who rely & utilize their services. Without them, they would not survive. Their program is essential.



City of Madison

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

Master

File Number: 85469

File ID: 85469

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 10/01/2024

File Name: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use beginning in 202

Final Action:

Title: Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use beginning in 2025 (Citywide).

Notes:

Sponsors: Michael E. Verveer, Isadore Knox Jr. And Yannette Figueroa Cole

Effective Date:

Attachments: Older Adult Funding_Staff Recommendations.pdf,
Committee on Aging - Funding Recommendations
2024.pdf,
100724-100824_CC_public_comments.pdf,
100824_CC_public_comments.pdf, For file 85469
Memo to CC Re Older Adult Services RFP Sept
30'24.doc, FC Public Comment -- File 85469 --
10.28.2024.pdf,
100924-102924_CC_public_comments.pdf,
Additional FC Comment - File 85469.pdf

Enactment Number:

Author: Yolanda Shelton-Morris

Hearing Date:

Entered by: mbohrod@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Development Division	10/01/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (10/28/24), Committee on Aging (10/23/24), Common Council (10/29/24)						
1	COMMON COUNCIL	10/08/2024	Refer	FINANCE COMMITTEE			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 Committee on Aging.

1	FINANCE COMMITTEE	10/08/2024	Referred	COMMITTEE ON AGING	12/04/2024	
	Action Text: This Resolution was Referred to the COMMITTEE ON AGING					
1	FINANCE COMMITTEE	10/28/2024	Re-refer	COMMITTEE ON AGING	12/04/2024	Pass
	Action Text: A motion was made by Verveer, seconded by Evers, to Re-refer to the COMMITTEE ON AGING. The motion passed by voice vote/other.					
	The item will be re-referred to the Committee on Aging meeting on December 4, 2024. The item will return to Finance Committee on January 6, 2025 and to Common Council on January 14, 2025.					
1	COMMON COUNCIL	10/29/2024	Re-refer	FINANCE COMMITTEE		Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes: Additional referral to Committee on Aging.					
1	FINANCE COMMITTEE	10/29/2024	Referred	COMMITTEE ON AGING	12/04/2024	
	Action Text: This Resolution was Referred to the COMMITTEE ON AGING					
1	COMMITTEE ON AGING	12/04/2024	Return to Lead with the Following Recommendation(s)	FINANCE COMMITTEE		Pass
	Action Text: Verveer made a motion to approve the recommendations with an amendment. Knox seconded. Everyone approved except Dieterle.					
	This Resolution was returned to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE : To approve revised staff recommendations that include allocating the additional \$103,870 authorized by the Common Council to three organizations to support their provision of case management services to BIPOC clients, including \$50,000 more to NewBridge Madison, \$26,935 to The Hmong Institute, and \$26,935 to Bridge Lake Point Waunona Neighborhood Center; and, that should any additional funds become available prior to the next Older Adult funding process that the funds be allocated in consultation with and subject to the review and approval of the Committee on Aging.					

Text of Legislative File 85469

Fiscal Note

The proposed resolution approves the allocation of \$838,039 of City funds for funding Older Adult programs in 2025. The resolution allocates available funds among 13 community-based non-profit organizations to fund 17 programs chosen through a Request for Proposals (RFP) process initiated by the Community Development Division that had an application due date of July 1, 2024. Allocation of the funds is contingent on adoption of the 2025 Operating Budget. The 2025 Executive Budget allocates \$838,039 for Older Adult Services in 2025.

Title

Approving the allocation of City funds that are budgeted and designated to support older adult programming among a group of agencies selected through a Request for Proposals process conducted by the Community Development Division, for use beginning in 2025 (Citywide).

Body

The proposed resolution approves the allocation of up to \$838,039 of City funds for contracts with community-based non-profit organizations selected through an RFP process for the provision of Older Adult programs operated in accordance with the "Older Adult Services 2024 Policy Concept Paper" adopted by the Common Council on May 21, 2024 in RES-24-00352, Legistar File #83210.

The Community Development Division (CDD) seeks to create the necessary conditions for Madison residents to realize their full potential through shared prosperity by building human capital and improving economic opportunities. Encompassed in the goal of *Shared Prosperity through Building Human Capital* is the assurance that older adults are prepared for lifelong success.

WHEREAS, the City of Madison has a long-standing commitment of financial support for community-based organizations as part of its strategy to create the necessary conditions for Madison residents to realize their full potential by ensuring residents and neighborhoods have access to needed services; and,

WHEREAS, on May 21, 2024, the Common Council adopted RES-24-00352, which approved the “Older Adult Services 2024 Policy Concept Paper” establishing the program structures, effective practices, cost estimates and a program continuum for older adult programs, for which the City will offer financial support; and,

WHEREAS, the City’s 2024 Adopted Operating Budget includes \$838,039 to support ongoing Older Adult programs and that funding is expected to remain intact through the process to adopt the City’s 2025 Operating Budget; and,

WHEREAS, on May 24, 2024, CDD released a Request for Proposals (RFP), Building Human Capital: Older Adult Services, with an application due date of July 1, 2024, and received proposals from 15 organizations requesting, in aggregate, more than \$1.6 million in City support; and,

WHEREAS, CDD staff, with input from relevant community partners, reviewed those proposals and formulated recommendations regarding the allocation of available funds based on their alignment with the standards laid out in the “Older Adult Services 2024 Policy Concept Paper” and RFP document; and,

WHEREAS, those recommendations are subject to review and approval by the Committee on Aging and, ultimately, by the Common Council and are scheduled to be taken up and acted upon by the Committee on Aging at its October 23rd meeting.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council approves the allocation of up to \$838,039 of funding for older adult programming to the identified agencies, for the specified uses and in the specified amounts (see accompanying summary) as modified by the Committee on Aging, contingent upon those funds being authorized by the Common Council in the City’s 2025 Adopted Operating Budget; and,

BE IT FURTHER RESOLVED, that, upon final adoption of the City’s 2025 Operating Budget, the Council authorizes the Mayor and City Clerk, on behalf of the City, to enter into contracts, to take effect on January 1, 2025, with the specified agencies and in the specified amounts, to accomplish the purposes set forth in this resolution.



City of Madison

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

Master

File Number: 85825

File ID: 85825

File Type: Resolution

Status: Items Referred

Version: 2

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 10/23/2024

File Name: SUBSTITUTE: Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from the Stormwater Utility Citywide Flood Mitigation Program to the Mineral Point Road project, and authorizing the

Final Action:

Title: SUBSTITUTE: Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from the Stormwater Utility Citywide Flood Mitigation Program to the Mineral Point Road project, and authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 9)

Notes: Andrew Zwieg

CC Agenda Date: 01/14/2025

Agenda Number: 49.

Sponsors: Nikki Conklin

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	11/7/2024	Robert Mulcahy	Approve	11/15/2024
2	1	12/4/2024	Robert Mulcahy	Approve	12/6/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	10/23/2024	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							

Notes: Finance Committee (1/6/25), Board of Public Works (12/18/24), Common Council (1/14/25)

1	COMMON COUNCIL	11/26/2024	Refer	FINANCE COMMITTEE	01/06/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
	Notes: Additional referral to Board of Public Works					
1	FINANCE COMMITTEE	11/26/2024	Referred	BOARD OF PUBLIC WORKS		
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS					
2	BOARD OF PUBLIC WORKS	12/18/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	01/06/2025	01/06/2025 Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Williams, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 1/6/2025. The motion passed by voice vote/other.					
2	FINANCE COMMITTEE	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 85825

Fiscal Note

The proposed resolution amends the 2025 Engineering Major Streets & Stormwater Adopted Capital Budget by authorizing a \$125,000 net-neutral transfer of existing Stormwater General Obligation Borrowing (GO Borrowing) authority from the Stormwater Utility Citywide Flood Mitigation Program (Munis #11513) to the Mineral Point Road project (Munis #11131). Additionally, the proposed resolution authorizes an amendment to the existing contract (#8734) with Mead & Hunt for additional stormwater design engineering services in the amount of \$111,100.00. No additional appropriation is required.

Title

SUBSTITUTE: Amending the Engineering-Major Streets and Stormwater Utility Adopted Capital Budgets to transfer existing GO budget authority from the Stormwater Utility Citywide Flood Mitigation Program to the Mineral Point Road project, and authorizing the Mayor and the City Clerk to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Rd. Pavement Replacement Project. (District 9)

Body

PREAMBLE:

The City is proposing a pavement replacement and intersection improvement project from Mineral Point Road from the USH 12/14 W. Beltline Highway east ramp terminals to S. High Point Road as well as a large box culvert/storm sewer installation from Commerce Drive to S. High Point Road and S. High Point Road to 500 feet north to the drainageway in 2026 and 2027. The City entered into an agreement with Mead & Hunt for design services (Original: RES-23-00686).

The City Engineer recommends that additional design services be undertaken by Mead & Hunt. They are:

1. Survey (60 hrs.)
 - a. Additional topographic and utility survey is needed from the USH 12/14 W. Beltline Highway/Mineral Point Road Intersection west to Commerce Drive.
 - b. The existing additional survey will include utilities which may be impacted by the box culvert.
2. Traffic Control Staging (278 hrs.)
 - a. Additional traffic staging is needed for the box culvert construction from Commerce Drive east to the current pavement limits (USH 12/14 W. Beltline Highway/Mineral Point Road Intersection).
 - b. Detours for the USH 12/14 W. Beltline Highway Beltline ramp terminals, Mineral Point Road lane closures, and other staging details will need to be developed for the contractor to complete the box culvert connection at Commerce Drive to the east.
3. Roadway Improvements (Roadway, Pavement Marking, etc.) (294 hrs.)
 - a. The box culvert connection at Commerce Drive east to the original project limits (USH 12/14 W. Beltline Highway/Mineral Point Road Intersection) will need to be detailed with the additional impacts.
 - b. Plan details will be created to replace the pavement, marking, and other items.
 - c. Additional Coordination will also be required with the Wisconsin DOT to coordinate limits, improvements and other aspects.
4. Micro Tunneling Storm Sewer/Box Culvert (40 hrs.)
 - a. With the change in the improvement, location, and what will be included for construction, additional effort is needed.
 - b. Other aspects include transition details from the box culvert to the pipe, access location details, and additional utility coordination for the large pits.
5. Temporary Traffic Signals (105 hrs.)
 - a. The new box culvert will impact the existing signal conduit and wiring at the USH 12/14 W. Beltline Highway ramp terminals.
 - b. Temporary signals will be needed during construction to maintain traffic through the ramp terminals.

Preliminary Design, Environmental Document - \$243,500 (increase of \$42,400) (Increase of 22%)

Final Design, Including PS&E Roadway Plans - \$215,200 (increase of \$63,000) (Increase of 42%)

Structural Design - \$28,800 (increase of \$5,700) (Increase 25%)

Additional If-authorized - \$44,300 (increase of \$0)

Total - \$531,800 (increase of \$111,100) (Increase of 27%) (increase of 777 hrs.)

NOW, THEREFORE BE IT RESOLVED that the 2025 Stormwater Utility and Major Streets Adopted Capital budgets are hereby amended to transfer existing Stormwater borrowing budget from the Citywide Flood Mitigation Program (11513) to the Mineral Point Rd project (11131).

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment to the contract between Madison and Mead & Hunt for additional design engineering services for the Mineral Point Road Project.



City of Madison

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

Master

File Number: 86169

File ID: 86169

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 11/19/2024

File Name: 7948 & 7949 - Ice Arena Contracts

Final Action:

Title: Authorizing the eventual forgiveness of \$1,613,365 of debt held by Madison Ice Inc. for the Madison Ice Arena (725 Forward Drive) and Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue), authorizing the termination of existing land contracts for both ice arenas with Madison Ice Hartmeyer, LLC and Madison Ice MIA, LLC (Madison Ice, Inc.), authorizing the fee simple sale of Hartmeyer Ice Arena to East Madison Ice Collective and the fee simple sale of Madison Ice Arena to Madison Ice, Inc. for \$1, authorizing a fundraising requirement of approximately \$3 million by East Madison Ice Collective for capital improvements to Hartmeyer Ice Arena, and authorizing additional terms related to the renegotiation of the City's relationship to the ice arenas (District 12 and District 19).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 50.

Sponsors: Satya V. Rhodes-Conway And John P. Guequierre

Effective Date:

Attachments: City Staff Ice Arena Presentation Version 2
12-18-24.pdf, Economic Development Committee
Public Comments Legistar 86169.pdf, Economic
Development Committee Public Comments Legistar
86169 Part 2.pdf,
112524-112624_CC_public_comments.pdf,
112724-121024_CC_public_comments.pdf, City
Staff Ice Arena Presentation Version 1 12-12-24.pdf,
3953021 Land Contract ORES 7949.pdf, 4757306
1st Amendment to Land Contract ORES 7949 .pdf,
5346757 2nd Amendment to Land Contract ORES
7949.pdf, 7948 Land Contract 3956005.pdf, 7948 1st
Amendment to Land Contract 4757307.pdf, 7948
2nd Amendment to Land Contract 5347429.pdf, _File
86169 -- FC Public Comment 01.06.25.pdf,
121324-010625_CC_public_comments.pdf, _File
86169 -- Additional FC Public Comment
01.06.25.pdf, _File 86169 -- Additional FC Public
Comment 01.06.25 (2).pdf

Enactment Number:

Author: Matthew Mikolajewski, Economic Development Director

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/19/2024	Maggie McClain	Approve	12/9/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	11/19/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (12/2/24), Common Council (12/10/24)						
1	COMMON COUNCIL	11/26/2024	Refer	FINANCE COMMITTEE		01/06/2025	Pass
	Action Text: A motion was made by Latimer Burris, seconded by Wehelie, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other. The resulting referrals are: Finance Committee (1/6/25), Economic Development Committee (12/18/24), Common Council (1/14/24).						
	Notes: Additional referral to Economic Development Committee.						
1	FINANCE COMMITTEE	11/26/2024	Referred	ECONOMIC DEVELOPMENT COMMITTEE		12/18/2024	
	Action Text: This Resolution was Referred to the ECONOMIC DEVELOPMENT COMMITTEE						
1	ECONOMIC DEVELOPMENT COMMITTEE	12/18/2024	Return to Lead with the Following Recommendation(s)	FINANCE COMMITTEE		01/06/2025	
	Action Text: Mikolajewski gave a presentation on the structure of the agreement followed by questions from members.						
	A motion was made by Wehelie and seconded by Bah to Return to Lead with a recommendation to approve with four amendments to the resolution:						
	<ol style="list-style-type: none"> 1. Ownership of the properties returns to the City with long-term leases with the non-profit operator(s). 2. If the Common Council approves a resolution that keeps the ownership of the properties private, that a deed restriction be placed on the properties that requires ownership to be maintained with non-profit entities. 3. Within the three-year fundraising period, the non-profits complete and furnish to the City a financial audit, a market analysis, and an equity analysis. 4. New deed restrictions regarding use and ownership of the property require a super-majority vote of the Common Council to be released in the future. 						
	The motion passed unanimously by voice vote. Madison left before the vote.						
	Notes: There were 16 registrants in support and 3 opposed.						
	A motion was made by Wehelie and seconded by Bah to Return to Lead with a recommendation to approve with four amendments to the resolution:						
	<ol style="list-style-type: none"> 1. Ownership of the properties returns to the City with long-term leases with the non-profit operator(s). 2. If the Common Council approves a resolution that keeps the ownership of the properties private, that a deed restriction be placed on the properties that requires ownership to be maintained with non-profit entities. 3. Within the three-year fundraising period, the non-profits complete and furnish to the City a financial audit, a market analysis, and an equity analysis. 4. New deed restrictions regarding use and ownership of the property require a super-majority vote of the Common Council to be released in the future. 						

The motion passed unanimously by voice vote.

1	FINANCE COMMITTEE	01/06/2025	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIO NS - REPORT OF OFFICER	Pass
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Action Text: Director Mikolajewski presented background on the resolution and reviewed various options. The Committee asked questions to staff and discussed options.

A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER: Adopt the resolution with an additional deed restriction that requires ownership to be maintained by a non-profit entity.

The motion passed by voice vote/other.

Notes: The Finance Committee discussed the recommendations from the Economic Development Committee (EDC) and made a separate recommendation for the resolution.

Figueroa Cole made a motion, seconded by Evers, to adopt with an additional deed restriction that requires ownership to be maintained by a non-profit. The motion passed unanimously by voice vote.

Text of Legislative File 86169

Fiscal Note

The proposed resolution authorizes the termination of existing land contracts between the City and Madison Ice MIA, LLC and Madison Ice Hartmeyer, LLC for the ice arenas located at 725 Forward Dr (Madison Ice Arena) and 1810 and 1824 Commercial Ave (Hartmeyer Ice Arena), respectively. The resolution further authorizes the fee simple sale of said properties to Madison Ice Inc. (Madison Ice Arena) and East Madison Ice Collective (Hartmeyer Ice Arena) for \$1. The resolution further authorizes the restructuring of the existing land contracts with Madison Ice Inc. and East Madison Ice Collective into forgivable loans, such that the existing land contract debt for both facilities and the existing balance of a 2017 capital improvement loan for the Hartmeyer Ice Arena made to Madison Ice Inc. will result in the eventual forgiveness of approximately \$1,613,365. In exchange for this debt forgiveness and land sale, East Madison Ice Collective will be required to raise the equivalent of \$3.0 million for capital improvements to Hartmeyer Ice Arena. No additional City appropriation is required.

Title

Authorizing the eventual forgiveness of \$1,613,365 of debt held by Madison Ice Inc. for the Madison Ice Arena (725 Forward Drive) and Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue), authorizing the termination of existing land contracts for both ice arenas with Madison Ice Hartmeyer, LLC and Madison Ice MIA, LLC (Madison Ice, Inc.), authorizing the fee simple sale of Hartmeyer Ice Arena to East Madison Ice Collective and the fee simple sale of Madison Ice Arena to Madison Ice, Inc. for \$1, authorizing a fundraising requirement of approximately \$3 million by East Madison Ice Collective for capital improvements to Hartmeyer Ice Arena, and authorizing additional terms related to the renegotiation of the City's relationship to the ice arenas (District 12 and District 19).

Body

WHEREAS, the City of Madison historically owned Madison Ice Arena at 725 Forward Drive and Hartmeyer Ice Arena at 1810 and 1834 Commercial Avenue; and,

WHEREAS, in 2004 the City of Madison entered into a 30-year Land Contract at a price of \$1.1 million with Madison Ice Hartmeyer, LLC and Madison Ice MIA, LLC for the ownership and operation of the Hartmeyer Ice Arena and Madison Ice Arena by Madison Ice Inc.; and,

WHEREAS, under the Land Contracts, Madison Ice Inc. was responsible for making Land

Contract payments to the City leading to the eventual full repayment of the Land Contracts and full ownership of both ice arenas after 30 years; and,

WHEREAS, the City of Madison refinanced the debt owed on the Land Contracts in 2011 to assist with capital improvements to the arenas (Legistar 21438); and,

WHEREAS, the City of Madison loaned an additional \$1,075,240 to Madison Ice Inc. and refinanced outstanding Land Contract debt in 2017 to assist with additional capital improvements at Hartmeyer Ice Arena (Legistar 47680); and,

WHEREAS, Madison Ice Inc. stopped making payments in 2021 of this outstanding debt and has not made any payments since; and,

WHEREAS, the inability to make payments on this debt was related to the inability to use the ice arenas, and generate income, as a result of the Pandemic; and,

WHEREAS, Hartmeyer Ice Arena is in need of additional capital improvements including a new roof, new HVAC equipment, and upgraded electric transformers; and,

WHEREAS, both of the ice arenas are once again being heavily utilized and the City desires to assist with keeping them open; and,

WHEREAS, although the ice arenas generate enough income to maintain staffing and operations, they will not generate enough revenue to repay the City's outstanding debt, as well as pay for needed future capital improvements; and,

WHEREAS, a new non-profit organization, East Madison Ice Collective (EMIC) has been established to raise money for capital improvements and assume management responsibility of Hartmeyer Ice Arena; and,

WHEREAS, staff have negotiated a potential restructuring of the Land Contracts and gradual forgiveness of the outstanding debt in a manner that will keep the ice arenas operating, while not requiring an investment of additional new City funding; and,

WHEREAS, this new relationship between the City of Madison and the ice arenas includes the following principal terms:

- a) The City of Madison will terminate its existing Land Contract with Madison Ice MIA LLC (Madison Ice Inc.) for the Madison Ice Arena at 725 Forward Drive and transfer full ownership of the property to Madison Ice Inc. or its assigns for \$1.
- b) The existing Land Contract debt (\$328,753) associated with Madison Ice Arena will be restructured as a forgivable loan to Madison Ice Inc. with no payments or interest. There will be no reduction in the balance for the first five years following closing; for each closing anniversary year 6-15, there would be a 10% reduction in the balance until the loan is fully forgiven. Full payment of any outstanding balance would be required immediately upon the sale or transfer of the property; or, change or discontinuance of the use as an ice arena.

- c) The City of Madison will terminate its existing Land Contract with Madison Hartmeyer LLC (Madison Ice Inc.) for the Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue). Madison Ice Inc. would concurrently transfer full ownership of the property to East Madison Ice Collective or its assigns for \$1.
- d) The existing Land Contract debt (\$328,752) and existing balance of the 2017 capital improvement loan (\$955,860) associated with Hartmeyer Ice Arena will be restructured as a forgivable loan to East Madison Ice Collective with no payments or interest. There will be no reduction in balance for the first five years following closing; for each closing anniversary year 6-15, there would be a 10% reduction in balance until the loan is fully forgiven. Full payment of any outstanding balance would be required immediately upon the sale or transfer of the property; or, change or discontinuance of the use as an ice arena.
- e) Prior to closing on the real estate transactions and loan agreements contemplated in this resolution, within three (3) years following execution of the "Master Agreement" outlined below, East Madison Ice Collective (EMIC) must raise the lesser of (a) \$3 million; or, (b) the actual amounts needed to complete certain agreed upon capital improvements and repairs to Hartmeyer Ice Arena, including a full roof replacement, new Chiller/HVAC/Compressor equipment, interior/exterior clean-up, locker room repairs, a new Zamboni, and costs to upgrade electrical transformers not covered by Madison Gas & Electric. The fair market value of donations of labor and materials, as well as the fair market value of discounted services, will count towards this requirement.
- f) No payments expected on either the existing Land Contracts or existing 2017 Hartmeyer Ice Arena capital improvement loan are expected by Madison Ice Inc. during the six-month document negotiation period and the three-year fundraising period noted above.
- g) A Deed Restriction will be placed on both properties in perpetuity limiting their use to sport and recreation facilities, a definition of which is to be further negotiated. The City would have the ability to negotiate with one or both of the non-profits to release of the Deed Restriction(s) on one or both of the properties in the future if it becomes clear that an alternative use for the property is warranted.
- h) East Madison Ice Collective and Madison Ice Inc. will each establish a reserve cash fund to cover unexpected expenses. The organizations will target a cash reserve of 25% of their annual operating budget. In the event that funds are drawn from the reserve fund, the organizations will use reasonable efforts to timely replenish back to the target amount.

NOW THEREFORE BE IT RESOLVED that the Common Council authorizes the negotiation, preparation, and execution by the Mayor and City Clerk (when appropriate) of the following:

- 1) A Tri-party "Master Agreement" between City of Madison, Madison Ice, Inc., and East Madison Ice Collective, Inc. outlining the interconnected agreements to move this transaction forward. The City would have two primary contingencies to close on this transaction: successful 3-year fundraising campaign for the capital investments noted above by East Madison Ice Collective, Inc. for the Harmeyer Ice Arena, including upgrading the electric transformers. If the City contingencies are not met within three years following execution of the "Master Agreement," the City has the right to call the outstanding notes and/or renegotiate the transaction. A reference to the need for the reserve cash fund noted above will be included in the "Master Agreement."
- 2) Purchase and Sale Agreement to sell Hartmeyer Ice Arena (1810 and 1834 Commercial Avenue) fee simple from Madison Hartmeyer LLC (Madison Ice, Inc.) to East Madison Ice Collective, Inc. or its assigns for \$1; existing land contract between Madison Hartmeyer LLC (Madison Ice, Inc.) and City of Madison would be concurrently terminated.
- 3) Termination of the land contract between Madison Ice MIA LLC (Madison Ice, Inc.) and City of Madison for Madison Ice Arena at 725 Forward Drive. Madison Ice, Inc., or its assigns, would assume full fee simple ownership of the Madison Ice Arena for \$1.
- 4) Loan Agreement with East Madison Ice Collective, Inc. for a \$1,284,612 (existing \$328,752 Land Contract balance plus \$955,860 2017 capital improvement loan balance on Hartmeyer Ice Arena facility) forgivable loan with no payments and no interest. There will be no reduction in the balance for the first five years following closing; for each closing anniversary year 6-15, there would be a 10% reduction in balance until the loan is fully forgiven. Full payment of any outstanding balance would be required immediately upon the sale or transfer of the property; or, change or discontinuance of the use as an ice arena.
- 5) Loan Agreement with Madison Ice, Inc. for a \$328,753 forgivable loan (outstanding Land Contract debt associated with Madison Ice Arena) with no payments and no interest. There will be no reduction in balance for the first five years following closing; for each closing anniversary year 6-15, there would be a 10% reduction in balance. Full payment of any outstanding balance would be required immediately upon the sale or transfer of the property; or, change or discontinuance of the use as an ice arena.
- 6) A Deed Restriction would be placed on both properties limiting their use to sport and recreation facilities, a definition of which is to be further negotiated. The Deed Restriction would be in perpetuity; however, more likely to be enforceable for the first 30-years that the Deed Restriction would appear on Title Reports. The City would have the ability to negotiate with one or both of the non-profits to release of the Deed Restriction(s) on one or both of the properties in the future if it becomes clear that an alternative use for the property is warranted.

- 7) Forbearance document(s) with Madison Ice, Inc. memorializing City's intent to not collect payment or interest on either the original Land Contracts or 2017 Hartmeyer Ice Arena capital improvement loan during this three-year fundraising period.

BE IT FURTHER RESOLVED that The "Master Agreement" referenced above must be executed within six (6) months following Common Council approval of this resolution; and,

BE IT FURTHER RESOLVED that the City Attorney is authorized, during the course of negotiations with East Madison Ice Collective and Madison Ice Inc., to make modifications to what is outlined in this resolution if it better effectuates the intent of this resolution; and,

BE IT FURTHER RESOLVED that the dollar amounts outlined in this resolution may be adjusted to reflect additional accrued interest at the time a pay-off amount is calculated; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute agreements and documents necessary to effectuate this transaction, all of which are subject to the approval of the City Attorney.

City Staff Ice Arena Presentation Legistar # 86169, Version 2 (12/18/24)

Matthew Mikolajewski, Economic Development Director

mmikolajewski@cityofmadison.com





Background

Locations

Hartmeyer Ice Arena: 1810 and 1834 Commercial Avenue

Madison Ice Arena: 725 Forward Drive

Facility Use

Hockey, figure skating, and public skating (youth, high school, & adults)

Over 16,000 annual users

Between 400,000 – 450,000 annual visits

History



- City of Madison owned and operated both facilities for many years.
- While under City ownership, City's annual operating subsidy was approaching \$250,000.
- Early 2000's, City began reviewing options for future of ice arenas to, in part, avoid annual operating subsidy.
- Decision made to sell both properties to a newly formed non-profit, Madison Ice Inc., via a Land Contract for \$1,092,696 in 2004.



Madison Ice Inc.

- Owned and operated both ice arenas since 2004.
- No operating subsidy by the City during this time.
- Paid the City \$446,518 toward the Land Contract to date.
- Invested (since 2010) over \$5 million into both buildings.
- City refinanced debt in 2011.
- City refinanced debt and provided a \$1,075,240 capital improvement loan in 2017.



Madison Ice Inc.

- Payments made to the City for debt (land contract and capital improvement loan) from 2004-2020.
- City restructured debt in 2021, requiring \$0 of payments in 2021 due to the Pandemic.
- 2021 payment plan was to have principal and interest payments of about \$120,000/year from 2022 until January 2028, when a final \$1,031,418 balloon payment is due.
- No payments have been made since 2020.
- Outstanding debt (land contract and capital improvement loan) is \$1,613,365.

Madison Ice Inc.



- Annual operating expenses: about \$1.4 million
- Revenue/loss in recent years
 - 2020: \$181,045
 - 2021: \$143,130
 - 2022: ~~-\$56,364~~
 - 2023: ~~-\$43,744~~
- Cash available at end of fiscal year 2023 (4/30/24): \$178,042

Madison Ice Inc.



- Hartmeyer Ice Arena requires \$3 million of new capital improvements over the next few years for a new roof, new Chiller/HVAC/Compressor equipment, upgraded electric transformers, etc.
- Madison Ice Arena will continue to require capital investment, but not as significant as Hartmeyer Ice Arena.
- Recognizing they were in default of their loan agreement, Madison Ice Inc. started to have conversations with the City in 2023 regarding outstanding debt and need for significant capital investment into Hartmeyer Ice Arena.



City's Primary Options

- Madison Ice Inc. is currently in default of their loan agreement (including original land contract); as the City structured the sale of the properties as land contracts, the City reserves the right to take back title to the properties.
- The City can take back the properties, shut-down the ice arenas, and use the properties for something else.
- The City can take back the properties, make the \$3 million investment of needed improvements to Hartmeyer Ice Arena, improvements to Madison Ice Arena, and resume operations of the ice arenas as City facilities.
- The City can identify a privately-led fundraising and operating solution that does not require additional expenditure of City funds.



East Madison Ice Collective (EMIC)

- City staff was directed to work with Madison Ice Inc. to identify and present the Common Council with a privately-led solution to keep the ice arenas open without the need for expenditure of additional City funds.
- Madison Ice Inc. brought the East Madison Ice Collective (EMIC) to the City as part of this solution.
- EMIC is a new non-profit with an interest owning and operating Hartmeyer Ice Arena.
- EMIC has committed to privately raise the \$3 million needed for capital improvements to Hartmeyer Ice Arena.



East Madison Ice Collective (EMIC)

- To raise \$3 million from the private sector, EMIC believes they need a path to long-term ownership of Hartmeyer Ice Arena and a path toward forgiveness of the outstanding debt associated with the property.
- Prior to completing the property transfers and loan restructuring contemplated in the resolution (Legistar # 86169), EMIC would need to raise \$3 million (or equivalent through in-kind services) to make necessary capital improvements to the Hartmeyer Ice Arena within three (3) years.



Legistar #86169

- Assuming EMIC raises \$3 million (or equivalent of in-kind services) to make necessary capital improvements to the Hartmeyer Ice Arena within three (3) years, the following is contemplated in Legistar #86169.
- City will terminate its existing land contract with Madison Ice Inc. for Hartmeyer Ice Arena; property will be transferred from Madison Ice Inc. to EMIC for \$1.
- Existing debt associated with Hartmeyer Ice Arena (\$1,284,612) is restructured as a forgivable loan between the City and EMIC to be forgiven over a 15-year period.



Legistar #86169

- Madison Ice Inc. will continue to own and operate the Madison Ice Arena.
- City will terminate its existing land contract with Madison Ice Inc. for Madison Ice Arena and transfer full ownership of Madison Ice Arena to Madison Ice Inc. for \$1.
- Existing debt associated with Madison Ice Arena (\$328,753) is restructured as a forgivable loan between the City and Madison Ice Inc. to be forgiven over a 15-year period.
- No payments toward existing debt expected during this three-year EMIC fundraising period.



Legistar #86169

- EMIC and Madison Ice Inc. each required to maintain a cash reserve equivalent to 25% of their typical annual expenses to cover unanticipated capital and operating needs.
- A Deed Restriction will be placed on both properties requiring their continued use as “sports and recreation” facilities. City would have ability to negotiate release of Deed Restrictions at a future date if one or both non-profits desire to cease operations of one or both of the ice arenas and sell/use the properties for something else. The City may require compensation for this release.

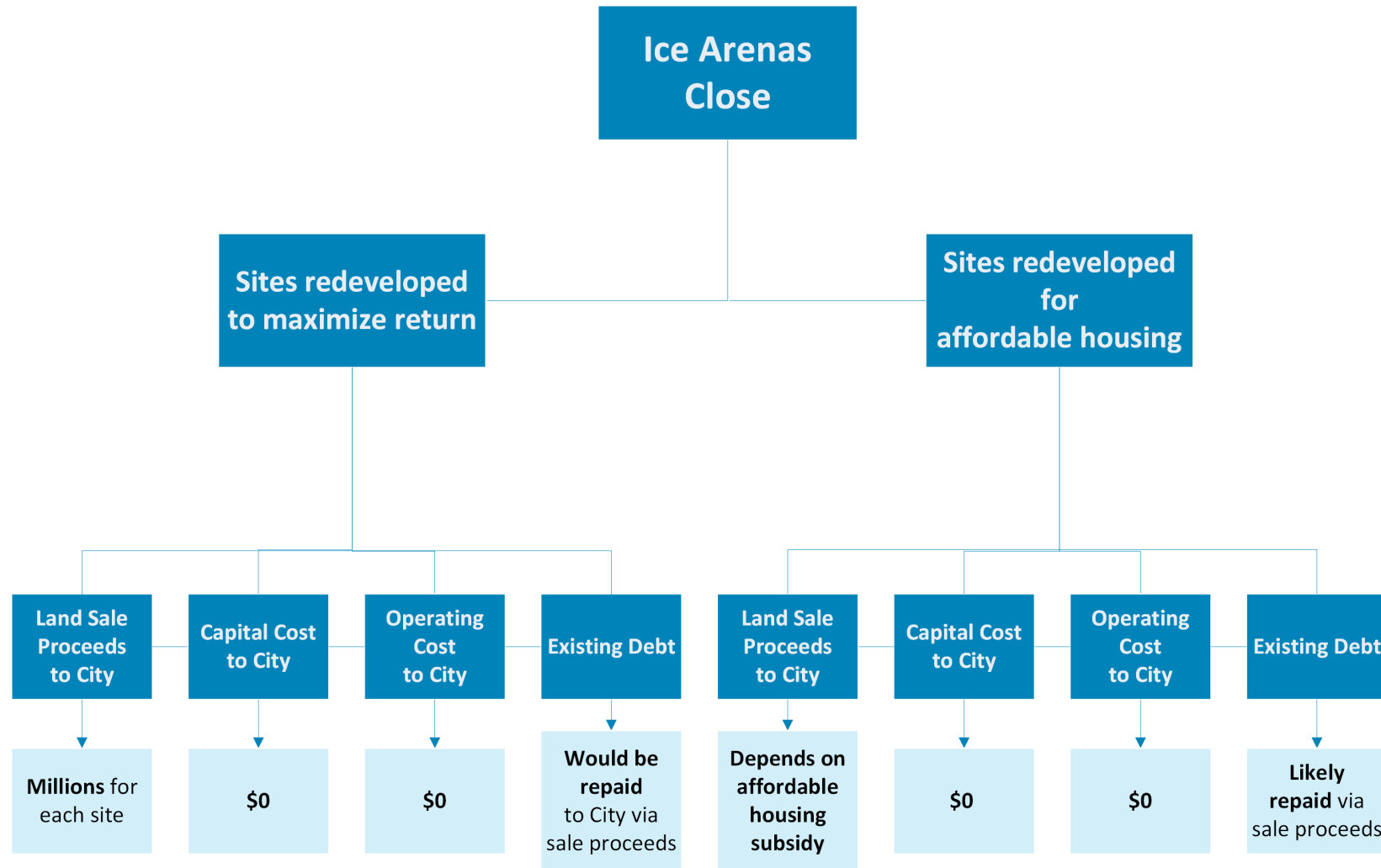
Policy Questions



- Is there a public interest in keeping the ice arenas open?
- Do policy makers support providing EMIC with three (3) years to attempt to raise \$3 million leading to the restructuring of ownership and debt outlined in Legistar #86169?

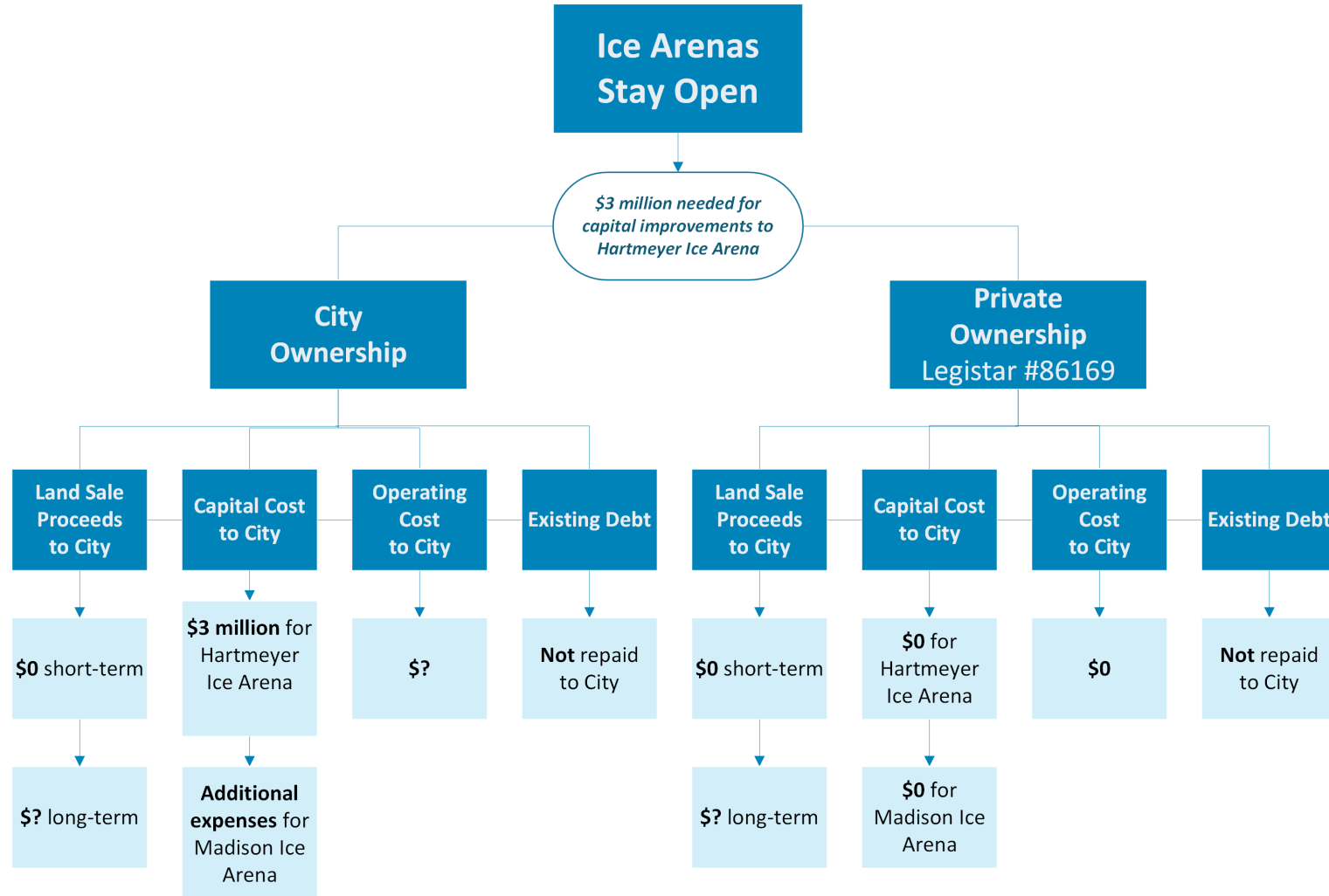


Summary of Primary Options





Summary of Primary Options





Summary of Primary Options

Properties Returned to City – Ice Arenas Closed

Existing debt repaid with no additional City expense

Most financially beneficial to the City, least costly

Properties Returned to City – Ice Arenas Remain Open

Existing debt not repaid with millions of additional City expense

Least financially beneficial to the City, most costly

Properties Remain Private – Ice Arenas Remain Open (Legistar #86169)

Existing debt not repaid with no additional City expense

Mix of financial benefit and cost



Next Steps

- Assuming Council approves Legistar #86169:
- City, Madison Ice Inc., and EMIC will negotiate and execute a “Master Agreement” within six months detailing each of the transactions.
- EMIC will then have three years to raise \$3 million for capital improvements to Hartmeyer Ice Arena, or the equivalent of in-kind services.
- If successful, in accordance with “Master Agreement,” property transfers and loan closings will be completed.
- If unsuccessful, the City will need to revisit next steps.

ECONOMIC DEVELOPMENT COMMITTEE

PUBLIC COMMENTS

LEGISTAR #86169

**Received prior to 5:00 PM, December 17,
2024**

Mikolajewski, Matthew

From: Carol Steinhart <cesteinhart@gmail.com>
Sent: Friday, November 29, 2024 9:21 AM
To: EDC
Subject: Madison Ice Arena Resolution

You don't often get email from cesteinhart@gmail.com. [Learn why this is important](#)

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I strongly support the resolution as proposed. It covers a smart strategy and contingencies to preserve ice skating in Madison.

Outdoor skating on our lakes or outdoor rinks will soon be a memory and opportunities for other outdoor winter sports will be increasingly infrequent.

Ice skating is healthful enjoyable recreation for everyone. Cleveland, Ohio, and every other city I have known has had one and all have been well utilized. That is why I believe that assuring a future for indoor rinks is as important as maintaining outdoor parks, and Madison's plan is a good one.

Thank you.

Carol Steinhart
District 19

Mikolajewski, Matthew

From: Lisa <lw818@yahoo.com>
Sent: Tuesday, December 10, 2024 3:16 PM
To: EDC
Subject: Ice Rink Consideration

You don't often get email from lw818@yahoo.com. [Learn why this is important](#)

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Good afternoon,

My name is Lisa Schwartz. I am the mother of two daughters who are in their third year of synchronized ice skating teams, following half a dozen years of ice skating lessons. I am asking you to support keeping Madison's two community rinks open: Hartmeyer (East side) and Madison Ice Arena (West side). The Common Council will have the opportunity to consider the Ice Rink Resolution, which would provide critical funding for keeping these rinks operational for years to come.

These two locations have served families in our community for years. There is diversity inside those walls! People of all ages, demographics, ethnicities, abilities and disabilities are able to participate in sports and other activities because of the programs offered. The rinks host non-profit organizations, many hockey teams, learn to skate lessons, shows, competitions, and games, as well as free program opportunities for low-income families. Without the support of this resolution, these programs and the rinks themselves could be gone.

The users of these facilities have been continuously fundraising over the past few years, but the monies raised are not enough to keep things open and pay for the necessary repairs/upgrades. We need to ensure long-term stability for these rinks.

I have heard that the city is considering these areas for housing. Hartmeyer sits in the middle of an industrial area right next to train tracks, and Madison Ice Arena is directly down the street from Exact Sciences (a high density of people). Neither of these locations is ideal for a housing development nor more apartment complexes.

I thank you for your time reading this email, and for your consideration on this matter. So many people come through the doors of both locations. Your support to keep our rinks open will leave a lasting impact on our community!

Sincerely,

Lisa Schwartz

High Point Estates, Madison

Mikolajewski, Matthew

From: Beth Rawlinson <bethrawlinson@yahoo.com>
Sent: Thursday, December 12, 2024 9:36 PM
To: Office of Business Resources; Latimer Burris, Amani; Guequierre, John; EDC; Finance Committee; All Alders; Mayor
Subject: Re #86169 MAI and Hartmeyer loan & land sale proposals

You don't often get email from bethrawlinson@yahoo.com. [Learn why this is important](#)

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Dear City of Madison leaders,

My 17-year-old daughter Eliza is a short track speed skater. She started skating at our local rinks in the learn to skate programs at age 4. She loved it immediately and it became her passion.

When she was about 8, we had been watching the Winter Olympics. She turned to me and said, "I'm going to the Olympics and I'm not returning without the gold". It got me thinking, because as good as she is at skating, her body type was going to have limitations in figure skating.

I asked her if she would like to try speedskating and she agreed, with hesitation. After her first lesson she lost all hesitation. At her first race a few months later, she qualified to race at Nationals.

Currently she trains every morning at 6:30 in Milwaukee at the Pettit Center, goes to high school two blocks away and then we drive back to Madison to skate at our local rinks. She is no longer competing with figure skating, but the relationships she has formed with coaches and skaters over the years are too important to her to lose.

Two years ago, Eliza made the US Speedskating Jr National Development team. Last year she was named by US Speedskating to be the US Speedskating Jr Development skater of the year. In January she is competing in Salt Lake City, hoping to make the Jr National Team.

This past January, Eliza was one of two girls nationally to represent Team USA at the Youth Olympics in Gangneung, Korea. Her relay team, the 2 girls and 2 boys representing the US, won a silver medal. She was voted by her fellow Team USA athletes to be the female flag bearer in the Youth Olympics opening ceremony.

Last month she represented Team USA in Bormio Italy at the Jr World Cup. Last week she represented Team USA at the Canadian Invitational in Montreal.

Skating has defined the trajectory of her life. It has given her a purpose and huge life goals that she is starting to achieve. 100%, without our local rinks, she would not be the person she is today.

Without our local rinks, our children will have limited options of sports to participate in. We'll end up with just the basic school sports, as good as they may be. Ice sports will be lost, along with the potential they give to young athletes to find themselves, believe in themselves and excel.

I do understand the question of forgiving loans made using taxpayer money. It does bother me that we work hard for our earnings which in turn we give to the city, but the effort does not seem to be fully reciprocated by

Madison Ice Inc. But to me, the issue of how losing our rinks would impact our kids and community exceeds my irritation with what looks to me like fiscal irresponsibility.

It worries me that thousands of children who use our rinks will lose this outlet. It is my hope that you can find a way to continue the rinks, and our kids can find confidence through skating and have their lives changed by it as my daughter has.

Please work your hardest to support our kids. Thank you very much for your time.

Best wishes,
Beth Rhodehamel

Mikolajewski, Matthew

From: Lynn Marie Pauly <lpauleau@gmail.com>
Sent: Sunday, December 15, 2024 10:37 AM
To: EDC
Subject: 86169

You don't often get email from lpauleau@gmail.com. [Learn why this is important](#)

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The only people who are writing in support of the loan forgiveness of \$1.6 million are parents of hockey players and figure skaters. I don't blame them. If I had kids who became better people because of hours on the ice I would do the same thing. The letters and comments from those directly affected are heartfelt, and Mayor Satya knows that this will pull at the heartstrings of the Common Council.

However, this is not about them. This is about the lack of foresight, transparency, and fiscal responsibility of our City. As a taxpayer and homeowner for over 20 years I have seen my taxes increase over \$1000 dollars. We pay for school referendums again and again. We recently approved a HUGE city referendum, and less than two months after the City asked for, and received, support, they suddenly decide to let us know about this impending loan forgiveness which they knew of for years.

This really is upsetting and I am losing trust in my city legislators.

I request that those involved slow down, allow the public to see what this all entails, speak in a language that everyone can understand regarding the monetary burden rather than simplifying it about children skating. In reading the literature, I don't know if EMIC has received 501(c)3 status or if it is pending. They are "forming" a Board. After knowing about this for years, it seems like it's being fast tracked and the public really hasn't been given all of the details.

Thank you.
Lynette Pauly
Madison WI

Mikolajewski, Matthew

From: sluysb@aol.com
Sent: Monday, December 16, 2024 8:06 AM
To: All Alders; EDC; Myadze, Charles
Subject: A Safe Sport Center for All - Legistar 86169

You don't often get email from sluysb@aol.com. [Learn why this is important](#)

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Dear Alders,

Recently, Alder Amani hosted a public meeting about EMIC's proposed Hartmeyer ice arena project.

It seems with the announcement of the surplus within our budget, that the city could give \$1.6 million towards a community sports and recreation center at the Hartmeyer ice arena location. Either way, we give those dollars whether as a component of debt relief or a direct portion of the project. I believe these young athletes deserve a state of the art, energy efficient ice arena. In addition, a second story could be added to this site with an indoor track and workout area. If EMIC is committed to raising 3 million dollars, then with almost 5 million dollars in combined assets, and any loans needed based on **real land value** appraisal based on the pro-active zoning that this area has undergone, the community would all benefit from such a facility.

Years ago, 2018, the OSCAR Group hosted community focus group meetings and there was mention then of a community sports center. We asked for community input for what they thought would be possible within the OMSAP area. This focus group report was sent to city staff and was incorporated into the Oscar Mayer Special Area Plan (OMSAP).

Even during the strategic assessment for the Oscar Mayer area, one of the goals for redevelopment was: *OBJECTIVE 5. INTEGRATE A WELCOMING DISTRICT THAT SERVES ALL AGES AND DIVERSE CULTURES - Prioritize the community's desire to create inclusive gathering spaces and places through uses and activities (**entertainment venues, youth activities, sports, etc.**) that serve and celebrate the Northside's culture and diversity.*

In truth, a community sports and recreation ice center would allow **more people** access and would provide a great space for the future families and seniors that are going to be living just next door in the new apartment complex, as well as the over 1,000 people who will be living in the new apartments at First and Johnson, as well as current Sherman neighborhood residents. Over 3,000 new neighbors, including seniors and families with children, will have a great place to build community and stay healthy, and also learn about ice skating and the game of hockey. This sports hub will be a community space for all of the northside. Not just for skaters.

This ice arena facility is old, needs major updates. Why throw good money into a building that is exclusive and only serves ice focused users? A two story building with a variety of uses would only stand to serve the community well now and into the future with new neighbors. With the adjacent land having been proactively zoned for high density housing and commercial space, why not be future focused on more than just a handful of residents when you could provide a welcoming activity center, a community hub space, and create a legacy center, not just a ice arena. This is about place

making, community building and spreading the use of this space outwards for more residents. What a great use for public dollars.

This is a true opportunity. Let's move forward with a larger vision. These future skating Olympians deserve a state of the art facility, but then, all of our community members deserve the use of a facility that will foster community, health and be for the public good.

Thank you,

Beth Sluys
District 18

Mikolajewski, Matthew

From: Dorothy <dborchardt1@charter.net>
Sent: Monday, December 16, 2024 12:01 PM
To: EDC
Cc: Latimer Burris, Amani
Subject: Agenda Item # 2 - Madison's ice arenas

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Date: 12/16/24
To: Economic Development Committee
Agenda Item: # 2
From: Dorothy Borchardt

I do not support the mayor's proposal to forgive the land contract the city made with Madison Ice Incorporated (MII) in 2004, giving MII the ice arenas for \$1. The mayor and Common Council should not give away taxpayers property to a non-profit that has allowed Hartmeyer to be in need of \$3 Million in capital improvements. Why would anyone think a new board will be able to raise the needed \$3,000,000?

The MII board turned down Ryan Suter's offer to purchase Hartmeyer a few years ago. Hartmeyer would have been back on the tax rolls, and the \$3 million in needed capital improvements would have been done. MII expected the city to bail them out again, like they did in 2011 and 2017.

Consider doing an RFP, Ryan Suter might still be interested in Hartmeyer. It is where his father, Bob Suter, and his uncles skated and where he started out skating.

I know the value of ice rinks and support keeping them open. Our daughters took figure skating at Hartmeyer. When our son skated for the Lakers, Capitals and East High School, Hartmeyer was his home rink. One of last issues I worked on as an alder on the Park Commission was keeping the rinks open by having a non-profit own them, so they could save money by allowing volunteers to run the arenas.

Find a better way then giving taxpayers property to a non-profit that has mis-managed Hartmeyer Arena and defaulted on their land contract by not making a payment since 2021. The city should NOT be rewarding them.

Check MII tax returns, you will find they are not broke, they should have a surplus of \$1.5+ mil. Where is the money their 990 tax returns show they made? Why is (MII) in default? An audit of MII financials must be done.

Please stop kicking the problem with MII down the road. Do the right thing for the taxpayers

and hold MII responsible for the contract they signed.

Best,

Dorothy Borchardt

Mikolajewski, Matthew

From: gordian@nym.hush.com
Sent: Monday, December 16, 2024 2:35 PM
To: EDC
Subject: Oppose Item 2, Legistar 86169

You don't often get email from gordian@nym.hush.com. [Learn why this is important](#)

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Members of Madison's Economic Development Committee,

"Payment on performance" is a basic business principle. Changing the sale of the two ice arenas from a land contract sale, on which money is still owed, to a fee simple contract, with a price of one dollar, amounts to giving away the ice arenas. By giving away Madison's two ice arenas to private organizations and restructuring outstanding loans as a forgivable loan "with no payments or interest" [1], the City loses all leverage over the people managing Madison's two ice arenas. The two private organizations can do as much or as little as they want with the two properties as long as the property is used for "sport and recreation facilities, a definition of which is to be further negotiated." [1] Under the deal proposed in Legistar 86169, the City provides youth hockey a subsidy in advance and then loses all say in how the subsidy is used.

I believe that the City should support youth hockey in Madison, but it should be done in a prudent manner. There should be a line item in the City budget providing money for the two ice arenas. The amount of the subsidy could be adjusted as needs arise. The public would have an annual chance to weigh in on how the ice facilities are run.

There are several issues that have received little discussion.

- * What is the market value of the properties being given away? Legistar 86169 gives away properties worth some millions of dollars without getting an independent real estate appraisal of the properties' market values. Due diligence requires an independent real estate appraisal of the properties' market values.

- * Legistar 86169 says, "the inability to make payments on this debt was related to the inability to use the ice arenas, and generate income, as a result of the Pandemic;". Is this claim credible?

Madison Ice, Inc. made payments from 2004 through 2020. No payments have been made since 2021. The pandemic lockdowns ended long ago. What prevents Madison Ice, Inc. from making loan repayments now?

When a debtor defaults, the usual remedy is to extend the loan period and lower the periodic payments required. Simply forgiving the loan and giving the debtor the collateral is not the usual remedy, but that is what the City is doing. Given the large amount of money involved, a program audit is called for.

- * Madison Ice, Inc., which is the organization most directly responsible for the poor condition of the Hartmeyer Arena, would be given the other ice arena, which is in better condition, and would not be required to pay for repairs needed at the Hartmeyer ice arena.

- * The East Madison Ice Collective (EMIC) would be given the Hartmeyer ice arena. EMIC and, probably, the City would need to make an estimated \$3 million in repairs to the Hartmeyer ice arena. No good rationale for spinning off the Hartmeyer ice arena to another organization has been offered.

- * The City is giving away more than \$3 million worth of facilities and land in return for a promise of \$3 million in private donations for repairs to the Hartmeyer ice arena. Because Madison Ice, Inc. is in default, the City could, under the terms of the land contract sale, take back this valuable property and find a new operator of the ice arenas. The City would be money ahead if it just paid the \$3 million itself; repairs would not have to wait three years. The City's annual expense would be about 0.083% (~ 83 one hundred thousandths) of the City's 2025 total

capital budget.

This comment discusses some of these issues in detail.

MARKET VALUE?

The City has stubbornly refused to commission an independent real estate appraisal of the market value of the buildings and land being given away. Nevertheless, it is likely that the value is well over \$6 million.

The City sold the ice arenas to Madison Ice, Inc. for the price of \$1.1 million. [1] Madison Ice, Inc. has invested \$5 million in both buildings since 2010. [2] These figures put the book value of the real estate at \$6 million minus depreciation. In addition, the value of the land has certainly increased greatly in the 20 years since the real estate was purchased in 2004. Due diligence requires learning the value of the real estate being given away.

MADISON ICE, INC.

Madison Ice, Inc. has owned and operated both ice arenas since 2004. \$5 million dollars have been invested in both buildings since 2010. [2] The amounts invested in each ice arena were not provided at the public meeting on Dec. 12, 2024. The disparity in the condition of the two ice arenas indicates that the money was not spent where it was most needed.

Now the Hartmeyer ice arena is to be spun off to another organization. Madison Ice, Inc., which is most directly responsible for the poor condition of the Hartmeyer ice arena, will not have to pay for repairs to the Hartmeyer ice arena. Madison Ice, Inc. is to be given the ice arena that is in better condition.

EAST MADISON ICE COLLECTIVE (EMIC)

According to Legistar 86169, the East Madison Ice Collective (EMIC) must raise \$3 million in three years for repairs to the Hartmeyer facility. The legislation says that EMIC will not get title to the facility unless that money is raised in three years. In reality, foreclosure is an empty threat. If the City wanted to take back the Hartmeyer ice arena, it could do so today or at any time in the four years since Madison Ice, Inc. stopped making payments on its land contract with the City. If the City did take back the Hartmeyer ice arena, it would still need to spend the \$3 million needed for repairs in order to keep youth hockey at the facility. Again, the City loses all leverage by converting the land contract agreement to a fee simple sale.

\$3 MILLION FOR HARTMEYER REPAIRS

The City is giving away two ice arenas and their land, likely worth more than \$3 million dollars, in the hopes that private donors will provide \$3 million for repairs to the Hartmeyer ice arena. Because Madison Ice, Inc. is in default, the City could, under the terms of the land contract sale, take back this valuable property and find a new operator of the ice arenas. The City would be money ahead if it simply paid for those repairs by itself.

What would it cost the City to pay the \$3 million by itself? The national average interest rate for AAA municipal bonds is 2.75% for 10 year loans. [3] Annual payments would amount to \$347,219.16. [4] The City's total capital budget for 2025 is \$418.3 million. [5; p. 4] The annual cost of funding the \$3 million repairs to the Hartmeyer ice arena would be 0.083% (~ 83 one hundred thousandths) of the City's 2025 total capital budget. [6] The City can afford to fix the Hartmeyer ice arena if it wants to support youth hockey in this way.

CONCLUSION

The fiscal note for Legistar 86169 says, "No additional City appropriation is required." [1] This statement is true as far as it goes, but there is a fiscal impact. The land contract between the City and the current owner and operator of Madison's ice arenas allows the City to take back the facilities when no repayments are made. [2] Instead of giving away many millions of dollars worth of real estate, the City could take back what it sold in 2004 and then find a new owner and operator of Madison's two ice arenas. Time has shown that ice sports alone cannot support the ice arenas. Fresh thinking is called for.

Thank you for considering these issues.

Don Lindsay

[1] Legistar 86169, full text

<https://madison.legistar.com/LegislationDetail.aspx?ID=7027174&GUID=C068D408-0401-443A-867A-0765DE36B25D&FullText=>

Accessed 20241123

[2] Public meeting / City presentation Dec. 12, 2024

<https://madison.legistar.com/View.ashx?M=F&ID=13627883&GUID=A235BFC3-10DF-4FBA-8919-A0662C576828>

Accessed 20241214

[3] Municipal bond rates

<https://www.fmsbonds.com/market-yields/>

Accessed 20241215

AAA RATED MUNI BONDS

Issue	maturity range	today	last week
national	10 year	2.75	2.85
national	20 year	3.30	3.40
national	30 year	3.60	3.70

[4] Amortize the annual payment on a \$3 million 10 year loan at 2.75%

$.0275 / (1 - (1 / ((1 + .0275) ^ 10))) * 3000000 = 347219.16141342965$

Confirmed by

<https://www.calculatorsoup.com/calculators/financial/amortization-schedule-calculator.php>

The City's annual payment would be \$347,219.16

[5] Madison's Capital Budget Executive Summary

<https://www.cityofmadison.com/finance/documents/budget/2025/capital/2025CapEx-Executive%20Summary%20FINAL.pdf>

Accessed 20241215

"In total, the 2025 executive budget invests \$418.3 million in 2025" p. 4

[6] Calculate annual payment on a \$3 million 10 year loan at 2.75% as a percentage of Madison's 2025 total capital budget

$(347219.16 * 100 / 418300000) = 0.0830072\% \sim 83 \text{ one hundred thousandths}$

Mikolajewski, Matthew

From: Marsha Cannon <mpcannon76@gmail.com>
Sent: Tuesday, December 17, 2024 3:38 PM
To: Mikolajewski, Matthew; Rhodes-Conway, Satya V.; All Alders
Subject: Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.

Follow Up Flag: Follow up
Flag Status: Flagged

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TO: Economic Development Committee (via Econ. Devel. Dir.), Mayor , All Alders
RE: Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.

I am in favor of having a community recreational facility that includes ice-based activities.
But I **do not support a huge public gift to a private nonprofit** that so far has not met its financial or maintenance responsibilities.

As you consider the current proposal, I urge you not to recommend it.
Please consider the following questions:

- **Who benefits from the provision to give away up to 7 acres of land for a token \$1?**
If major debt can be erased by decree, what guarantees that a proposed deed restriction (requiring use solely for recreational purposes) will be enforced?
- **Do you support a policy to forgive private debt to the City without penalty?** The purchasers are 3 years in arrears on land contract payments. Please explain to other landowners/property tax payers why some people get special treatment.
- **Is an exclusively ice-based recreational facility the best use of public funds?** Northside residents have enjoyed ice hockey at Hartmeyer Ice Arena for decades. But today our community is in the midst of significant change. New housing will soon accommodate thousands of new residents of all ages, interests, abilities and incomes. **We need a year-round range of indoor recreational opportunities . . .** a run/walk track, a climbing wall, an indoor pool, options not currently available in nearby public or private facilities.
- **What track record do Madison Ice Inc.'s principals bring** to manage the property and ensure that existing facilities will be properly maintained and not fall into disrepair as they have in the past?
- **How do you explain the lack of transparency** and rushed deadline, without opportunity to consider alternative proposals, address concerns, and engage community members?
- **Where is the staff report?** Citizens deserve a complete, clearly-stated cost/benefit analysis of this extremely complex proposal.

Thank you for your consideration.

Marsha Cannon, D18 resident

5 Cherokee Circle, #202

Madison, WI 53704 <mpcannon76@gmail.com>

ECONOMIC DEVELOPMENT COMMITTEE

PUBLIC COMMENTS

LEGISTAR #86169

Part 2

Received through December 18, 2024

From: [Jennifer Argelander](#)
To: [Mikolajewski, Matthew](#); [Rhodes-Conway, Satya V.](#); [All Alders](#)
Subject: Subject: Oppose Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.
Date: Tuesday, December 17, 2024 7:15:02 PM

You don't often get email from jargelander@yahoo.com. [Learn why this is important](#)

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I am in support of having a community recreational facility that focuses on ice-based activities.

But **I do not support a huge public gift to a private nonprofit** that so far has not met its financial or maintenance responsibilities. I do not support the mayor's proposal to forgive the land contract the city made with Madison Ice Incorporated (MII) in 2004, giving MII the ice arenas for \$1. The mayor and Common Council should not give away taxpayers property to a non-profit that has allowed Hartmeyer to be in need of \$3 Million in capital improvements. The purchasers are 3 years in arrears on land contract payments. Please explain to other landowners/property tax payers why some people get special treatment.

You should not support a policy to forgive private debt to the City without penalty. What track record do Madison Ice Inc.'s principals bring to manage the property and ensure that existing facilities will be properly maintained and not fall into disrepair as they have in the past?

Furthermore, how do you explain the lack of transparency and rushed deadline, without opportunity to consider alternative proposals, address concerns, and engage community members? And where is the staff report? Citizens deserve a complete, clearly-stated cost/benefit analysis of this extremely complex proposal. Check MII tax returns, you will find they are not broke, they should have a surplus of \$1.5+ mil. Where is the money their 990 tax returns show they made? Why is (MII) in default? An audit of MII financials must be done.

<!--[endif]-->

I am requesting that you find a better way to ensure good ice facilities rather than giving taxpayers property to a non-profit that has mis-managed Hartmeyer Arena and defaulted on their land contract by not making a payment since 2021. The city should NOT be rewarding them.

Thanks.

Jennifer Argelander
1715 Erie court
Madison 53704

December 17, 2024

Email: financecommittee@cityofmadison.com

Wayne R. Harris
Chair
Economic Development Committee
City of Madison
215 Martin Luther King, Jr. Blvd. Suite 300
Madison, WI 53703

Re: **Resolution to Forgive \$1.6 Million Debt and Transfer Ice Arenas for \$1 Each (Legistar ID 86169)**

Dear Chairperson Harris,

I understand that the Committee will review the proposal to forgive \$1.6 million in unpaid debt plus accrued interest owed by Madison Ice, Inc. (MII), and to authorize the sale of the Madison Ice Arena and Hartmeyer Ice Arena for \$1 each. As a concerned resident of District 5, a past user of the arenas, and with the knowledge of how the programs offered at the arenas can change lives, I am concerned that the Committee will make a decision on this proposal without important information that is missing, and a complete understanding of all of the options they have beyond what is presented in the resolution and staff's presentation.

This proposal represents a significant financial decision—one that not only involves taxpayer dollars but also valuable public assets. In addition, the evidence shows this is not a sustainable long-term solution. We must create a solution that will: a) continue to provide services to ice arena users without interruption, b) better meet the long-term needs of the skating community and the public interest, and c) cost taxpayers less. To do this, it is critical that the Committee ensure all relevant information is considered, and that the process to solve this issue is open, transparent, and inclusive.

Important Information Missing

There is important information that has not been presented to the Committee or the public needed to justify this bailout and to assess if the current proposal is sustainable:

1. A thorough and objective review of MII's financial performance over the past six years, including MII's audited financial statements and tax returns for the last six years. Despite their claims of financial hardship due to COVID-19, evidence shows that MII has consistently realized significant surpluses. According to MII's federal tax returns and financial information they provided to the city:
 - Over the past six years, MII has had a cumulative surplus of \$789,560.
 - Their narrative that COVID-19 severely impacted operations is inconsistent with the data, which demonstrates that their revenues remained stable, and operations were profitable.

This inconsistency raises questions about MII's transparency, their claims of financial need, and the justification for forgiving \$1.6 million in debt. Before approving any deal,

the Committee should request a detailed analysis of MII's financial performance to ensure accurate and honest reporting.

2. An independent appraisal to determine the market value of the properties, which include a total of seven acres of land. Understanding the properties' market value is essential to evaluating the fairness of the proposed transfer and ensuring the public interest is protected.
3. A clear explanation of the city's legal rights under the land contracts, including foreclosure and receivership.
4. A thorough and objective analysis of the pros and cons of the alternatives, including initiating foreclosure, appointing a receiver, conducting a feasibility study and needs analysis, and issuing an RFP for other proposals.
5. A thorough and objective evaluation of whether mismanagement contributed to MII's financial problems. They have required financial assistance three times between 2011 and 2021. This raises concerns about their ability to manage the arenas effectively. Of the nine ice arenas in the area (excluding the two on the UW campus), seven are managed by nonprofits, none of which have required similar bailouts. This comparison suggests that better management practices may be possible, and continuing this relationship may not be in the city's best interest.
6. Information about who the primary users of these arenas are and where they reside. For example, of the fourteen board members and donors listed on the East Madison Ice Collective website, only one resides in the City of Madison. This raises questions about who benefits from this financial assistance.
7. An assessment of whether the \$3 million the East Madison Ice Collective plans to raise is sufficient. Tom Groth, a founder of East MII, and a former board member, estimates that it could take twice as much to address deferred maintenance and prepare Hartmeyer Ice Arena for the next 10-20 years.

There is no evidence that MII or the East Madison Ice Collective (EMIC) has had either arena inspected by an architect or mechanical engineer since MII bought them in 2004 to prepare accurate estimates for the deferred maintenance needs or prepare a long-term capital plan, raising further questions about the validity of their financial projections and the sustainability of this solution. This failure to follow basic best practices in facility management is a red flag that also calls into question the ability of MII and EMIC to manage the arenas responsibly.

8. A review of MII's financial reporting practices. The material evidence shows that MII is not depreciating capital expenses in accordance with Generally Accepted Accounting Principles (GAAP), published by the Financial Accounting Standards Board (FASB). According to GAAP, capital improvements and repairs must be capitalized and depreciated over their useful life, rather than fully expensed in the year incurred.
 - MII provided the city with an Excel spreadsheet titled, "May 2023 - April 2024 Actual Revenue & Expenses," showing revenues of \$1,006,659, expenses of \$807,089, and a net surplus of \$199,570. However, it includes \$216,958 in "Capital Improvements/Repairs," such as chiller equipment replacement, resulting in a deficit of -\$17,388.

- MII's federal tax return for the same period (year ended April 30, 2024) reports total revenues of \$1,358,196, total expenses of \$1,401,940, and a net deficit of -\$43,744. If \$216,958 in capital expenses were depreciated using the straight-line method over a seven-year period, as required by GAAP, this would reduce the annual expense by approximately \$30,994 ($\$216,958 \div 7$ years), resulting in a surplus of \$142,220, not a loss of -\$43,744.

This discrepancy raises significant concerns about transparency and accurate financial reporting. According to the Internal Revenue Service (IRS):

"Capital expenditures must be capitalized and depreciated over their useful life. Immediate deduction of capital improvements is not permitted under standard accounting rules."

The failure to follow GAAP principles masks MII's actual financial performance, creating the appearance of deficits when, in reality, they may be realizing surpluses. These inconsistencies must be addressed to ensure that the Committee and the public have an accurate understanding of MII's finances before approving any debt forgiveness or asset transfers.

Slow Down: Missing Information Prevents A Better, More Sustainable Solution

The proposal creates a false sense of urgency by claiming that immediate fundraising is needed to make critical repairs and keep the rinks operating. However, this dilemma was created by MII—not the city—through years of mismanagement and failure to adequately plan for maintenance and repairs. It is unreasonable to shift the burden of this problem to taxpayers when MII and its donors should be responsible for paying for work to address any immediate needs.

While the current schedule, with the Council considering the resolution on January 14, provides more time than the original 14-day approval timeline, it remains inadequate given the significant missing information needed to consider the policy questions the current proposal raises. The city should not rush into forgiving debt or transferring public assets under the guise of urgency, especially when better more sustainable alternatives and solutions have not been fully explored and there are serious and legitimate concerns about the sustainability of the current proposal.

A False Choice Versus A Sustainable Long-Term Solution

By directing staff to work exclusively with MII, the mayor has framed this resolution as the only viable solution: approve this deal or face foreclosure, closing the arenas, and displacing the users—leaving skaters, hockey players, and other users homeless. This is a false dilemma.

Once the committee has the missing information, you should consider solutions that: a) continue to provide services to ice arena users without interruption, b) better meet the long-term needs of the skating community and the public interest, and c) cost taxpayers less.

A Sustainable Solution That Best Serves User Needs and the Public Interest

To identify the solution that best serves the long-term needs of the skating community and the public interest, that is financially sustainable, and does not rely on ongoing public

subsidies, the Committee should consider a resolution that recommends to the Common Council that:

1. Consideration of this resolution is deferred until a thorough and objective staff report is completed.
2. Strict foreclosure is initiated, and a receiver is promptly appointed (at the seller's expense per the land contracts) to manage the arenas on an interim basis to ensure continued operations and proper oversight.
3. Once the staff report is completed, consider solutions that best meets the long-term needs of the skating community and the public interest; and cost taxpayers less.

Leadership Requires Due Diligence—Not Blind Approval

This is not about closing the arenas; it's about ensuring a thoughtful, informed decision that protects taxpayer interests, ensures public assets are managed responsibly, and provides the best possible outcome for the skating community.

Given the age of these facilities, the size of this bailout, the value of the properties, the lack of a competitive process, and the presence of state-of-the-art ice arenas in surrounding communities, I urge the Economic Development Committee to reject this proposal and recommend to the council they pursue this course of action.

The financial performance of MII must be thoroughly examined. Their consistent surpluses, failure to properly depreciate capital expenses, and misleading claims about COVID-19 impacts call into question the necessity of this bailout.

The Committee has an opportunity to show leadership by demanding due diligence and transparency. Rushing this proposal through without adequate information undermines public trust, risks setting a harmful precedent, and further enables a business model that has proven to be unsustainable.

By rejecting this proposal and recommending the Council pursue this alternative course of action, the Committee can ensure that decisions about these public assets are made transparently, competitively, and in the best interests of taxpayers and arena users. Rushing to approve this resolution without exploring other solutions sets a dangerous precedent. Leadership means taking the time to get this right.

Sincerely,



Alex Salutos

CC: Economic Development Committee
Matthew Mikolajeski

From: [Amy Brinza](#)
To: [All Alders](#)
Subject: Letter in support of council agenda item 86169 - ice arena contracts
Date: Monday, November 25, 2024 9:18:27 PM

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

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Dear Alders,

I am writing today to voice my support for the modification and sale of the ice arena contracts. I am writing as the parent of a U6 patriot youth hockey association player. My son, Ben, has been skating at Hartmeyer for 4 years. It is something he looks forward to every week and asks when does he get to go back to hockey. He has made some of his best friends at Hartmeyer and I have truthfully expanded my friend/ support group by being a parent of a youth hockey player. Youth sports have been shown to build respectful adults. It goes beyond the game. They become team players, learn to work together and how to be responsible. Supporting youth sports supports the future of our city and children.

These facilities have such an impactful force on the youth of our community and it would be terrible if we lose this facilities due to disrepair. Hartmeyer and MIA are in dire need of repairs. There are many days that the heat can't be turned on in the building because there is only one compressor working at a time to keep the ice frozen so the building needs to be kept colder. Madison ice, inc has tried to fix the problem but only bandaids have occurred due to funding. By allowing the sale and allowing for fundraising to occur these problems could be fixed and we could have a rink that families and other associations would want to play at. At this point no other association or family wants to play or skate at Hartmeyer or Madison Ice arena because of the conditions.

Once again, I hope that you vote in support of this action item as it will support the future generations and the future of our city. I will leave you with some visual proof of what can happen when we support our youth. These are pictures of our teams skating recently. Thank you for your time and support!







Amy Brinza
7102 Littlemore Drive

Sent from my iPhone

From: [Brady DeBouche](#)
To: [Duncan, John](#); [Bennett, Juliana](#); [Field, Derek](#); [Verveer, Michael](#); [Vidaver, Regina](#); [Rummel, Marsha](#); [Wehelie, Nasra H](#); [Govindarajan, MGR](#); [Conklin, Nikki](#); [Figueroa Cole, Yannette](#); [Tishler, Bill](#); [Latimer Burris, Amani](#); [Evers, Tag](#); [Knox Jr., Isadore](#); [Martinez-Rutherford, Dina Nina](#); [Currie, Jael](#); [Madison, Sabrina](#); [Myadze, Charles](#); [Guequierre, John](#); [Harrington-McKinney, Barbara](#); [All Alders](#); [Mayor](#)
Subject: Hartmeyer Ice Arena
Date: Tuesday, November 26, 2024 8:02:33 AM

Some people who received this message don't often get email from bdebouche2@gmail.com. [Learn why this is important](#)

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

Hello,

My name is Brady DeBouche, I am the head coach of the South Central Navigators high school hockey team. I am writing to you to ask for your support in continuing to fund Hartmeyer Ice Arena and all rinks in the greater Madison area. Hockey is a great sport for our high school athletes to partake in that teaches accountability, responsibility, and pushes the importance of work ethic. This sport offers way more to these student athletes than just learning the game of hockey, as it also builds their character and teaches them life lessons that they will use upon their graduation from high school.

The continued support of these rinks not only benefits high school students directly, but it also creates positive impacts on our community in general and the youth in the Madison area as well. I played hockey for 14 years of my life and cannot stress the importance that it has had on my life. It is now my time to give back as I am currently in the 3rd year of coaching as I see the importance it has on each individual that steps foot in the rink.

Please consider everyone that is showing support of hockey in our area, as there is a large population of passionate hockey fanatics that need this sport to not only stick around, but to continue to foster and grow. If there is anything I can do, please reach out to me. My personal cell phone is (920) 676-7298.

Thank you.

Brady

--

Brady DeBouche
Sales Representative - Able Distributing at Hajoca Corporation
South Central Navigators Hockey Coach

From: [council](#)
To: [All Alders](#)
Subject: FW: Item no. 87, Resolution no. 86169, Meeting agenda for November 26th, 2024
Date: Tuesday, November 26, 2024 2:22:52 PM

Dear Alders,
We received this message in the Council inbox.
Best,
Karen

From: Shirley Drouin <smdrouin@wisc.edu>
Sent: Tuesday, November 26, 2024 10:19 AM
To: council <council@cityofmadison.com>
Cc: Mayor <Mayor@cityofmadison.com>; Finance Committee <financecommittee@cityofmadison.com>
Subject: Item no. 87, Resolution no. 86169, Meeting agenda for November 26th, 2024

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As a life long member of the Figure Skating Club of Madison, going back to the 70's when my children began figure skating, I was involved in major events our organization brought to Madison, and continue to bring to this area. I'm asking for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council is considering Ice Arena Resolution no. 86169, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks. For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

This resolution is crucial. Why???

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Your support will make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come! Appreciate your support for this worthwhile endeavor. Thank you, Shirley Drouin

From: [John Fons](#)
To: [All Alders](#); [Mayor](#)
Subject: Fw: Forgive Me
Date: Tuesday, November 26, 2024 8:34:23 AM

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----- Forwarded Message -----

From: John Fons <jefons@aol.com>
To: wsjopine@madison.com <wsjopine@madison.com>
Sent: Tuesday, November 26, 2024 at 08:31:20 AM CST
Subject: Forgive Me

Letter To The Editor:

I went to the bank last year and borrowed enough money to pay my fourth quarter property taxes in Madison.

Forgive me.

A corporate entity defaults on \$1.6 million owed to the city with \$1.5 million in the bank and the city wants to forgive their debt and all interest from 2021 after raising my taxes.

Forgive me.

The city wants to give seven acres of real estate to the same corporation. I want the city to forgive my taxes and give me a free home. That would be fair, equitable and inclusive.

Forgive me.

John Fons
4634 Tokay Blvd.
Madison, WI 53711
608-236-0844 Hm
661-917-0850 cell

From: [Joey Frayne](#)
To: [Tishler, Bill](#)
Cc: [Finance Committee](#); [All Alders](#); [Mayor](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 9:51:24 AM

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Dear Alder Tishler,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide *critical funding for much-needed infrastructure updates for both of Madison's community ice rinks*.

For 64 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

I also wanted to add as having the honor of coaching, serving on the board of the West Madison Polar Caps, and now be tasked with leading the organization as President Madison Ice Arena has had a profound impact on our family. I played hockey as a kid and when I showed up with my oldest daughter 9 years ago to do Learn to Skate I didn't realize where that journey would lead us. She enjoyed it joined hockey with the Polar Caps and her little sister has followed. My girls have been able to learn a lot of lessons playing the great game of hockey, have had a ton of fun, and my wife and myself have been welcomed to a great group of friends. It allows our family to stay active and keep busy in the winter. Outside of my board duties and coaching I get together with a group of guys to play on the studio rink at MIA on Monday nights and my wife has joined the mom's hockey club that the Polar Caps mom's started last spring. So for our family MIA is integral in allowing us to do something we all enjoy. We also love living in Madison and feel strongly that Madison should offer the same amenities to it's residents that are offered in the surrounding communities. People want to live places they can be active and enjoy activities and Madison Ice Arena is paramount to being able to offer winter sport opportunities.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Joey Frayne
President
West Madison Polar Caps
4505 Woods End
Madison, WI 53711
563-564-6545
joey_frayne@yahoo.com

From: [Dan Rolfs](#)
To: [All Alders](#); [Mayor](#)
Subject: Support for Madison Ice Rinks
Date: Monday, November 25, 2024 10:44:20 PM

Some people who received this message don't often get email from dwrolfs333@gmail.com. [Learn why this is important](#)

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

Dear Mayor Rhodes-Conway and City of Madison Common Council members,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On **November 26, 2024**, the Common Council will consider the **Ice Arena Resolution**, which would provide *critical funding for much-needed infrastructure updates for both of Madison's community ice rinks*.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. This includes my daughter, Skylar, who is a proud hockey player and Madison Dragon Girls Hockey U14A team member. These rinks host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Dan Rolfs (Girl Hockey Dad)

2805 Oakridge Ave

Madison, WI 53704

From: [Andrea Singletary](#)
To: [Wehelie, Nasra H](#); [Finance Committee](#)
Cc: [All Alders](#); [Mayor](#)
Subject: Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 1:05:51 PM

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

Dear Alder Wehelie and members of the Finance Committee,

I'm writing to ask you to support the debt forgiveness resolution for Madison's ice arenas, which is being considered starting this evening.

For 64 years the Madison Ice Arena and its East-side counterpart, the Hartmeyer Ice Arena, have served thousands of children and families across Dane County. They host several non-profit hockey and figure-skating clubs and are the home arenas for MMSD's four high school hockey teams. They offer free programming for low-income families, as well as adaptive skating and sled hockey for people with disabilities. Their "try hockey for free" events draw visitors from all over southern Wisconsin and northern Illinois. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

The ice arenas, like many community groups, took a huge hit during the pandemic, and the debt forgiveness resolution is necessary to keep them solvent. Both facilities are bringing in enough income to keep the lights on day-to-day, but operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks running. Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability. With proper investment and support, which the resolution entails, these facilities can be self-sustaining and continue to thrive for years to come.

Due to climate change, outdoor skating opportunities in Wisconsin are becoming fewer each year. Losing the ice arenas would be a significant blow to winter sports and recreation across Dane County, one that will harm our whole community and have a direct impact on my family.

My 6-year-old son, Leo, was invited to join a friend at open skating this past February, and he was immediately smitten with the activity, asking to get back on the ice every chance he could. For him, the natural pathway to more ice time was youth hockey, so we signed up with the West Madison Polar Caps at the Madison Ice Arena. He's tried many other sports, but none have clicked the way hockey has. Rather than shutting down when he struggles with a skill, he's motivated to practice and get better. He's learning valuable lessons about teamwork, patience, community, and overcoming adversity. He's surrounded by positive role models in the form of older players. We've already seen the positive impacts of his participation at home and at school. I'm genuinely distressed at the idea that Leo and so many kids like him could permanently lose the ability to participate in a sport they love.

One of the best things about Madison is its investment in community spaces, from parks to lakes and everything in between. I hope that you will support this resolution to keep Madison

a vibrant hub for skating of all kinds for years to come.

Thank you,
Andrea Singletary
3706 Drumlin Ln
Madison, WI 53719
608-239-8768

From: [Carol Steinhart](#)
To: [Finance Committee](#); [All Alders](#)
Subject: Forgiving debt on Madison's ice arenas
Date: Monday, November 25, 2024 9:45:01 AM

Some people who received this message don't often get email from cesteinhart@gmail.com. [Learn why this is important](#)

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

Outdoor ice skating in Madison—traditionally free, fun, and healthful for everyone—will soon be a memory. Even I, moving to Madison as an adult, donned ice skates for the first time and shakily ventured onto frozen Lake Wingra. It soon became a favorite winter activity.

I believe it is as important for our forward-looking city to facilitate continued enjoyment of ice skating as it is to provide parks and greenspace. Therefore, although the details are a black box to me, I strongly support the proposed solution or a variant that would guarantee indoor skating venues for all Madisonians now and in the future.

Carol Steinhart
District 19

From: [taylor warsek](#)
To: [All Alders](#)
Subject: Re: Resolution to forgive Madison Ice Inc. debt plus interest on land contract.
Date: Sunday, November 24, 2024 2:26:13 PM

Some people who received this message don't often get email from taylor.warsek@gmail.com. [Learn why this is important](#)

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This failed to attach to email

<https://77squaremiles.com/so/f7PDQtIwd?languageTag=en&cid=12714970-5d9e-455a-b533-ef20b56906b7>

On Sun, Nov 24, 2024 at 10:20 AM taylor warsek <taylor.warsek@gmail.com> wrote:

The attached information came to our attention this morning and we have several questions for you.

First, How can the city be considering forgiving debt and transferring a public asset to a private entity at no cost immediately after securing a 22 million dollar perpetual override of the property tax levy limits.

Second. Why was the council not notified of the default as soon as it was discovered?

Third. If in fact the land contract between the City and Madison Ice has been in default since 2021 why has this issue been referred to the City Attorney's Office to have the Land Contract foreclosed on and suit filed to recover delinquent payments?

Fourth. Why is this process being fast tracked at the end of the year when there has been knowledge of the situation within the administration since the beginning of the default in 2021 and when were the citizens going to be given an opportunity to publicly question the process.

Lastly. Whose interests are being served by giving away a city asset to a private entity when the city is unable to live within its revenue limits?

Rick Taylor and Linda Warsek
1118 Risser Rd, Madison, WI 53705
920-344-1033

From: [Tom Groth](#)
To: [All Alders](#); [Madison Mayor](#); [Tom Groth](#)
Subject: I Co-Founded Madison Ice Inc
Date: Monday, December 9, 2024 8:21:30 AM

You don't often get email from thos.groth@gmail.com. [Learn why this is important](#)

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Greetings City of Madison Common Council and Mayor,

In calendar year 2000, after 5 years of effort - I cofounded Madison Ice Inc, that purchased Hartmeyer and Madison Ice Arenas from the City of Madison.

At the time Mayor Bauman was trying to cut the growing \$250K annual Ice Enterprise subsidy in half. In our first year we were able to generate ~ \$100K surplus by simply moving from 90% full time employees to 3 FTEs and the rest part time staff.

After almost 25 years the ice arena is facing financial uncertainty again. This time most likely due to the non-profit leaderships ego based decision making and a lack of integrity.

MII had the opportunity to sell Hartmeyer to UW and NHL all star Ryan Suter, but their leaders ego blocked the sale. Now Ryan is building a new indoor/outdoor ice arena in DeForest.

For longterm success Hartmeyer does not need a city bail out. The facility built in 1960 requires new leadership.

Best regards,

Tom Groth
Co-Founder Madison Ice Inc.

From: [Rachel Holloway](#)
To: [Guequierre, John](#); [Finance Committee](#); [All Alders](#)
Subject: Support for Madison Ice Arenas
Date: Tuesday, November 26, 2024 4:55:32 PM

Some people who received this message don't often get email from racheljacques@gmail.com. [Learn why this is important](#)

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Dear Alder Guequierre, Madison Alders and members of the Finance Committee:
I just became aware of the resolution City's involvement in the future of two ice arenas, Madison Ice Arena and Hartmeyer Ice Arena.

I do not have an opinion at this time as to the specifics of how the arenas get owned or how the current debt gets managed (the resolution on the table appears to have potential to be amended in more than one way). However, I want to express my strong support for both of these facilities as important recreational facilities in the city. This includes the forgiveness of the debt associated with the rinks, if that is found to be feasible for the City's budget in the coming years. I would also support creative ideas for how these sites may be used in the future, such as locating other uses/businesses on the sites if that could help them sustain financially.

It is true that we have not had as many opportunities in recent years for outdoor ice skating due to warm (or fluctuating) winter weather. These rinks fill a unique niche in the "sports and recreation" landscape in our city, which is well known as a place for active lifestyles.

I am a regular user of both arenas. For the past two years, the Madison Ice Arena has been the primary space for my regular exercise regimen. Most months I skate there weekly, and during the summer when MIA was closed I went to the east side to skate at Hartmeyer. They have become my main workout space, in lieu of a gym membership. I find that ice time is critical for maintaining my physical and mental health, as well as providing a fun hobby. In addition, I have met several other skaters who are also regulars at these rinks -- it brings so much joy to have this comraderie and be part of the skating community!

The only drawback that I have experienced with these two rinks is the somewhat limited times available to skate. Public skating hours are during weekdays when I am normally working a 9-to-5 job. My workout time on the ice is so important that I have arranged my work schedule so I can skate on a late "lunch break" or make up the time by working late. (Thankfully my employer allows this, many people do not have such flexibility.)

I would be remiss to not mention that I also skate at the new Sub Zero rink at the UW Madison Bakke Center, as that fills the gaps when I cannot leave work to get to one of the other two rinks, or want to skate on the weekend because the schedule is more accommodating. But my preference is to skate at MIA if there were more times available, due to its location and ease of access and parking. We must use what we have available!

Please support Madison's public rinks! Thank you for your consideration.

Rachel J. Holloway
racheljacques@gmail.com

District 19 Resident

From: [Laura LaFleur](#)
To: [Martinez-Rutherford, Dina Nina](#)
Cc: [Mayor](#); [Finance Committee](#); [All Alders](#)
Subject: Please support our Ice Rinks
Date: Wednesday, November 27, 2024 7:57:37 AM

You don't often get email from laura.theflower@gmail.com. [Learn why this is important](#)

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I am reaching out to request that you support the Ice Arena Proposal at tonight's Common Council meeting (item 88 on the agenda). I recently voted in support of Madison's property tax referendum because I believe in a strong city that supports the needs and passions of its citizens. Skating at our local ice rinks has changed my life. I'm a better human and neighbor because I have this space to be with community and feel ALIVE! Ice sports make Wisconsin and Madison special. They set us apart and are embedded in our culture. Please support this proposal, so that this community can continue to thrive.

Laura LaFleur
30 Wirth Ct, Madison, WI 53704

From: [Heather Duncan and Amy Schellpfeffer](#)
To: [Harrington-McKinney, Barbara](#)
Cc: [Finance Committee](#); [Mayor](#); [All Alders](#); madisoniceincboard@gmail.com
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:57:40 AM

You don't often get email from atrimber@gmail.com. [Learn why this is important](#)

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Dear Alder Harrington-McKinney and colleagues,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West).

On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

My daughters, who are now 17 and 20 years old, have been involved in learn-to-skate, synchronized skating, and figure skating at Madison Ice Arena and Hartmeyer Ice Arena since they were 3 and 5 respectively. Our family considers these rinks our second home and as a parent, the programs and people who are involved in them have helped shape my children into some of the most well rounded, self confident, poised young women I know. They have both been employed by Madison Ice Inc, teaching learn-to-skate, coaching synchro, and working public skates. They have learned self-discipline and teamwork, how to take direction from coaches and

supervisors, and the value of a job and a place on a team, as well as earn money to help them pay for skating and college later on. The people we have met through skating have supported us through many difficult times in our family's lives, when we've lost family members to death, had mental health struggles, and divorce. I am so grateful for the rinks and how they bring people together to form a community within a community.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Amy Schellpfeffer
1117 Velvet Leaf Dr
Madison, WI 53719

From: [Fields, Debbie](#)
To: [All Alders](#)
Subject: FW: Urgent - Please Support the Ice Arena Resolution Tonight
Date: Monday, December 2, 2024 11:40:08 AM

Alders,

The following email was received in the Council Office inbox.

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

From: Laura Swisher <laurabeaswisher@gmail.com>
Sent: Tuesday, November 26, 2024 1:07 PM
To: Conklin, Nikki <district9@cityofmadison.com>
Cc: council <council@cityofmadison.com>; Finance Committee <financecommittee@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Urgent - Please Support the Ice Arena Resolution Tonight

You don't often get email from laurabeaswisher@gmail.com. [Learn why this is important](#)

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Dear Alder Conklin -

Thank you in advance for reading my message. I hope it is helpful as you consider your support of the resolution that is to be discussed in your council meeting this evening...I wanted to include how much the rinks mean to us (it is a great deal) and I'll try not to make it too long.

My name is Laura Swisher and I live in your district (on Oxwood Circle). My husband and I moved to the area 10 years ago from Pittsburgh for an amazing opportunity for him. We were excited to join an amazing place where we had only spent long weekends despite it being far from home (we are both new englanders). When we told our then 5 year old son, Will, we were moving he asked two questions - it went something like this:

Will - "Okay - Wisconsin - well, what are they?"

Us - (looking puzzled) - "what do you mean?"

Will - "Will Pittsburgh is the Panthers - what is Madison?" (He was referring to the University of Pittsburgh's mascot.)

My Husband "The Badgers"

Will - "Okay, I can be a badger. Can I play hockey when we get there?"

Us - "Yes - we will work on it."

Our then 5 year, asked for a cookie and went to pack. We moved here 2 months later, looked for a close ice rink and quickly enrolled him in skating lessons and then

6 months later - he started playing for the West Madison Polar Caps in their cross ice program. Fast forward 10 years later and that 5 year old is still playing. Tonight as you are in your meeting, he will have his first game as a Memorial Spartan and he couldn't be more excited or proud to represent his school and his community. I am not one to get emotional but there will probably be a tear in my eye when he takes to the ice.

Over the past 10 years I think we have spent countless days, nights and early mornings at the rink for practices, games, volunteering, lessons, clinics and community events. The friends that he met playing have supported him throughout celebrations of his first goal to heart breaks of losing to a long time rival yet again. My son is not the best player on the ice by far but he loves the game. He has learned teamwork, perseverance, hard work, handling disappointment with his head held high and winning with grace ... and that is all because MIA gave him a place to play.

And he is just one of many many kids and adults who have benefited from the city's generosity. I can only imagine how hard your job and the job of your fellow council members is as you work to balance spending and community priorities. You must receive requests all day and from a number of perspectives. In your discussion tonight about our rinks, I ask that for kids like Will you please strongly consider supporting the Ice Arena Resolution so that we can continue to provide these experiences for many more years to come. I have attached two photos of Will one from his first year as a Polar Cap and a second in his Memorial uniform. Despite the more grown up look on the most recent photo, please know he is smiling just as big as in the earlier one on the inside.

Thank you for your time, your effort and your dedication to our community. If you have any questions about my message - please don't hesitate to reach out.

Best - Laura Swisher
412-260-2476





From: [Ben Taylor-Feldman](#)
To: [All Alders](#); [Mayor](#); [Rummel, Marsha](#)
Subject: Hartmeyer ice rink-
Date: Wednesday, November 27, 2024 7:57:34 AM

You don't often get email from bentaylorfeldman@gmail.com. [Learn why this is important](#)

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Hello

My name is Ben Taylor-Feldman, I am a ninth grade student at East High School as well as a youth hockey player for the Madison patriots. While school can cause stress, hockey always helps relieve my anxiety and clear my mind; as well as keeping me in shape. While Hartmeyer is one of the lower end rinks, it is a community staple for allowing youth hockey in the Madison area to continue. If Hartmeyer were to close many families would not be able to proceed with youth hockey thanks to no rinks being easily accessible including mine. Closing hartmeyer would have a massive effect on the youth and is a terrible idea. Invest in youth hockey by saving Hartmeyer!

Sincerely- Ben Taylor-Feldman, 2102 Yahara Place, Madison

From: [taylor warsek](#)
To: [All Alders](#)
Subject: Ice Rinks
Date: Thursday, November 28, 2024 7:06:55 AM

Some people who received this message don't often get email from taylor.warsek@gmail.com. [Learn why this is important](#)

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I would like to thank Alder Guequierre, my Alder, and all the rest of the council for slowing down the decision making on how to best solve this situation. I was very quick to respond negatively to knowledge of this initial resolution involving the handling of taxpayers money, so now I'd be thankful for Alder John's and your quick responses.

City Staff Ice Arena Presentation Legistar # 86169, Version 1 (12/12/24)

Matthew Mikolajewski, Economic Development Director

mmikolajewski@cityofmadison.com





Background

Locations

Hartmeyer Ice Arena: 1810 and 1834 Commercial Avenue

Madison Ice Arena: 725 Forward Drive

Facility Use

Hockey, figure skating, and public skating (youth, high school, & adults)

Over 16,000 annual users

Between 400,000 – 450,000 annual visits

History



- City of Madison owned and operated both facilities for many years.
- While under City ownership, City's annual operating subsidy was approaching \$250,000.
- Early 2000's, City began reviewing options for future of ice arenas to, in part, avoid annual operating subsidy.
- Decision made to sell both properties to a newly formed non-profit, Madison Ice Inc., via a Land Contract for \$1,092,696 in 2004.

Madison Ice Inc.



- Owned and operated both ice arenas since 2004.
- No operating subsidy by the City during this time.
- Paid the City \$366,934 toward the Land Contract to date.
- Invested (since 2010) over \$5 million into both buildings.
- City refinanced debt in 2011.
- City refinanced debt and provided a \$1,075,240 capital improvement loan in 2017.



Madison Ice Inc.

- Payments made to the City for debt (land contract and capital improvement loan) from 2004-2020.
- City restructured debt in 2021, requiring \$0 of payments in 2021 due to the Pandemic.
- 2021 payment plan was to have principal and interest payments of about \$120,000/year from 2022 until January 2028, when a final \$1,031,418 balloon payment is due.
- No payments have been made since 2020.
- Outstanding debt (land contract and capital improvement loan) is \$1,613,365.



Madison Ice Inc.

- Annual operating expenses: about \$1.4 million
- Revenue/loss in recent years
 - 2020: \$181,045
 - 2021: \$143,130
 - 2022: ~~-\$56,364~~
 - 2023: ~~-\$43,744~~
- Cash available at end of fiscal year 2023 (4/30/24): \$178,042



Madison Ice Inc.

- Hartmeyer Ice Arena requires \$3 million of new capital improvements over the next few years for a new roof, new Chiller/HVAC/Compressor equipment, upgraded electric transformers, etc.
- Madison Ice Arena will continue to require capital investment, but not as significant as Hartmeyer Ice Arena.
- Recognizing they were in default of their loan agreement, Madison Ice Inc. started to have conversations with the City in 2023 regarding outstanding debt and need for significant capital investment into Hartmeyer Ice Arena.

City's Options



- Madison Ice Inc. is currently in default of their loan agreement (including original land contract); as the City structured the sale of the properties as land contracts, the City reserves the right to take back title to the properties.
- The City can take back the properties, shut-down the ice arenas, and use the properties for something else.
- The City can take back the properties, make the \$3 million investment of needed improvements to Hartmeyer Ice Arena, improvements to Madison Ice Arena, and resume operations of the ice arenas as City facilities.
- The City can identify a privately-led fundraising and operating solution that does not require additional expenditure of City funds.



East Madison Ice Collective (EMIC)

- City staff was directed to work with Madison Ice Inc. to identify and present the Common Council with a privately-led solution to keep the ice arenas open without the need for expenditure of additional City funds.
- Madison Ice Inc. brought the East Madison Ice Collective (EMIC) to the City as part of this solution.
- EMIC is a new non-profit with an interest owning and operating Hartmeyer Ice Arena.
- EMIC has committed to privately raise the \$3 million needed for capital improvements to Hartmeyer Ice Arena.



East Madison Ice Collective (EMIC)

- To raise \$3 million from the private sector, EMIC believes they need a path to long-term ownership of Hartmeyer Ice Arena and a path toward forgiveness of the outstanding debt associated with the property.
- Prior to completing the property transfers and loan restructuring contemplated in the resolution (Legistar # 86169), EMIC would need to raise \$3 million (or equivalent through in-kind services) to make necessary capital improvements to the Hartmeyer Ice Arena within three (3) years.



Legistar #86169

- Assuming EMIC raises \$3 million (or equivalent of in-kind services) to make necessary capital improvements to the Hartmeyer Ice Arena within three (3) years, the following is contemplated in Legistar #86169.
- City will terminate its existing land contract with Madison Ice Inc. for Hartmeyer Ice Arena; property will be transferred from Madison Ice Inc. to EMIC for \$1.
- Existing debt associated with Hartmeyer Ice Arena (\$1,284,612) is restructured as a forgivable loan between the City and EMIC to be forgiven over a 15-year period.



Legistar #86169

- Madison Ice Inc. will continue to own and operate the Madison Ice Arena.
- City will terminate its existing land contract with Madison Ice Inc. for Madison Ice Arena and transfer full ownership of Madison Ice Arena to Madison Ice Inc. for \$1.
- Existing debt associated with Madison Ice Arena (\$328,753) is restructured as a forgivable loan between the City and Madison Ice Inc. to be forgiven over a 15-year period.
- No payments toward existing debt expected during this three-year EMIC fundraising period.



Legistar #86169

- EMIC and Madison Ice Inc. each required to maintain a cash reserve equivalent to 25% of their typical annual expenses to cover unanticipated capital and operating needs.
- A Deed Restriction will be placed on both properties requiring their continued use as “sports and recreation” facilities. City would have ability to negotiate release of Deed Restrictions at a future date if one or both non-profits desire to cease operations of one or both of the ice arenas and sell/use the properties for something else. The City may require compensation for this release.



Policy Questions

- Is there a public interest in keeping the ice arenas open?
- Do policy makers support providing EMIC with three (3) years to attempt to raise \$3 million leading to the restructuring of ownership and debt outlined in Legistar #86169?



Next Steps

- Assuming Council approves Legistar #86169:
- City, Madison Ice Inc., and EMIC will negotiate and execute a “Master Agreement” within six months detailing each of the transactions.
- EMIC will then have three years to raise \$3 million for capital improvements to Hartmeyer Ice Arena, or the equivalent of in-kind services.
- If successful, in accordance with “Master Agreement,” property transfers and loan closings will be completed.
- If unsuccessful, the City will need to revisit next steps.

LAND CONTRACT

This transfer is exempt from Real Estate Transfer Fee pursuant to Wisconsin Stats. Sections 77.25(2).

This Land Contract ("Contract") is entered into by and between the **City of Madison**, a Wisconsin municipal corporation ("Vendor"), and **Madison Ice MIA LLC**, a Wisconsin limited liability company ("Purchaser"). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interest (all called the "Property"), in Dane County, State of Wisconsin:

Lot 1, Certified Survey Map No. 4821, as recorded in the Dane County Register of Deeds Office in Volume 21, Page 198 of Certified Surveys, City of Madison, Dane County, Wisconsin.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3953021

08/10/2004 12:44:27PM

Trans. Fee:
Exempt #: 2

Rec. Fee: 23.00
Pages: 7

001040

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO: Theodore C. Widder
20 N. Carroll St.
Madison, WI 53703

Tax Parcel Nos.: 251-0708-254-0083-4

This is not homestead property.

This Contract is subject to the following terms and conditions:

1. Purchase Price.

- a. Purchaser agrees to purchase the Property and to pay to Vendor the principal amount of \$550,000.00, plus interest in arrears, in the following manner: (a) the principal amount of \$3,651.66 shall be payable on July 30, 2004; and (b) the balance of \$548,640.01, together with interest in arrears from the date hereof on the balance outstanding from time to time at the rate of five percent (5%) per annum until paid in full, shall be payable as set forth in attached Exhibit A. Provided, however, the entire outstanding balance shall be paid in full on or before January 30, 2014 (the "Maturity Date").
- b. Following any default in payment and failure to cure within 15 days of written notice thereof, interest shall accrue at the rate of ten percent (10%) per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).
- c. Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. No penalty shall be charged for prepayment.
- d. All payments are to be made payable to the City Treasurer and sent or personally delivered to Vendor at the address specified in Paragraph 9.

2. Taxes and Special Assessments. Purchaser promises to pay when due all taxes (unless Purchaser is otherwise exempt therefrom) and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

3. Indemnification and Insurance.

- a. Purchaser shall keep the improvements on the Property, as well as the contents, insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the amounts of \$2,558,000.00 for the improvements and \$200,000.00 for the contents. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property, or a certificate thereof, shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged.

- b. Additionally, Purchaser shall carry commercial general liability insurance including contractual liability with no less than the following limits of liability, as may be adjusted, from time to time, by the City's Risk Manager: bodily injury, death and property damage of \$1,000,000.00 per occurrence. The policy or policies shall name Vendor as an additional insured. As evidence of this coverage, Purchaser shall furnish to Vendor a certificate of insurance on a form provided by Vendor. 001041
- c. Purchaser shall be liable to and hereby agrees to indemnify, defend and hold harmless Vendor, 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 Vendor or its officials, officers, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of Purchaser and/or its officials, officers, agents, employees, assigns, guests, invitees, lessees or subcontractors, in the performance of this Contract, whether caused by or contributed to by the negligent acts of Vendor, its officers, officials, agents, and employees.
4. Hazardous Substances; Indemnification. Purchaser represents and warrants that its use of the Property will not generate any hazardous substance, and it will not store or dispose on the Property nor transport to or over the Property any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Purchaser further agrees to hold Vendor harmless from and indemnify Vendor against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of Vendor, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.
5. Title and Possession.
- a. Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except: None.
- b. Purchaser agrees to pay the cost of future title evidence.
- c. Purchaser shall be entitled to take possession of the Property on July 30, 2004.
6. Waste. Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good and tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.
7. Deed. Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner herein specified, Vendor will on demand, execute and deliver to Purchaser, a Quit Claim Deed of the Property.
8. Default.
- a. Purchaser agrees that time is of the essence and (a) in the event of a default in the payment under this Contract of any principal or interest which continues for a period of fifteen (15) days following written notice thereof by Vendor (delivered personally or mailed by certified mail); or (b) in the event of a default in performance under this Contract of any other obligation of Purchaser which continues for a period of thirty (30) days following written notice thereof by Vendor (delivered personally or mailed by certified mail), or such reasonably extended time period as may be necessary to cure in the event the default is not a health or safety violation and cannot, because of its nature,

be cured within said thirty (30) days; or (c) in the event of a default in the payment under the loan agreement and promissory note of even date hereof from the Purchaser to the Vendor of any principal or interest which continues for a period of fifteen (15) days following written notice thereof; then the entire outstanding balance under this Contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those proved by law or in equity:

001042

- (i) Vendor may, at its option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amount due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if Purchaser fails to redeem); or
- (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or
- (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or
- (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and
- (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above.

Notwithstanding any oral or written statement or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses, including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

- b. Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.
 - c. Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full. Notwithstanding the foregoing, Purchaser and Vendor shall be permitted to enter into a lease for that portion of the Property to continue to be used as a yard-waste drop off site.
 - d. Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.
9. Notices. All notices to be given under the terms of this Contract shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below:

For Vendor: City of Madison
Community and Economic Development Unit
Real Estate Section
Attn.: Real Estate Manager

215 Martin Luther King, Jr. Blvd., Suite LL-100
P. O. Box 2983
Madison, WI 53701-2983

001043

For Purchaser : Madison Ice, Inc.
c/o Dan O'Connell
2940 Maple Run Drive
Madison, WI 53719

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

10. Special Conditions.

- a. As a condition of this Contract and the land contract of even date hereof between the parties pertaining to property located at 1834 Commercial Avenue, Madison, Wisconsin, the Purchaser shall maintain a minimum of two ice sheets within the City of Madison for twenty (20) years from the date of the execution of both land contracts. The ice sheets, as well as the related meeting facilities (collectively, the "Facilities") shall be available for use by the "General Public" an average of five (5) hours per week, at rates determined by the Purchaser, during the months of October through March. The term "General Public" as used in this Contract is defined as all individuals, families and organizations that are not "Core Users," with the term "Core Users" being defined as the Dane County Youth Hockey Organization and its member clubs, including Madison Youth Hockey Organizations, Figure Skating Club of Madison, high school athletic programs as participants in the Wisconsin Interscholastic Athletic Association, and the Speed Skating Club of Madison and successor organizations.
- b. The Purchaser shall implement programs to assure that individuals and families of all income levels have the opportunity to use the Facilities during those periods of time that the Facilities are not being utilized by the Core Users. In addition, the Purchaser shall promote the involvement of individuals and families of all income levels with the Core User programs.
- c. The Purchaser shall maintain and make available to the Figure Skating Club of Madison, Inc. (the "Club") adequate meeting room and changing facilities at the Property. Such meeting room and changing facilities shall be available for use by the Club in conjunction with their utilization of the ice sheets and for other special programming needs. This is in recognition of the Club's financial contribution for the addition of these facilities. The meeting room and changing facilities shall also remain available for the scheduled use of other Core Users and public activities.
- d. The Vendor agrees to meet with the Purchaser to discuss and assist with the planning and development for potential expansion and/or relocation of the Facilities within the City of Madison.

11. Binding Effect. All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser.

Dated this 30th day of July, 2004.

CITY OF MADISON
a Wisconsin corporation

By: 
David J. Cieslewicz, Mayor


By: 
Ray Fisher, City Clerk

DRAFTED BY: JERRY LUND

State of Wisconsin)
)ss.
County of Dane)

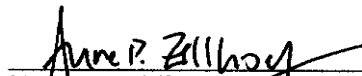
001044

Personally came before me this 20th day of July, 2004, the above named David J. Cieslewicz, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

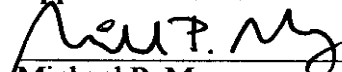

Notary Public, State of Wisconsin
My Commission: expires 2-12-2006

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 19th day of July, 2004, the above named Ray Fisher, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin
My Commission: is permanent.

Approved as to form:


Michael P. May,
City Attorney


7-19-04
Date

Approved:


Dean Brasser,
City Comptroller

7/19/04
Date

Approved:


Kevin Houlihan, Risk Manager


7/21/04
Date

MADISON ICE MIA LLC,
a Wisconsin limited liability company

By its Managing Member:

MADISON ICE, INC.,
a Wisconsin not-for-profit corporation

By:


Dan O'Connell, President

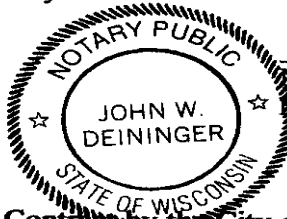
By:


Tom Groth, Vice President

State of Wisconsin)
)ss.
County of Dane)

001045

Personally came before me this 30 day of July, 2004, the above named Dan O'Connell, President, and Tom Groth, Vice President, of Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Managing Member of Madison Ice MIA LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.





Notary Public, State of Wisconsin

My Commission: exp. 11-11-07

Execution of this Land Contract by the City of Madison is authorized by Amended Third Substitute Resolution No. 61584, ID No. 35176, adopted by the Common Council of the City of Madison on June 15, 2004.

Drafted by the City of Madison Real Estate Section.

Project No. 7528

EXHIBIT A**AMORTIZATION SCHEDULE****001046****Principal: \$550,000**

- Terms:**
- 1 - Ten year term, twenty year amortization, with balloon payment
 - 2 - Interest rate of 5%, compounded semi-annually
 - 3 - Semi-annual payments
 - 4 - Debt service payments of \$43,819.86 per year
 - 5 - Purchase closed on July 30, 2004

	<u>Payment Date</u>	<u>Beginning Balance</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>	<u>Ending Balance</u>
1	7/30/2004	550,000.00	3,651.66	0.00	3,651.66	550,000.00
2	1/30/2005	546,348.34	8,251.22	13,658.71	21,909.93	546,348.34
3	7/30/2005	538,097.12	8,457.50	13,452.43	21,909.93	538,097.12
4	1/30/2006	529,639.62	8,668.94	13,240.99	21,909.93	529,639.62
5	7/30/2006	520,970.68	8,885.66	13,024.27	21,909.93	520,970.68
6	1/30/2007	512,085.02	9,107.80	12,802.13	21,909.93	512,085.02
7	7/30/2007	502,977.22	9,335.50	12,574.43	21,909.93	502,977.22
8	1/30/2008	493,641.72	9,568.89	12,341.04	21,909.93	493,641.72
9	7/30/2008	484,072.83	9,808.11	12,101.82	21,909.93	484,072.83
10	1/30/2009	474,264.72	10,053.31	11,856.62	21,909.93	474,264.72
11	7/30/2009	464,211.41	10,304.64	11,605.29	21,909.93	464,211.41
12	1/30/2010	453,906.77	10,562.26	11,347.67	21,909.93	453,906.77
13	7/30/2010	443,344.51	10,826.32	11,083.61	21,909.93	443,344.51
14	1/30/2011	432,518.19	11,096.98	10,812.95	21,909.93	432,518.19
15	7/30/2011	421,421.21	11,374.40	10,535.53	21,909.93	421,421.21
16	1/30/2012	410,046.81	11,658.76	10,251.17	21,909.93	410,046.81
17	7/30/2012	398,388.05	11,950.23	9,959.70	21,909.93	398,388.05
18	1/30/2013	386,437.82	12,248.98	9,660.95	21,909.93	386,437.82
19	7/30/2013	374,188.84	12,555.21	9,354.72	21,909.93	374,188.84
20	1/30/2014	361,633.63	361,633.63	9,040.84	370,674.47	361,633.63
			550,000.00	218,704.87	768,704.87	0.00

AMENDMENT TO LAND CONTRACT

This Amendment to Land Contract is exempt from Real Estate Transfer
Fee pursuant to Sec. 77.25(2) Wis. Stats.
This is not homestead property.

This Amendment to Land Contract is made as of April 1, 2011, by and between the **City of Madison**, a Wisconsin municipal corporation ("Vendor") and **Madison Ice MIA LLC**, a Wisconsin limited liability company ("Purchaser").

WITNESSETH:

A. Vendor and Purchaser have entered into a Land Contract dated July 30, 2004, and recorded August 10, 2004, with the Dane County Register of Deeds as Document No. 3953021 (the "Land Contract") covering the real property described as Lot One (1), Certified Survey Map No. 4821, as recorded in the Dane County Register of Deeds Office in Volume 21, Page 198 of Certified Surveys, City of Madison, Dane County Wisconsin (the "Property"); and

B. Vendor and Purchaser desire to amend the Land Contract pursuant to the terms of this Amendment to Land Contract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vendor and Purchaser agree as follows:

1. Section 1.a. of the Land Contract is deleted in its entirety and replaced with the following:

Purchaser agrees to purchase the Property and to pay to Vendor the principal amount of \$550,000, plus interest in arrears, on the dates and in the manner as described herein. Beginning July 30, 2004, Purchaser shall pay the principal amount of \$117,481.81, plus interest of 5% compounded semi-annually, pursuant to the Amortization Schedule attached hereto as Exhibit A. Beginning July 30, 2011, Purchaser shall pay the remaining principal balance of \$432,518.19, plus interest of 3% compounded semi-annually, pursuant to the Amortization Schedule attached hereto as Exhibit A.

2. The first sentence of Section 10.a. is deleted and replaced with the following:

As a condition of this Amendment to Land Contract and the amended land contract of even date herewith between Vendor and Madison Ice Hartmeyer LLC pertaining to property located at 1834 Commercial Avenue, Madison, Wisconsin, Purchaser shall maintain a minimum of two ice sheets within the



8 2 5 4 3 1 9
Tx:8157245

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4757306

04/12/2011 12:12 PM

Trans. Fee:

Exempt #: 2

Rec. Fee: 30.00

Pages: 5

RETURN TO: Office of the City Attorney
City of Madison
210 Martin Luther King Jr Blvd
Room 401
Madison, WI 53703

Tax Parcel No.: 251-0708-254-0083-4

City of Madison for a period of twenty-five (25) years from the date of this Amendment to Land Contract.

3. New Section 10.e. is added as follows:

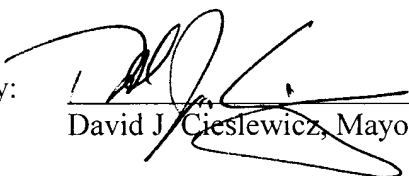
e. Beginning on May 1, 2011, Purchaser shall ensure that the City of Madison Parks Superintendent, or his or her designee, is made a member of the Board of Directors of Madison Ice, Inc., on or before May 1, 2011.


4. Exhibit A is replaced in its entirety with the new Exhibit A attached hereto.

5. Except as modified by this Amendment to Land Contract, all remaining terms of the Land Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have entered into this Amendment to Land Contract as of the date first set forth above.

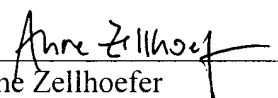
CITY OF MADISON

By: 
David J. Cieslewicz, Mayor

By: 
Maribeth Witzel-Behl, City Clerk

AUTHENTICATION

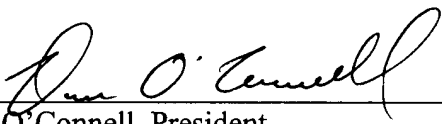
Signatures of David J. Cieslewicz, Mayor, and Maribeth Witzel-Behl, City Clerk, authenticated this 8th day of April, 2011.

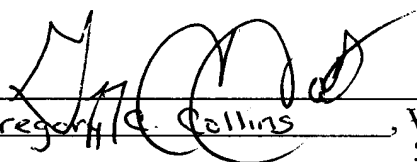

Anne Zellhoefer
Member, State Bar of Wisconsin

**MADISON ICE MIA LLC,
A Wisconsin limited liability company**

By its Managing Member:

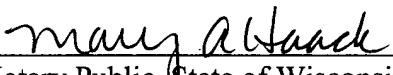
**MADISON ICE, Inc.,
a Wisconsin not-for-profit corporation**

By: 
Dan O'Connell, President

By: , ~~Vice President~~
Secretary

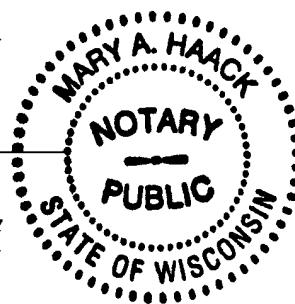
State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 1 day of April, 2011, the above named Dan O'Connell, President, and Gregory Collins, ~~Vice President~~ ^{Secretary}, of the Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Managing Member of Madison Ice MIA LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, but is authority.


Notary Public, State of Wisconsin

Mary A Haack
(print or type name)

My Commission: expires 6/29/2014



Execution of this Amendment to Land Contract by the City of Madison is authorized by Resolution Enactment No. RES-11-00220, ID No. 21438, adopted by the Common Council of the City of Madison on March 15, 2011.

Drafted by Assistant City Attorney Anne Zellhoefer

Real Estate Project Nos. 7528 and 7948

EXHIBIT A
Amortization Schedule

Principal: \$550,000

Initial Terms: 1 - Ten year term, twenty year amortization, with balloon payment
2 - Interest rate of 5%, compounded semi-annually

New Terms: 1 - Twenty-five year amortization of balance remaining on 12-31-2010
2 - Twenty-five years of semi-annual payments
3 - Interest rate of 3%, compounded semi-annually
4 - No balloon payment
5 - No payment due on January 30, 2011

<u>Payment Date</u>	<u>Beginning Balance</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>	<u>Ending Balance</u>
					550,000.00
7/30/2004	550,000.00	3,651.66	0.00	3,651.66	546,348.34
1/30/2005	546,348.34	8,251.22	13,658.71	21,909.93	538,097.12
7/30/2005	538,097.12	8,457.50	13,452.43	21,909.93	529,639.62
1/30/2006	529,639.62	8,668.94	13,240.99	21,909.93	520,970.68
7/30/2006	520,970.68	8,885.66	13,024.27	21,909.93	512,085.02
1/30/2007	512,085.02	9,107.80	12,802.13	21,909.93	502,977.22
7/30/2007	502,977.22	9,335.50	12,574.43	21,909.93	493,641.72
1/30/2008	493,641.72	9,568.89	12,341.04	21,909.93	484,072.83
7/30/2008	484,072.83	9,808.11	12,101.82	21,909.93	474,264.72
1/30/2009	474,264.72	10,053.31	11,856.62	21,909.93	464,211.41
7/30/2009	464,211.41	10,304.64	11,605.29	21,909.93	453,906.77
1/30/2010	453,906.77	10,562.26	11,347.67	21,909.93	443,344.51
7/30/2010	443,344.51	10,826.32	11,083.61	21,909.93	432,518.19
1/30/2011	432,518.19	0.00	0.00	0.00	432,518.19
7/30/2011	432,518.19	5,870.00	6,487.77	12,357.77	426,648.19
1/30/2012	426,648.19	5,958.05	6,399.72	12,357.77	420,690.14
7/30/2012	420,690.14	6,047.42	6,310.35	12,357.77	414,642.72
1/30/2013	414,642.72	6,138.13	6,219.64	12,357.77	408,504.59
7/30/2013	408,504.59	6,230.20	6,127.57	12,357.77	402,274.39
1/30/2014	402,274.39	6,323.65	6,034.12	12,357.77	395,950.74
7/30/2014	395,950.74	6,418.51	5,939.26	12,357.77	389,532.23
1/30/2015	389,532.23	6,514.79	5,842.98	12,357.77	383,017.44
7/30/2015	383,017.44	6,612.51	5,745.26	12,357.77	376,404.93
1/30/2016	376,404.93	6,711.70	5,646.07	12,357.77	369,693.23
7/30/2016	369,693.23	6,812.37	5,545.40	12,357.77	362,880.86
1/30/2017	362,880.86	6,914.56	5,443.21	12,357.77	355,966.30

1 of 2

7/30/2017	355,966.30	7,018.28	5,339.49	12,357.77	348,948.02
1/30/2018	348,948.02	7,123.55	5,234.22	12,357.77	341,824.47
7/30/2018	341,824.47	7,230.40	5,127.37	12,357.77	334,594.07
1/30/2019	334,594.07	7,338.86	5,018.91	12,357.77	327,255.21
7/30/2019	327,255.21	7,448.94	4,908.83	12,357.77	319,806.27
1/30/2020	319,806.27	7,560.68	4,797.09	12,357.77	312,245.59
7/30/2020	312,245.59	7,674.09	4,683.68	12,357.77	304,571.50
1/30/2021	304,571.50	7,789.20	4,568.57	12,357.77	296,782.30
7/30/2021	296,782.30	7,906.04	4,451.73	12,357.77	288,876.26
1/30/2022	288,876.26	8,024.63	4,333.14	12,357.77	280,851.63
7/30/2022	280,851.63	8,145.00	4,212.77	12,357.77	272,706.63
1/30/2023	272,706.63	8,267.17	4,090.60	12,357.77	264,439.46
7/30/2023	264,439.46	8,391.18	3,966.59	12,357.77	256,048.28
1/30/2024	256,048.28	8,517.05	3,840.72	12,357.77	247,531.23
7/30/2024	247,531.23	8,644.80	3,712.97	12,357.77	238,886.43
1/30/2025	238,886.43	8,774.47	3,583.30	12,357.77	230,111.96
7/30/2025	230,111.96	8,906.09	3,451.68	12,357.77	221,205.87
1/30/2026	221,205.87	9,039.68	3,318.09	12,357.77	212,166.19
7/30/2026	212,166.19	9,175.28	3,182.49	12,357.77	202,990.91
1/30/2027	202,990.91	9,312.91	3,044.86	12,357.77	193,678.00
7/30/2027	193,678.00	9,452.60	2,905.17	12,357.77	184,225.40
1/30/2028	184,225.40	9,594.39	2,763.38	12,357.77	174,631.01
7/30/2028	174,631.01	9,738.30	2,619.47	12,357.77	164,892.71
1/30/2029	164,892.71	9,884.38	2,473.39	12,357.77	155,008.33
7/30/2029	155,008.33	10,032.65	2,325.12	12,357.77	144,975.68
1/30/2030	144,975.68	10,183.13	2,174.64	12,357.77	134,792.55
7/30/2030	134,792.55	10,335.88	2,021.89	12,357.77	124,456.67
1/30/2031	124,456.67	10,490.92	1,866.85	12,357.77	113,965.75
7/30/2031	113,965.75	10,648.28	1,709.49	12,357.77	103,317.47
1/30/2032	103,317.47	10,808.01	1,549.76	12,357.77	92,509.46
7/30/2032	92,509.46	10,970.13	1,387.64	12,357.77	81,539.33
1/30/2033	81,539.33	11,134.68	1,223.09	12,357.77	70,404.65
7/30/2033	70,404.65	11,301.70	1,056.07	12,357.77	59,102.95
1/30/2034	59,102.95	11,471.23	886.54	12,357.77	47,631.72
7/30/2034	47,631.72	11,643.29	714.48	12,357.77	35,988.43
1/30/2035	35,988.43	11,817.94	539.83	12,357.77	24,170.49
7/30/2035	24,170.49	11,995.21	362.56	12,357.77	12,175.28
1/30/2036	12,175.28	12,175.28	182.63	12,357.91	0.00
		<u>550,000.00</u>	<u>334,459.46</u>	<u>884,459.46</u>	



9 1 7 7 1 1 4
Tx:8876446

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5346757

08/03/2017 2:19 PM
Trans. Fee:
Exempt #: 2
Rec. Fee: 30.00
Pages: 6

SECOND AMENDMENT TO LAND CONTRACT

This Amendment to Land Contract is exempt from Real Estate Transfer Fee pursuant to Sec. 77.25(2) Wis. Stats.
This is not homestead property.

This Second Amendment to the Land Contract is made as of July 31, 2017, by and between the **City of Madison**, a Wisconsin municipal corporation ("Vendor") and **Madison Ice MIA LLC**, a Wisconsin limited liability company ("Purchaser").

WITNESSETH:

A. Vendor and Purchaser have entered into a Land Contract dated July 30, 2004, and recorded August 10, 2004, with the Dane County Register of Deeds as Document No. 3953021 (the "Original Land Contract") covering the real property described as Lot One (1), Certified Survey Map No. 4821, as recorded in the Dane County Register of Deeds Office in Volume 21, Page 198 of Certified Surveys, City of Madison, Dane County Wisconsin (the "Property"); and

B. Vendor and Purchaser amended the Land Contract on April 1, 2011, recorded with the Dane County Register of Deeds as Document No. 4757306 (the "Amended Land Contract"; together the Original Land Contract and the Amended Land Contract are referred to as the "Land Contract"); and

B. Vendor and Purchaser desire to amend the Land Contract pursuant to the terms of this Second Amendment to Land Contract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vendor and Purchaser agree as follows:

1. Section 1.a. of the Land Contract is deleted in its entirety and replaced with the following:

Vendor agrees make a loan to Purchaser in the amount of \$441,427.50, for the purpose of refinancing debt owed under the Land Contract, and which funds shall be incorporated into future payments under the Land Contract as further described in this paragraph. Purchaser agrees to purchase the Property and to pay to Vendor the new principal amount of \$812,971.91, plus interest of 3% compounded semi-annually. Beginning January 31, 2018, Purchaser shall make payments in the amount of \$27,751.76, pursuant to the Amortization Schedule attached hereto as Exhibit A. At the end of Year 10, the principal balance of \$462,672.10 shall be paid in full.

RETURN TO: Office of the City Attorney
City of Madison
210 Martin Luther King Jr Blvd
Room 401
Madison, WI 53703

Tax Parcel Nos.: 251-0708-254-0083-4

E/2
(6)

2. Section 1.e of the Land Contract is added to state as follows:


Additional Security. At the beginning of Year 6, as stated on Exhibit A (January 31, 2023), Purchaser shall provide the Vendor with a letter of credit, in a form acceptable to the Vendor, in the amount of \$60,000 (the "Letter of Credit"). The Letter of Credit shall be used to cure a default arising under Section 1.b, above, but without modifying or limiting the provisions therein.


2. Exhibit A is replaced in its entirety with the new Exhibit A attached hereto.
3. Except as modified by this Second Amendment to Land Contract, all remaining terms of the Land Contract shall remain in full force and effect.

SIGNATURES APPEAR ON FOLLOWING PAGES


IN WITNESS WHEREOF, the parties have entered into this Second Amendment to Land Contract as of the date first set forth above.

CITY OF MADISON

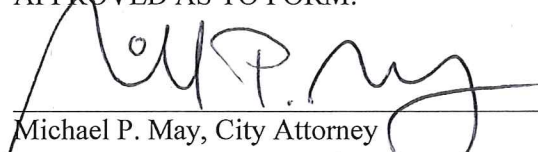
By: 
Paul R. Soglin, Mayor

By:  Eric Christianson for
Maribeth Witzel-Behl, City Clerk

APPROVED:

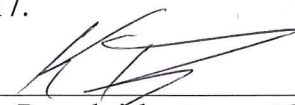

David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:


Michael P. May, City Attorney

AUTHENTICATION

Signatures of Paul R. Soglin, Mayor, and ^{Eric Christianson}~~Maribeth Witzel-Behl~~, City Clerk,
authenticated this 28th day of July, 2017.

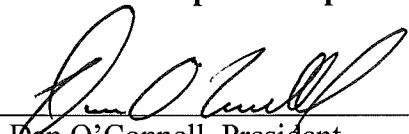

Kevin Ramakrishna
Member, State Bar of Wisconsin

SIGNATURES CONTINUE ON FOLLOWING PAGE

**MADISON ICE MIA LLC,
A Wisconsin limited liability company**

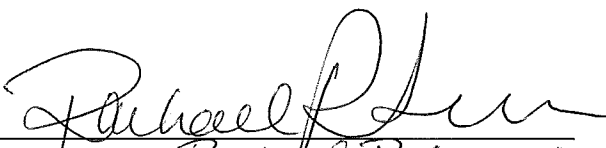
By its Sole Member:

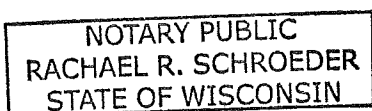
**MADISON ICE, Inc.,
a Wisconsin not-for-profit corporation**

By: 
Dan O'Connell, President

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 31st day of July, 2017, the above named Dan O'Connell, President of the Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Sole Member of Madison Ice MIA LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, but is authority.


Print Name: Rachael R Schroeder
Notary Public, State of Wisconsin
My Commission: expires 8/16/19



Drafted by Assistant City Attorney Kevin Ramakrishna

EXHIBIT A
Amortization Schedule

Principal: \$812,971.91

New Terms:

1. Ten year term, twenty year amortization
2. Interest rate of 3%, compounded semi-annually
3. Balloon Payment due on January 31, 2028

	<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Balance</u>
	3/15/17	0	0.00	812,971.91
Year 1	1/31/18	8,443.68	19,308.08	804,528.23
	7/31/18	15,683.84	12,067.92	788,844.40
Year 2	1/31/19	15,919.09	11,832.67	772,925.30
	7/31/19	16,157.88	11,593.88	756,767.42
Year 3	1/31/20	16,400.25	11,351.51	740,367.17
	7/31/20	16,646.25	11,105.51	723,720.92
Year 4	1/31/21	16,895.95	10,855.81	706,824.97
	7/31/21	17,149.39	10,602.37	689,675.59
Year 5	1/31/22	17,406.63	10,345.13	672,268.96
	7/31/22	17,667.73	10,084.03	654,601.24
Year 6	1/31/23	17,932.74	9,819.02	636,668.50
	7/31/23	18,201.73	9,550.03	618,466.76
Year 7	1/31/24	18,474.76	9,277.00	599,992.00
	7/31/24	18,751.88	8,999.88	581,240.13
Year 8	1/31/25	19,033.16	8,718.60	562,206.97
	7/31/25	19,318.66	8,433.10	542,888.31
Year 9	1/31/26	19,608.44	8,143.32	523,279.88
	7/31/26	19,902.56	7,849.20	503,377.31
Year 10	1/31/27	20,201.10	7,550.66	483,176.21
	7/31/27	20,504.12	7,247.64	462,672.10
Balloon Payment	1/31/28	462,672.10		
		812,971.91	204,735.39	
Payment every 6 months		27,751.76		

Exhibit "B"**Legal Description**

Real property in the City of Madison, County of Dane, State of Wisconsin, described as follows:

LOT ONE (1), CERTIFIED SURVEY MAP NO. 4821 RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, WISCONSIN, PAGES 198 AND 199, AS DOCUMENT NUMBER 1910375, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PARCEL NO. 251-0708-254-0083-4

LAND CONTRACT

This transfer is exempt from Real Estate Transfer Fee pursuant to Wisconsin Stats. Sections 77.25(2).

This Land Contract ("Contract") is entered into by and between the **City of Madison**, a Wisconsin municipal corporation ("Vendor"), and **Madison Ice Hartmeyer LLC**, a Wisconsin limited liability company ("Purchaser"). Vendor sells and agrees to convey to Purchaser, upon the prompt and full performance of this Contract by Purchaser, the following property, together with the rents, profits, fixtures and other appurtenant interest (all called the "Property"), in Dane County, State of Wisconsin:

Parcel A:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 31; thence North along the West line of Section 31 for a distance of 33.0 feet to the North line of Commercial Avenue; thence East along the North line of Commercial Avenue, 470.7 feet to the Easterly line of the Chicago-Northwestern Railroad right-of-way and the point of beginning of this description; thence Northwesterly along said Easterly right-of-way line, 256.75 feet to the South line of property leased to the Yellow Truck Lines, Inc. of Madison, as described in Volume 197 of Miscellaneous, page 220 as Document Number 732766; thence Easterly along the South boundary of said leased lands, 282.5 feet to the West line of Ruskin Street; thence South along the West line of Ruskin Street, 250.3 feet to the North line of Commercial Avenue; thence West along the North line of Commercial Avenue 234.0 feet to the point of beginning, EXCEPT that part conveyed for street purposes as set forth in a Quit Claim Deed recorded in Volume 493 of Records, page 245 as Document Number 1387336.

Parcel B:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 31; thence North along the West line of Section 31 for a distance of 33.0 feet to the North line of Commercial Avenue; thence East along the North line of Commercial Avenue, 704.7 feet to the West line of Ruskin Street; thence Northerly along the West line of Ruskin Street 250.3 feet to the Southeast corner of leasehold of Yellow Truck Lines, Inc. as recorded in Volume 197 of Miscellaneous, on page 220 as Document Number 732766; thence East parallel to Commercial Avenue 66.0 feet to the East line of said Ruskin Street and the point of beginning of this description, said point also being the Southwest corner of leasehold of Wheeler Transfer and Storage Company, which is recorded in Volume 227 of Miscellaneous, page 559 as Document Number 792771; thence East parallel to Commercial Avenue 250.0 feet; thence South on a line parallel to Ruskin Street 250.3 feet to the North line of Commercial Avenue; thence West along the North line of Commercial Avenue 250.0 feet to the East line of Ruskin Street; thence Northerly along East line of Ruskin Street, 250.3 feet to the point of beginning, EXCEPT that part conveyed for street purposes as set forth in a Quit Claim Deed recorded in Volume 493 of Records, page 245 as Document Number 1387336.

Together with the City's right, title and interest in Parcel C:

Ingress/Egress Easement and Building Encroachment Easement as set forth in Grant of Easement dated September 16, 1966 and recorded October 12, 1966 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 452 of Miscellaneous, Page 364 as Document Number 1171559; Amendment to Grant of Easement dated November 1, 1973 and recorded November 23, 1973 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 484 of Records, Page 82 as Document Number 1383555.

This is not homestead property.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
3356005

08/17/2004 02:46:21PM

Trans. Fee:
Exempt #: 2

Rec. Fee: 23.00
Pages: 7

002386

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO: Theodore C. Widder
20 N. Carroll St.
Madison, WI 53703

Tax Parcel Nos.: 251-0810-313-0094-0
251-0810-313-0099-0

1. Purchase Price.

- a. Purchaser agrees to purchase the Property and to pay to Vendor the principal amount of \$550,000.00, plus interest in arrears, in the following manner: (a) the principal amount of \$3,651.66 shall be payable on July 30, 2004; and (b) the balance of \$548,640.01, together with interest in arrears from the date hereof on the balance outstanding from time to time at the rate of five percent (5%) per annum until paid in full, shall be payable as set forth in attached Exhibit A. Provided, however, the entire outstanding balance shall be paid in full on or before January 30, 2014 (the "Maturity Date").
- b. Following any default in payment and failure to cure within 15 days of written notice thereof, interest shall accrue at the rate of ten percent (10%) per annum on the entire amount in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire principal balance).
- c. Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. No penalty shall be charged for prepayment.
- d. All payments are to be made payable to the City Treasurer and sent or personally delivered to Vendor at the address specified in Paragraph 9.

2. Taxes and Special Assessments. Purchaser promises to pay when due all taxes (unless Purchaser is otherwise exempt therefrom) and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

3. Indemnification and Insurance.

- a. Purchaser shall keep the improvements on the Property, as well as the contents, insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the amounts of \$2,168,000.00 for the improvements and \$200,000.00 for the contents. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property, or a certificate thereof, shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged.
- b. Additionally, Purchaser shall carry commercial general liability insurance including contractual liability with no less than the following limits of liability, as may be adjusted, from time to time, by the City's Risk Manager: bodily injury, death and property damage of \$1,000,000.00 per occurrence. The policy or policies shall name Vendor as an additional insured. As evidence of this coverage, Purchaser shall furnish to Vendor a certificate of insurance on a form provided by Vendor.
- c. Purchaser shall be liable to and hereby agrees to indemnify, defend and hold harmless Vendor, 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 Vendor or its officials, officers, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of Purchaser and/or its officials, officers, agents, employees, assigns, guests, invitees, lessees or subcontractors, in the performance of this Contract, whether caused by or contributed to by the negligent acts of Vendor, its officers, officials, agents, and employees.

4. Hazardous Substances; Indemnification. Purchaser represents and warrants that its use of the Property will not generate any hazardous substance, and it will not store or dispose on the Property nor transport to or over the Property any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Purchaser further agrees to hold Vendor harmless from and indemnify Vendor against any release of such hazardous substance

and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of Vendor, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

5. Title and Possession.

- a. Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser for examination except: None.
- b. Purchaser agrees to pay the cost of future title evidence.
- c. Purchaser shall be entitled to take possession of the Property on July 30, 2004.

6. Waste. Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good and tenantable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

7. Deed. Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner herein specified, Vendor will on demand, execute and deliver to Purchaser, a Quit Claim Deed of the Property.

8. Default.

- a. Purchaser agrees that time is of the essence and (a) in the event of a default in the payment under this Contract of any principal or interest which continues for a period of fifteen (15) days following written notice thereof by Vendor (delivered personally or mailed by certified mail); or (b) in the event of a default in performance under this Contract of any other obligation of Purchaser which continues for a period of thirty (30) days following written notice thereof by Vendor (delivered personally or mailed by certified mail), or such reasonably extended time period as may be necessary to cure in the event the default is not a health or safety violation and cannot, because of its nature, be cured within said thirty (30) days; or (c) in the event of a default in the payment under the loan agreement and promissory note of even date hereof from the Purchaser to the Vendor of any principal or interest which continues for a period of fifteen (15) days following written notice thereof; then the entire outstanding balance under this Contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those proved by law or in equity:
 - (i) Vendor may, at its option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amount due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if Purchaser fails to redeem); or
 - (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or

- (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or
- (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and
- (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above.

Notwithstanding any oral or written statement or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses, including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

- b. Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.
 - c. Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless the outstanding balance payable under this Contract is first paid in full.
 - d. Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.
9. **Notices.** All notices to be given under the terms of this Contract shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below:

For Vendor: City of Madison
Community and Economic Development Unit
Real Estate Section
Attn.: Real Estate Manager
215 Martin Luther King, Jr. Blvd., Suite LL-100
P. O. Box 2983
Madison, WI 53701-2983

For Purchaser : Madison Ice, Inc.
c/o Dan O'Connell
2940 Maple Run Drive
Madison, WI 53719

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

10. **Special Conditions.**

- a. As a condition of this Contract and the land contract of even date hereof between the parties pertaining to property located at 725 Forward Drive, Madison, Wisconsin, the Purchaser shall maintain a minimum of two ice sheets within the City of Madison for twenty (20) years from the date of the execution of both land contracts. The ice sheets, as well as the related meeting facilities (collectively, the "Facilities") shall be available for use by the "General Public" an average of five (5) hours per week, at rates determined by the Purchaser, during the months of October through March. The term "General Public" as used in this Contract is defined as all individuals, families and organizations that are not "Core Users," with the term "Core Users" being defined as the Dane County Youth Hockey Organization and its member clubs, including Madison

Youth Hockey Organizations, Figure Skating Club of Madison, high school athletic programs as participants in the Wisconsin Interscholastic Athletic Association, and the Speed Skating Club of Madison and successor organizations.

- b. The Purchaser shall implement programs to assure that individuals and families of all income levels have the opportunity to use the Facilities during those periods of time that the Facilities are not being utilized by the Core Users. In addition, the Purchaser shall promote the involvement of individuals and families of all income levels with the Core User programs.
 - c. The Vendor agrees to meet with the Purchaser to discuss and assist with the planning and development for potential expansion and/or relocation of the Facilities within the City of Madison.
11. **Binding Effect.** All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser.

Dated this 30th day of July, 2004.

CITY OF MADISON,
a Wisconsin corporation

By: [Signature]
David J. Cieslewicz, Mayor

By: [Signature]
Ray Fisher, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 20th day of July, 2004, the above named David J. Cieslewicz, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My Commission: expired 2-12-2006

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 19th day of July, 2004, the above named Ray Fisher, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My Commission: is permanent.

Approved as to form:

Michael P. May,
City Attorney

Date

7-19-04

Approved:

Dean Brasser,
City Comptroller

Date

002391

7/19/04

Approved:

Kevin Houlihan,
Risk Manager

7/21/04
Date

MADISON ICE HARTMEYER LLC,
a Wisconsin limited liability company

By its Managing Member:

MADISON ICE, INC.,
a Wisconsin not-for-profit corporation

By:

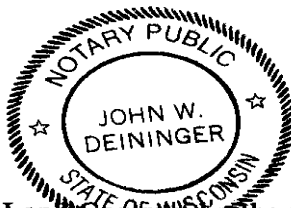
Dan O'Connell,
President

By:

Tom Groth,
Vice President

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 30 day of July, 2004, the above named Dan O'Connell, President, and Tom Groth, Vice President, of Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Managing Member of Madison Ice Hartmeyer LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, by its authority.



Notary Public, State of Wisconsin

My Commission: exp. 11-11-07

Execution of this Land Contract by the City of Madison is authorized by Amended Third Substitute Resolution No. 61584, ID No. 35176, adopted by the Common Council of the City of Madison on June 15, 2004.

Drafted by the City of Madison Real Estate Section.

Jerry Lund

Project No. 7528

EXHIBIT A

AMORTIZATION SCHEDULE

002392

Principal: \$550,000

- Terms:**
- 1 - Ten year term, twenty year amortization, with balloon payment
 - 2 - Interest rate of 5%, compounded semi-annually
 - 3 - Semi-annual payments
 - 4 - Debt service payments of \$43,819.86 per year
 - 5 - Purchase closed on July 30, 2004

	<u>Payment Date</u>	<u>Beginning Balance</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>	<u>Ending Balance</u>
						550,000.00
1	7/30/2004	550,000.00	3,651.66	0.00	3,651.66	546,348.34
2	1/30/2005	546,348.34	8,251.22	13,658.71	21,909.93	538,097.12
3	7/30/2005	538,097.12	8,457.50	13,452.43	21,909.93	529,639.62
4	1/30/2006	529,639.62	8,668.94	13,240.99	21,909.93	520,970.68
5	7/30/2006	520,970.68	8,885.66	13,024.27	21,909.93	512,085.02
6	1/30/2007	512,085.02	9,107.80	12,802.13	21,909.93	502,977.22
7	7/30/2007	502,977.22	9,335.50	12,574.43	21,909.93	493,641.72
8	1/30/2008	493,641.72	9,568.89	12,341.04	21,909.93	484,072.83
9	7/30/2008	484,072.83	9,808.11	12,101.82	21,909.93	474,264.72
10	1/30/2009	474,264.72	10,053.31	11,856.62	21,909.93	464,211.41
11	7/30/2009	464,211.41	10,304.64	11,605.29	21,909.93	453,906.77
12	1/30/2010	453,906.77	10,562.26	11,347.67	21,909.93	443,344.51
13	7/30/2010	443,344.51	10,826.32	11,083.61	21,909.93	432,518.19
14	1/30/2011	432,518.19	11,096.98	10,812.95	21,909.93	421,421.21
15	7/30/2011	421,421.21	11,374.40	10,535.53	21,909.93	410,046.81
16	1/30/2012	410,046.81	11,658.76	10,251.17	21,909.93	398,388.05
17	7/30/2012	398,388.05	11,950.23	9,959.70	21,909.93	386,437.82
18	1/30/2013	386,437.82	12,248.98	9,660.95	21,909.93	374,188.84
19	7/30/2013	374,188.84	12,555.21	9,354.72	21,909.93	361,633.63
20	1/30/2014	361,633.63	361,633.63	9,040.84	370,674.47	0.00
			550,000.00	218,704.87	768,704.87	

AMENDMENT TO LAND CONTRACT

This Amendment to Land Contract is exempt from Real Estate Transfer Fee pursuant to Sec. 77.25(2) Wis. Stats.
This is not homestead property.

This Amendment to Land Contract is made as of April 1, 2011, by and between the **City of Madison**, a Wisconsin municipal corporation ("Vendor") and **Madison Hartmeyer LLC**, a Wisconsin limited liability company ("Purchaser").

WITNESSETH:

A. Vendor and Purchaser have entered into a Land Contract dated July 30, 2004, and recorded August 17, 2004, with the Dane County Register of Deeds as Document No. 3956005 (the "Land Contract") covering the real property described on the attached Exhibit B (the "Property"); and

B. Vendor and Purchaser desire to amend the Land Contract pursuant to the terms of this Amendment to Land Contract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Vendor and Purchaser agree as follows:

1. Section 1.a. of the Land Contract is deleted in its entirety and replaced with the following:

Purchaser agrees to purchase the Property and to pay to Vendor the principal amount of \$550,000, plus interest in arrears, on the dates and in the manner as described herein. Beginning July 30, 2004, Purchaser shall pay the principal amount of \$117,481.81, plus interest of 5% compounded semi-annually, pursuant to the Amortization Schedule attached hereto as Exhibit A. Beginning July 30, 2011, Purchaser shall pay the remaining principal balance of \$432,518.19, plus interest of 3% compounded semi-annually, pursuant to the Amortization Schedule attached hereto as Exhibit A.

2. The first sentence of Section 10.a. is deleted and replaced with the following:

As a condition of this Amendment to Land Contract and the amended land contract of even date herewith between Vendor and Madison Ice MIA LLC pertaining to property located at 725 Forward Avenue, Madison, Wisconsin, Purchaser shall maintain a minimum of two ice sheets within the City of Madison for a period of twenty-five (25) years from the date of this Amendment to Land Contract.



8 2 5 4 3 2 0
Tx:8157245

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

4757307

04/12/2011 12:12 PM

Trans. Fee:

Exempt #: 2

Rec. Fee: 30.00

Pages: 6

RETURN TO: Office of the City Attorney
City of Madison
210 Martin Luther King Jr Blvd
Room 401
Madison, WI 53703

Tax Parcel Nos.: 251-0810-313-0094-0
251-0810-313-0099-0

3. New Section 10.d. is added as follows:

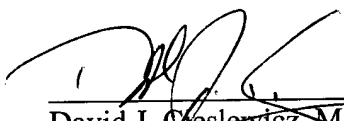
d. Beginning on May 1, 2011, Purchaser shall ensure that the City of Madison Parks Superintendent, or his or her designee, is made a member of the Board of Directors of Madison Ice, Inc., on or before May 1, 2011.

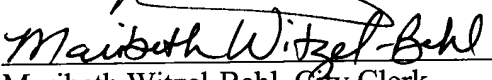
4. Exhibit A is replaced in its entirety with the new Exhibit A attached hereto.

5. Except as modified by this Amendment to Land Contract, all remaining terms of the Land Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have entered into this Amendment to Land Contract as of the date first set forth above.

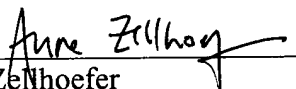
CITY OF MADISON

By: 
David J. Cieslewicz, Mayor

By: 
Maribeth Witzel-Behl, City Clerk

AUTHENTICATION

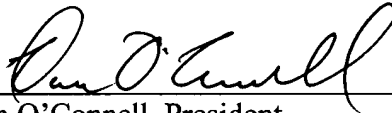
Signatures of David J. Cieslewicz, Mayor, and Maribeth Witzel-Behl, City Clerk, authenticated this 8th day of April, 2011.

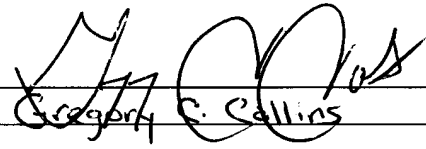

Anne Zellhoefer
Member, State Bar of Wisconsin

**MADISON ICE HARTMEYER LLC,
A Wisconsin limited liability company**

By its Managing Member:

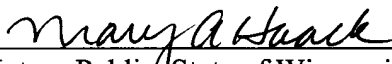
**MADISON ICE, Inc.,
a Wisconsin not-for-profit corporation**

By: 
Dan O'Connell, President

By: , ~~Vice President~~
~~Secretary~~

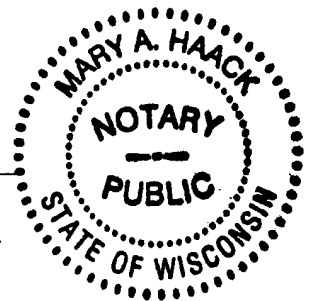
State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 1 day of April, 2011, the above named Dan O'Connell, President, and Greg Collins, ~~Vice President~~ ^{Secretary}, of the Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Managing Member of Madison Ice MIA LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, but is authority.


Notary Public, State of Wisconsin

Mary A Haack
(print or type name)

My Commission: expires 6/29/2014



Execution of this Amendment to Land Contract by the City of Madison is authorized by Resolution Enactment No. RES-11-00220, ID No. 21438, adopted by the Common Council of the City of Madison on March 15, 2011.

Drafted by Assistant City Attorney Anne Zellhoefer

Real Estate Project Nos. 7528 and 7949

EXHIBIT A
Amortization Schedule

Principal: \$550,000

Initial Terms: 1 - Ten year term, twenty year amortization, with balloon payment
2 - Interest rate of 5%, compounded semi-annually

New Terms: 1 - Twenty-five year amortization of balance remaining on 12-31-2010
2 - Twenty-five years of semi-annual payments
3 - Interest rate of 3%, compounded semi-annually
4 - No balloon payment
5 - No payment due on January 30, 2011

<u>Payment Date</u>	<u>Beginning Balance</u>	<u>Principal Payments</u>	<u>Interest Payments</u>	<u>Total Payments</u>	<u>Ending Balance</u>
					550,000.00
7/30/2004	550,000.00	3,651.66	0.00	3,651.66	546,348.34
1/30/2005	546,348.34	8,251.22	13,658.71	21,909.93	538,097.12
7/30/2005	538,097.12	8,457.50	13,452.43	21,909.93	529,639.62
1/30/2006	529,639.62	8,668.94	13,240.99	21,909.93	520,970.68
7/30/2006	520,970.68	8,885.66	13,024.27	21,909.93	512,085.02
1/30/2007	512,085.02	9,107.80	12,802.13	21,909.93	502,977.22
7/30/2007	502,977.22	9,335.50	12,574.43	21,909.93	493,641.72
1/30/2008	493,641.72	9,568.89	12,341.04	21,909.93	484,072.83
7/30/2008	484,072.83	9,808.11	12,101.82	21,909.93	474,264.72
1/30/2009	474,264.72	10,053.31	11,856.62	21,909.93	464,211.41
7/30/2009	464,211.41	10,304.64	11,605.29	21,909.93	453,906.77
1/30/2010	453,906.77	10,562.26	11,347.67	21,909.93	443,344.51
7/30/2010	443,344.51	10,826.32	11,083.61	21,909.93	432,518.19
1/30/2011	432,518.19	0.00	0.00	0.00	432,518.19
7/30/2011	432,518.19	5,870.00	6,487.77	12,357.77	426,648.19
1/30/2012	426,648.19	5,958.05	6,399.72	12,357.77	420,690.14
7/30/2012	420,690.14	6,047.42	6,310.35	12,357.77	414,642.72
1/30/2013	414,642.72	6,138.13	6,219.64	12,357.77	408,504.59
7/30/2013	408,504.59	6,230.20	6,127.57	12,357.77	402,274.39
1/30/2014	402,274.39	6,323.65	6,034.12	12,357.77	395,950.74
7/30/2014	395,950.74	6,418.51	5,939.26	12,357.77	389,532.23
1/30/2015	389,532.23	6,514.79	5,842.98	12,357.77	383,017.44
7/30/2015	383,017.44	6,612.51	5,745.26	12,357.77	376,404.93
1/30/2016	376,404.93	6,711.70	5,646.07	12,357.77	369,693.23
7/30/2016	369,693.23	6,812.37	5,545.40	12,357.77	362,880.86
1/30/2017	362,880.86	6,914.56	5,443.21	12,357.77	355,966.30

1 of 2

7/30/2017	355,966.30	7,018.28	5,339.49	12,357.77	348,948.02	
1/30/2018	348,948.02	7,123.55	5,234.22	12,357.77	341,824.47	
7/30/2018	341,824.47	7,230.40	5,127.37	12,357.77	334,594.07	
1/30/2019	334,594.07	7,338.86	5,018.91	12,357.77	327,255.21	
7/30/2019	327,255.21	7,448.94	4,908.83	12,357.77	319,806.27	
1/30/2020	319,806.27	7,560.68	4,797.09	12,357.77	312,245.59	
7/30/2020	312,245.59	7,674.09	4,683.68	12,357.77	304,571.50	
1/30/2021	304,571.50	7,789.20	4,568.57	12,357.77	296,782.30	
7/30/2021	296,782.30	7,906.04	4,451.73	12,357.77	288,876.26	
1/30/2022	288,876.26	8,024.63	4,333.14	12,357.77	280,851.63	
7/30/2022	280,851.63	8,145.00	4,212.77	12,357.77	272,706.63	
1/30/2023	272,706.63	8,267.17	4,090.60	12,357.77	264,439.46	
7/30/2023	264,439.46	8,391.18	3,966.59	12,357.77	256,048.28	
1/30/2024	256,048.28	8,517.05	3,840.72	12,357.77	247,531.23	
7/30/2024	247,531.23	8,644.80	3,712.97	12,357.77	238,886.43	
1/30/2025	238,886.43	8,774.47	3,583.30	12,357.77	230,111.96	
7/30/2025	230,111.96	8,906.09	3,451.68	12,357.77	221,205.87	
1/30/2026	221,205.87	9,039.68	3,318.09	12,357.77	212,166.19	
7/30/2026	212,166.19	9,175.28	3,182.49	12,357.77	202,990.91	
1/30/2027	202,990.91	9,312.91	3,044.86	12,357.77	193,678.00	
7/30/2027	193,678.00	9,452.60	2,905.17	12,357.77	184,225.40	
1/30/2028	184,225.40	9,594.39	2,763.38	12,357.77	174,631.01	
7/30/2028	174,631.01	9,738.30	2,619.47	12,357.77	164,892.71	
1/30/2029	164,892.71	9,884.38	2,473.39	12,357.77	155,008.33	
7/30/2029	155,008.33	10,032.65	2,325.12	12,357.77	144,975.68	
1/30/2030	144,975.68	10,183.13	2,174.64	12,357.77	134,792.55	
7/30/2030	134,792.55	10,335.88	2,021.89	12,357.77	124,456.67	
1/30/2031	124,456.67	10,490.92	1,866.85	12,357.77	113,965.75	
7/30/2031	113,965.75	10,648.28	1,709.49	12,357.77	103,317.47	
1/30/2032	103,317.47	10,808.01	1,549.76	12,357.77	92,509.46	
7/30/2032	92,509.46	10,970.13	1,387.64	12,357.77	81,539.33	
1/30/2033	81,539.33	11,134.68	1,223.09	12,357.77	70,404.65	
7/30/2033	70,404.65	11,301.70	1,056.07	12,357.77	59,102.95	
1/30/2034	59,102.95	11,471.23	886.54	12,357.77	47,631.72	
7/30/2034	47,631.72	11,643.29	714.48	12,357.77	35,988.43	
1/30/2035	35,988.43	11,817.94	539.83	12,357.77	24,170.49	
7/30/2035	24,170.49	11,995.21	362.56	12,357.77	12,175.28	
1/30/2036	12,175.28	12,175.28	182.63	12,357.91	0.00	185,370.45
		<u>550,000.00</u>	<u>334,459.46</u>	<u>884,459.46</u>		

EXHIBIT B

The Property

Parcel A:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 31; thence North along the West line of Section 31 for a distance of 33.0 feet to the North line of Commercial Avenue; thence East along the North line of Commercial Avenue, 470.7 feet to the Easterly line of the Chicago-Northwestern Railroad right-of-way and the point of beginning of this description; thence Northwesterly along said Easterly right-of-way line, 256.75 feet to the South line of property leased to the Yellow Truck Lines, Inc. of Madison, as described in Volume 197 of Miscellaneous, page 220 as Document Number 732766; thence Easterly along the South boundary of said leased lands, 282.5 feet to the West line of Ruskin Street; thence South along the West line of Ruskin Street, 250.3 feet to the North line of Commercial Avenue; thence West along the North line of Commercial Avenue 234.0 feet to the point of beginning, EXCEPT that part conveyed for street purposes as set forth in a Quit Claim Deed recorded in Volume 493 of Records, page 245 as Document Number 1387336.

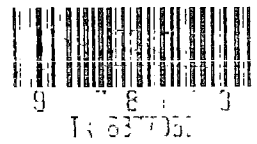
Parcel B:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 31; thence North along the West line of Section 31 for a distance of 33.0 feet to the North line of Commercial Avenue; thence East along the North line of Commercial Avenue, 704.7 feet to the West line of Ruskin Street; thence Northerly along the West line of Ruskin Street 250.3 feet to the Southeast corner of leasehold of Yellow Truck Lines, Inc. as recorded in Volume 197 of Miscellaneous, on page 220 as Document Number 732766; thence East parallel to Commercial Avenue 66.0 feet to the East line of said Ruskin Street and the point of beginning of this description, said point also being the Southwest corner of leasehold of Wheeler Transfer and Storage Company, which is recorded in Volume 227 of Miscellaneous, page 559 as Document Number 792771; thence East parallel to Commercial Avenue 250.0 feet; thence South on a line parallel to Ruskin Street 250.3 feet to the North line of Commercial Avenue; thence West along the North line of Commercial Avenue 250.0 feet to the East line of Ruskin Street; thence Northerly along East line of Ruskin Street, 250.3 feet to the point of beginning, EXCEPT that part conveyed for street purposes as set forth in a Quit Claim Deed recorded in Volume 493 of Records, page 245 as Document Number 1387336.

Together with the City's right, title and interest in Parcel C:

Ingress/Egress Easement and Building Encroachment Easement as set forth in Grant of Easement dated September 16, 1966 and recorded October 12, 1966 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 452 of Miscellaneous, Page 364 as Document Number 1171559; Amendment to Grant of Easement dated November 1, 1973 and recorded November 23, 1973 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 484 of Records, Page 82 as Document Number 1383555.



**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5347429**

**08/07/2017 2:28 PM
Trans. Fee:
Exempt #: 2
Rec. Fee: 30.00
Pages: 6**

SECOND AMENDMENT TO LAND CONTRACT

This Amendment to Land Contract is exempt from Real Estate Transfer
Fee pursuant to Sec. 77.25(2) Wis. Stats.
This is not homestead property.

This Second Amendment to the Land Contract is made as of
July 31, 2017, by and between the **City of Madison**, a
Wisconsin municipal corporation ("Vendor") and **Madison
Ice Hartmeyer, LLC**, a Wisconsin limited liability
company ("Purchaser").

WITNESSETH:

A. Vendor and Purchaser have entered into a Land Contract
dated July 30, 2004, and recorded August 17, 2004, with the
Dane County Register of Deeds as Document No. 3956005
(the "Original Land Contract") covering the real property
described in the attached Exhibit B (the "Property"); and

RETURN TO:

Office of the City Attorney
City of Madison
210 Martin Luther King Jr Blvd
Room 401
Madison, WI 53703

B. Vendor and Purchaser amended the Land Contract on
April 1, 2011, recorded with the Dane County Register of
Deeds as Document No. 4757307 (the "Amended Land
Contract"; together the Original Land Contract and the
Amended Land Contract are referred to as the "Land Contract"); and

Tax Parcel Nos.: 251-0810-313-0094-0

C. Vendor and Purchaser desire to amend the Land Contract pursuant to the terms of this Second
Amendment to Land Contract.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which
are hereby acknowledged, Vendor and Purchaser agree as follows:

1. Section 1.a. of the Land Contract is deleted in its entirety and replaced with the
following:

Vendor agrees make a loan to Purchaser in the amount of \$627,812.50,
for the purpose of reimbursing Purchaser for costs incurred by Purchaser
in performing capital improvements on the Property and refinancing debt
owed under the Land Contract, and which funds shall be incorporated
into future payments under the Land Contract as further described in this
paragraph. Purchaser agrees to purchase the Property and to pay to
Vendor the new principal amount of \$999,356.90, plus interest of 3%
compounded semi-annually. Beginning January 31, 2018, Purchaser shall
make payments in the amount of \$34,114.24, pursuant

to the Amortization Schedule attached hereto as Exhibit A. At the end of Year 10, the principal balance of \$568,745.86 shall be paid in full.

2. Section 1.e of the Land Contract is added to state as follows:

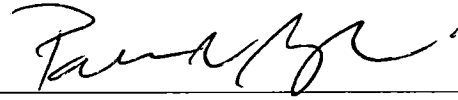
Additional Security. At the beginning of Year 6, as stated on Exhibit A (January 31, 2023), Purchaser shall provide the Vendor with a letter of credit, in a form acceptable to the Vendor, in the amount of \$60,000 (the "Letter of Credit"). The Letter of Credit shall be used to cure a default arising under Section 1.b, above, but without modifying or limiting the provisions therein.

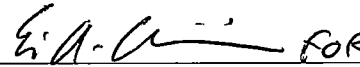
2. Exhibit A is replaced in its entirety with the new Exhibit A attached hereto.
3. Except as modified by this Second Amendment to Land Contract, all remaining terms of the Land Contract shall remain in full force and effect.

SIGNATURES APPEAR ON FOLLOWING PAGES

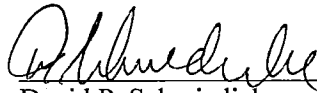
IN WITNESS WHEREOF, the parties have entered into this Second Amendment to Land Contract as of the date first set forth above.

CITY OF MADISON

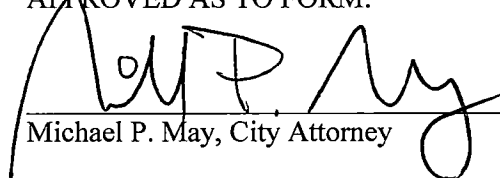
By: 
Paul R. Soglin, Mayor

By:  FOR
Eric Christianson Maribeth Witzel-Behl, City Clerk

APPROVED:



David P. Schmiedicke
Finance Director

APPROVED AS TO FORM:


Michael P. May, City Attorney

AUTHENTICATION

Eric Christianson
Signatures of Paul R. Soglin, Mayor, and ~~Maribeth Witzel-Behl~~, City Clerk, authenticated this
28 day of July, 2017.



Kevin Ramakrishna
Member, State Bar of Wisconsin

SIGNATURES CONTINUE ON FOLLOWING PAGE

**MADISON ICE HARTMEYER LLC,
A Wisconsin limited liability company**


By its Sole Member:

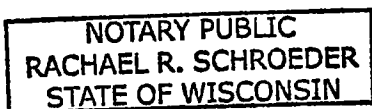
**MADISON ICE, Inc.,
a Wisconsin not-for-profit corporation**

By: 
Dan O'Connell, President

State of Wisconsin)
) ss.
County of Dane)

Personally came before me this 31st day of July, 2017, the above named Dan O'Connell, President, of the Madison Ice, Inc., a Wisconsin not-for-profit corporation, the Sole Member of Madison Ice Hartmeyer LLC, a Wisconsin limited liability company, known to me to be the persons who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of such corporation, but is authority.


Print Name: Rachael R. Schroeder
Notary Public, State of Wisconsin
My Commission: expires 8/16/19



Drafted by Assistant City Attorney Kevin Ramakrishna

EXHIBIT A
Amortization Schedule

Principal: \$999,356.90

New Terms:

1. Ten year term, twenty year amortization
2. Interest rate of 3%, compounded semi-annually
3. Balloon Payment due on January 31, 2028

	<u>Date</u>	<u>Principal</u>	<u>Interest</u>	<u>Balance</u>
	3/15/17	0	0.00	999,356.90
Year 1	1/31/18	10,379.51	23,734.73	988,977.39
	7/31/18	19,279.58	14,834.66	969,697.81
Year 2	1/31/19	19,568.77	14,545.47	950,129.03
	7/31/19	19,862.30	14,251.94	930,266.73
Year 3	1/31/20	20,160.24	13,954.00	910,106.49
	7/31/20	20,462.64	13,651.60	889,643.85
Year 4	1/31/21	20,769.58	13,344.66	868,874.27
	7/31/21	21,081.13	13,033.11	847,793.14
Year 5	1/31/22	21,397.34	12,716.90	826,395.80
	7/31/22	21,718.30	12,395.94	804,677.49
Year 6	1/31/23	22,044.08	12,070.16	782,633.42
	7/31/23	22,374.74	11,739.50	760,258.68
Year 7	1/31/24	22,710.36	11,403.88	737,548.32
	7/31/24	23,051.02	11,063.22	714,497.30
Year 8	1/31/25	23,396.78	10,717.46	691,100.52
	7/31/25	23,747.73	10,366.51	667,352.79
Year 9	1/31/26	24,103.95	10,010.29	643,248.84
	7/31/26	24,465.51	9,648.73	618,783.33
Year 10	1/31/27	24,832.49	9,281.75	593,950.84
	7/31/27	25,204.98	8,909.26	568,745.87
Balloon Payment	1/31/28	568,745.87		
		999,356.90	251,673.77	
Payment every 6 months		34,114.24		

Exhibit "B"

Legal Description

Real property in the City of Madison, County of Dane, State of Wisconsin, described as follows:

Parcel A:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 31; Thence North along the West line of Section 31 for a Distance of 33.0 feet to the North line of Commercial Avenue; Thence East along the North line of Commercial Avenue, 470.7 feet to the Easterly line of the Chicago-Northwestern Railroad right-of-way and the point of Beginning of this description; Thence Northwesterly along said Easterly right-of-way Line, 256.15 feet to the South line of property leased to the Yellow Truck Lines, Inc. of Madison, as described in Volume 197 of Miscellaneous, page 220 as Document Number 732766; Thence Easterly along the South boundary of said leased lands 282.5 Feet to the West line of Ruskin Street; Thence South along the West line of Ruskin Street, 250.3 feet to the North line of Commercial Avenue; Thence west along the North line of Commercial Avenue 234.0 feet to the point of beginning, Except that Part conveyed for Street purposes as set forth in Quit Claim Deed recorded in Volume 493 of Records, page 245 as Document Number 1387336.

Parcel B:

Part of Fractional West 1/2 of Southwest 1/4 of Section 31, Township 8 North, Range 10 East, in the City of Madison, Dane County, Wisconsin, described as follows: Commencing at the Southwest corner of said Section 31; Thence North along the West line of Section 31 for a distance of 33.0 feet to the North line of Commercial Avenue; Thence East along the North line of Commercial Avenue, 704.7 feet to the West line of Ruskin Street; thence Northerly along the West line of Ruskin Street 250.3 feet to the Southeast corner of leasehold of Yellow Truck Lines, Inc. as recorded in Volume 197 of Miscellaneous, on page 220 as Document Number 732766; thence East Parallel to Commercial Avenue 66.0 feet to this East line of said Ruskin Street and the point of beginning of this description, said point also being the Southwest Corner of leasehold of Wheeler Transfer and Storage Company, which is recorded in Volume 227 of Miscellaneous, page 559 as Document Number 792771; Thence East parallel to Commercial Avenue 250.0 feet; Thence South on a line parallel to Ruskin Street 250.3 feet to the North line of Commercial Avenue; Thence West along the North line of Commercial Avenue 250.0 feet to the East line of Ruskin Street; Thence Northerly along East line of Ruskin Street, 250.3 feet to the point of Beginning, Except that Part conveyed for Street purposes as set forth in a Quit Claim Deed Recorded in Volume 493 of Records, page 245 as Document Number 1387336.

Parcel c:

Ingress/Egress Easement and Building Encroachment Easement as set forth in Grant of Easement dated September 16, 1966 and recorded October 12, 1966 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 452 of Miscellaneous, Page 364 as Document Number 1171559; Amendment to Grant of Easement dated November 1, 1973 and Recorded November 23, 1973 in the Office of the Register of Deeds for Dane County, Wisconsin in Volume 484 of Records, Page 82 as Document Number 1383555.

APN: 251/0810-313-0094-0

From: [Miriam López](#)
To: [Finance Committee](#)
Subject: Dear Yannette Figueroa Cole, I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolut...
Date: Tuesday, November 26, 2024 11:54:51 AM

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Enviado desde mi iPhone

From: [Carol Steinhart](#)
To: [Finance Committee](#); [All Alders](#)
Subject: Forgiving debt on Madison's ice arenas
Date: Monday, November 25, 2024 9:45:01 AM

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Outdoor ice skating in Madison—traditionally free, fun, and healthful for everyone—will soon be a memory. Even I, moving to Madison as an adult, donned ice skates for the first time and shakily ventured onto frozen Lake Wingra. It soon became a favorite winter activity.

I believe it is as important for our forward-looking city to facilitate continued enjoyment of ice skating as it is to provide parks and greenspace. Therefore, although the details are a black box to me, I strongly support the proposed solution or a variant that would guarantee indoor skating venues for all Madisonians now and in the future.

Carol Steinhart
District 19

From: [Cynthia Albrecht](#)
To: [Finance Committee](#)
Subject: future of our ice arenas
Date: Sunday, November 24, 2024 8:33:24 PM

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I fully support the continuation of the ice arenas as recreational facilities for use by the citizens of the city. Having public ice arenas are important to our quality of life here. The proposals outlined in the email from alderman Guequierre seem reasonable to me although I would prefer outright city ownership and management.

I was disappointed when the city sold the ice arenas in the early 2000. Some things need government support to survive and I think having public ice arenas are as important as public golf courses, public swimming pools, and public parks. I am happy to pay taxes to support these things because they improve the quality of life for so many. They are especially important to those of us not well enough off financially to afford membership in private pools, golf clubs, etc.

I understand the city is in a financial crunch due to inadequate revenue sharing by the state. Please do not balance the budget by reducing the amenities that make living here so desirable.

We just passed an operating referendum so this does not have to happen. Thankyou, Cynthia Albrecht 5608 Crestwood Place Madison

From: [Lisa](#)
To: [Mayor](#); [Finance Committee](#); [Harrington-McKinney, Barbara](#)
Subject: Ice Arena Resolution Consideration
Date: Tuesday, November 26, 2024 2:42:40 PM

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Good afternoon Alder Harrington-McKinney,

My name is Lisa Schwartz, and I am the mother of two daughters who are in their third year of synchronized ice skating teams, following many years of ice skating lessons. I am asking for your support of Madison's two community ice rinks: Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). This evening the Common Council will be considering the Ice Arena Resolution, which could provide critical funding for necessary maintenance/repairs/updates at both of Madison's ice rinks.

These locations have served families in our community for many years. There is diversity inside those walls! People of all ages, ethnicities, abilities and disabilities are able to participate in sports and other activities because of the programs offered there. These rinks host non-profit organizations, many high school hockey teams, and free program opportunities for low-income families. Without the support of this resolution, these programs and the rinks themselves could be gone.

Current operating revenue cannot cover the significant equipment replacements and repairs needed to keep the rinks operational. Users of these facilities have been continuously fundraising for improvements, but debt forgiveness is essential to ensure long-term stability.

I have heard that the city is considering these areas for low-income housing. Hartmeyer sits in an industrial area right next to train tracks, and Madison Ice Arena is down the street from Exact Sciences. Neither of these locations is ideal for a housing development nor more apartment buildings.

I thank you for your time reading my email, and I appreciate your consideration on this matter. Your support would make a lasting impact on our community!

Sincerely,

Lisa Schwartz
High Point Estates, West Madison

From: [Kate Bowers](#)
To: [Wehelie, Nasra H](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Ice Arena Resolution
Date: Wednesday, November 27, 2024 7:54:00 AM

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Dear Alder Wehelie,

I am emailing you to please consider voting for the Ice Arena Resolution that the Common Council will be voting on tonight, November 26th. I know the budget is tight, but I also believe that this is important to the city.

This will be a crucial step for the City of Madison to show support for the Madison skating community. My child and I regularly skate at both Madison Ice Arena and Hartmeyer Ice Arena. They are an important part of our life in Madison, and I've witnessed how their Learn to Skate, Figure Skating Club, Synchro Teams, and Youth and our Local High School Hockey Organizations are important to our community.

I've also been to the rinks in our neighboring suburbs, such as Verona, McFarland, and Sun Prairie, and know that our Madison rinks need critical action and repair to get the level of functionality that the people of Madison deserve. For example, at this moment, Madison Ice Arena on the West side cannot function late spring through the entire summer because of needed repairs even though ice time is needed, especially for our hockey and figure skating communities.

Again, please vote in support the Ice Arena Resolution and help our skating community be able to thrive.

Thank you for your time,

Kate Bowers
District 7 Resident
Cosgrove Drive

From: [Lisa](#)
To: [Finance Committee](#)
Subject: Ice Rink Consideration
Date: Tuesday, December 10, 2024 3:15:07 PM

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Good afternoon,

My name is Lisa Schwartz. I am the mother of two daughters who are in their third year of synchronized ice skating teams, following half a dozen years of ice skating lessons. I am asking you to support keeping Madison's two community rinks open: Hartmeyer (East side) and Madison Ice Arena (West side). The Common Council will have the opportunity to consider the Ice Rink Resolution, which would provide critical funding for keeping these rinks operational for years to come.

These two locations have served families in our community for years. There is diversity inside those walls! People of all ages, demographics, ethnicities, abilities and disabilities are able to participate in sports and other activities because of the programs offered. The rinks host non-profit organizations, many hockey teams, learn to skate lessons, shows, competitions, and games, as well as free program opportunities for low-income families. Without the support of this resolution, these programs and the rinks themselves could be gone.

The users of these facilities have been continuously fundraising over the past few years, but the monies raised are not enough to keep things open and pay for the necessary repairs/upgrades. We need to ensure long-term stability for these rinks.

I have heard that the city is considering these areas for housing. Hartmeyer sits in the middle of an industrial area right next to train tracks, and Madison Ice Arena is directly down the street from Exact Sciences (a high density of people). Neither of these locations is ideal for a housing development nor more apartment complexes.

I thank you for your time reading this email, and for your consideration on this matter. So many people come through the doors of both locations. Your support to keep our rinks open will leave a lasting impact on our community!

Sincerely,

Lisa Schwartz

High Point Estates, Madison

From: [Shirley Drouin](#)
To: [council](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Item no. 87, Resolution no. 86169, Meeting agenda for November 26th, 2024
Date: Tuesday, November 26, 2024 10:19:16 AM

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As a life long member of the Figure Skating Club of Madison, going back to the 70's when my children began figure skating, I was involved in major events our organization brought to Madison, and continue to bring to this area. I'm asking for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council is considering Ice Arena Resolution no. 86169, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks. For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

This resolution is crucial. Why???

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Your support will make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come! Appreciate your support for this worthwhile endeavor. Thank you, Shirley Drouin

From: [Abbie Norderhaug](#)
To: [Tishler, Bill](#)
Cc: [Mayor](#); [Finance Committee](#)
Date: Tuesday, November 26, 2024 8:43:02 AM

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Dear Alder Tishler,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Abbie Norderhaug
Hill Farms Neighborhood

From: [Laura LaFleur](#)
To: [Martinez-Rutherford, Dina Nina](#)
Cc: [Mayor](#); [Finance Committee](#); [All Alders](#)
Subject: Please support our Ice Rinks
Date: Wednesday, November 27, 2024 7:54:21 AM

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I am reaching out to request that you support the Ice Arena Proposal at tonight's Common Council meeting (item 88 on the agenda). I recently voted in support of Madison's property tax referendum because I believe in a strong city that supports the needs and passions of its citizens. Skating at our local ice rinks has changed my life. I'm a better human and neighbor because I have this space to be with community and feel ALIVE! Ice sports make Wisconsin and Madison special. They set us apart and are embedded in our culture. Please support this proposal, so that this community can continue to thrive.

Laura LaFleur
30 Wirth Ct, Madison, WI 53704

From: [Lisa Bertram](#)
To: [Finance Committee](#); [Mayor](#)
Subject: Please support our rinks!
Date: Tuesday, November 26, 2024 4:07:36 PM

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Dear Finance Committee and Mayor Rhodes-Conway,

I write to urge you to support the resolution to help the Madison Ice Arena and Hartmeyer Ice Arena resolve their longstanding financial difficulties and continue operating. These rinks are critical to the community and provide skating and sport opportunities to people of all ages, and all abilities, including adapted programs for individuals with disabilities. I didn't know anything about the rinks until 2021, when I signed my daughter up for Learn-to-Skate lessons. The programs were absolutely battered by COVID-19, but they sprang right back up and are thriving once again. My daughter, now twelve, is at either Madison Ice Arena or Hartmeyer nearly every day of the week, practicing her individual skating skills or training with her synchronized skating teams. The programs she has participated in have given her so much -- friends, confidence, self-discipline, maturity, community, and opportunities to mentor younger kids -- it is not "just" about skating. It's so, so much more to all of the many people who use these facilities.

Other communities, such as Verona and McFarland, have community rinks that are in the process of, or have just completed expansion. It really breaks my heart that these other communities have these wonderful facilities while our two rinks are struggling so much after being cast off by the city. I really hope you will support the plan to spin off Hartmeyer. It would help resolve a huge weight on the skating and hockey communities and ensure that these rinks remain to help Madison kids stay active and healthy.

Thanks for your consideration,
Lisa

From: carlson.c81@gmail.com
To: [Wehelie, Nasra H](#); [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/24
Date: Tuesday, November 26, 2024 8:42:56 AM

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Dear Alder Wehelie,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

My daughter has skated with the Madison Ice Diamonds and individually at these two rinks for the past three years. She has learned how to be part of a team and what good sportsmanship is through this sport. As a child on the autism spectrum, it can be difficult for her to be in new settings, try new things and to make friends. Skating at MIA and HIA and the programs she is part of at these rinks has helped her learn to adapt to new and difficult things and allowed her to make friends from all over Madison.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Tina Carlson

2805 Tucson Trl, Madison, WI 53719

From: [Allison Reimann](#)
To: [Vidaver, Regina](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/24
Date: Tuesday, November 26, 2024 7:03:03 AM

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Dear Alder Vidavar,

We are writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Our family spends countless hours each year at both rinks - our two daughters (9 and 12) and Allison (46) all figure skate individually as well as on Madison Ice Diamonds synchronized skating teams. Allison also helps as a substitute Learn to Skate coach, having coached figure skating for several years during high school and college. We routinely run into families with kids our age who have a mix of kids doing figure skating and hockey who go back and forth between one or both rinks multiple times in a single weekend day. Keeping both of these rinks operational is important to our family and friends and for our community.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Allison and Jeff Reimann
9 S. Spooner St.

From: [Jessica Wolenec](#)
To: [Wehelie, Nasra H](#); [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/202
Date: Wednesday, November 27, 2024 7:55:25 AM

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Dear Alder Nasra Wehelie,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing. By being able to skate, I have been able to come out of my shell and meet friends that I would never have met otherwise. Skating is more than just a sport to me; it has become my passion and a place of refuge.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Jess Wolene1
6732 Pinelake Dr. Apt 105

From: [William Neill](#)
To: [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 8:58:38 AM

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To Whom It May Concern,

I'm writing to ask that the finance committee approve the proposal tonight for Hartmeyer Ice Arena. Both of these community facilities serve a huge number of residents. They significantly lower cost learn to skate and disabled programming which kids of all backgrounds access to ice sports.

My children regularly participate in figure skating lessons, mite hockey and open skate at these rinks. My daughter is painfully shy and the community of friends and volunteers built around these rinks has give her an avenue to practice social skills and develop self confidence.

-Bill

From: [Joey Frayne](#)
To: [Tishler, Bill](#)
Cc: [Finance Committee](#); [All Alders](#); [Mayor](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 9:51:24 AM

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Dear Alder Tishler,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide *critical funding for much-needed infrastructure updates for both of Madison's community ice rinks*.

For 64 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

I also wanted to add as having the honor of coaching, serving on the board of the West Madison Polar Caps, and now be tasked with leading the organization as President Madison Ice Arena has had a profound impact on our family. I played hockey as a kid and when I showed up with my oldest daughter 9 years ago to do Learn to Skate I didn't realize where that journey would lead us. She enjoyed it joined hockey with the Polar Caps and her little sister has followed. My girls have been able to learn a lot of lessons playing the great game of hockey, have had a ton of fun, and my wife and myself have been welcomed to a great group of friends. It allows our family to stay active and keep busy in the winter. Outside of my board duties and coaching I get together with a group of guys to play on the studio rink at MIA on Monday nights and my wife has joined the mom's hockey club that the Polar Caps mom's started last spring. So for our family MIA is integral in allowing us to do something we all enjoy. We also love living in Madison and feel strongly that Madison should offer the same amenities to it's residents that are offered in the surrounding communities. People want to live places they can be active and enjoy activities and Madison Ice Arena is paramount to being able to offer winter sport opportunities.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Joey Frayne
President
West Madison Polar Caps
4505 Woods End
Madison, WI 53711
563-564-6545
joey_frayne@yahoo.com

From: [Kristin Larson](#)
To: [Duncan, John](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 5:03:02 PM

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Dear Alder Duncan,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

My daughter developed her love of figure skating at MIA, participated in synchronized skating, coached and led the Learn to Skate program at MIA. This is an incredibly important opportunity to stabilize a vital asset in Madison. Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Kristin Larson

10 Black Stone Cir, Madison

Sent from my iPad

From: [Mikaela Seemann](#)
To: [Vidaver, Regina](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 5:18:50 PM

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Dear Alder Regina Vidaver,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 7 decades, these rinks have positively impacted our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come
- Closure of these arenas reduces access to ice sports and uproots longtime loyal patrons

As someone with a personal passion for figure skating, thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Mikaela Seemann
University Ave Madison, WI 53726

From: [Kate Larson](#)
To: [Duncan, John](#); [Mayor](#); [Finance Committee](#)
Cc: [Kate Larson](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:53:44 AM

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Dear Alder Duncan,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. I grew up on this ice, learning to skate, becoming a skating instructor, and eventually serving as the Learn-to-Skate Program Director. Over the past 20+ years, I've witnessed how these rinks have shaped countless lives.

What sets our rinks apart is their commitment to inclusivity. We do more than host hockey teams and figure skating clubs—we create opportunities for everyone to skate, regardless of income or ability. We offer reduced-fee programming for low-income families, adaptive programs for individuals with cognitive and/or physical disabilities, and are proud to be the home of the 2024 Youth Champions, the Madison Skeeters sled hockey team. By opening our doors to underserved communities, we not only fulfill the mission of the rink but also embody the spirit of Madison itself. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

1. Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
2. Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
3. With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Katherine Larson
10 Black Stone Circle

608-576-5283

From: [Sonia Lucey](#)
To: [Wehelie, Nasra H](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:56:36 AM

You don't often get email from luceysonia@gmail.com. [Learn why this is important](#)

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Dear Alder Wehelie,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

These rinks are my home; I started taking Learn-to-Skate classes at Madison Ice Arena in 2010, and later joined the Figure Skating and Synchronized Skating Club in 2015. Skating created a strong foundation in my life, providing me with the stability of a family and my first job as a teenager. After graduating high school, I now skate for a Team USA World Synchronized Skating Team in New York (Skyliners) near my college. This would not have been possible without a rink and program accessible to my family when I was young. During breaks, I come back to teach LTS, school groups, and young synchro skaters. I believe in the community these rinks have developed and want to give back to them to see them succeed.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Sonia Lucey

3213 Tanglewood Dr.

From: [Julia Vander Meer](#)
To: [Tishler, Bill](#)
Cc: mayor@cityofmadison; [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024- My childhood rinks
Date: Tuesday, November 26, 2024 10:14:00 AM

Some people who received this message don't often get email from juliaav79@gmail.com. [Learn why this is important](#)

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Dear Alder Tishler,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

I learned to skate as a child at Madison Ice Arena, and am now 46 years old who went back to skating during the pandemic and now my 6 year old has discovered her love of skating here also! This truly is one of the few places where ANYONE is welcome and AFFORDABLE. During non school days, it is a place where kids have a place to go, for a nominal fee for several hours. During the rest of the time, it is in constant use between so many groups and people of all ages that call this their home away from home. Additionally, these rinks are one of the few places where we feel welcomed vs. some of the other private rinks where there is very limited options for the public, and cost prohibitive. I have met skaters who have come as far away as near WI Dells to take advantage of the lessons as well as the adaptive programs. It is one of the only rinks where there is emphasis on access and accessibility for all.

Unfortunately our costs are going up and the building is in desperate need of repair. The rink conditions are the same as when I remember as a child with ceiling rusting and peeling and water dripping from the ceiling on to us, or the ice melting all together. We've seen other rinks where city funds have contributed to a thriving, well maintained community space that is welcoming to all and a haven for others.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Please consider supporting the resolution so we can improve and safeguard a community asset for at least another 74 years.

Sincerely,

Julia Vander Meer
Constituent District 11

From: [Kelly Olson](#)
To: [Mayor](#); [Finance Committee](#); [Latimer Burris, Amani](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 12:01:15 PM

Some people who received this message don't often get email from keljo_3150@hotmail.com. [Learn why this is important](#)

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Dear Alder Latimer Burris, Mayor Rhodes-Conway, and Members of the Financial Committee,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Kelly Olson
Glen Oak Hills Neighborhood
Long-time user of both ice arenas

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Annabell B Eilbes](#)
To: [Martinez-Rutherford, Dina Nina](#); [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 4:22:28 PM

You don't often get email from abeilbes@madison.k12.wi.us. [Learn why this is important](#)

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Dear Alder Martinez-Ruthford,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing. I personally have been figure skating for seven years I have competed, tested, made new friends, learned, grown, and much more within these Madison rinks. It offers safe spaces for people doing what they love.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely, Annabell

Elmside/Sasy neighborhood

From: [Josie Schellpfeffer](#)
To: [Harrington-McKinney, Barbara](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:56 AM

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Dear Alder Barbara Harrington-McKinney,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

I grew up skating at these rinks and I have found a strong and important community within them. I have since gone on to skate for several high level teams, I even got the chance to compete in Europe as part of Team USA, which would not have been possible without the rinks I grew up at. I continue go back whenever I can to help coach new generations of skaters and support the amazing community they are building. Without the Madison ice rinks, I would not be the person I am today and many others would never get the chance to participate in the amazing activity that is skating.

Here's why this resolution is crucial:

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- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Josephine Schellpfeffer
1117 Velvet Leaf Dr
Madison, WI 53719

From: [Maddi Gould](#)
To: [Rummel, Marsha](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:55:12 AM

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Dear Alder Marsha Rummel,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities.

I am the current director of the Learn-to-Skate program. Our program brings in almost 2,000 skaters (kids and adults) each year, the largest Learn-to-Skate program in the state of Wisconsin! Without our program, these skaters would have no where to learn about skating. Our program also offers free Learn-to-Skate for children and young adults with cognitive and physical disabilities. This program is funded through grants, sponsorships, and donations from the community.

I am so proud of the programs we have created at these ice rinks, and I would hope to have support in saving our community. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting

impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Maddi Gould
820 Williamson St.

From: [Tiffany S.](#)
To: [Verveer, Michael](#)
Cc: [Finance Committee](#); [Mayor](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:55:17 AM

You don't often get email from tiffsk8ski@gmail.com. [Learn why this is important](#)

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Dear Ald. Verveer:

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

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- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

I began taking learn-to-skate lessons at these rinks as an adult skater in my 20s, and now years later I am a competitive adult figure skater and I also help coach lessons and have helped skaters with disabilities. We have a wonderful adult community at these rinks -- many of us get up and skate at 6 am before work -- and without these connections and friendships, my life here in Madison would not be the same.

This spring, Madison Ice Arena is also set to host the 2025 Midwestern Adult Sectional Championships, which will bring many new people to the area and likely encourage new adults to begin skating. As a member of the organizing committee for this event, I know that many of my fellow skaters and friends from out of state are very excited to come to Madison, and we're honored that US Figure Skating selected us to host such an important event for adult figure skating.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Tiffany Stronghart
Bassett St Neighborhood

From: [Kortney Karnok](#)
To: [Knox Jr., Isadore](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:55:31 AM

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Dear Alder Knox,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

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With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Kortney Karnok

61 Waunona Woods Ct

From: [Cameron Johnson](#)
To: [Conklin, Nikki](#); [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:55:37 AM

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Dear Alder *Ms. Conklin*,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

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- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Cameron Johnson
9419 White Fox Ln

From: [Heather Duncan and Amy Schellpfeffer](#)
To: [Harrington-McKinney, Barbara](#)
Cc: [Finance Committee](#); [Mayor](#); [All Alders](#); madisoniceincboard@gmail.com
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:56:20 AM

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Dear Alder Harrington-McKinney and colleagues,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West).

On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

My daughters, who are now 17 and 20 years old, have been involved in learn-to-skate, synchronized skating, and figure skating at Madison Ice Arena and Hartmeyer Ice Arena since they were 3 and 5 respectively. Our family considers these rinks our second home and as a parent, the programs and people who are involved in them have helped shape my children into some of the most well rounded, self confident, poised young women I know. They have both been employed by Madison Ice Inc, teaching learn-to-skate, coaching synchro, and working public skates. They have learned self-discipline and teamwork, how to take direction from coaches and

supervisors, and the value of a job and a place on a team, as well as earn money to help them pay for skating and college later on. The people we have met through skating have supported us through many difficult times in our family's lives, when we've lost family members to death, had mental health struggles, and divorce. I am so grateful for the rinks and how they bring people together to form a community within a community.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Amy Schellpfeffer
1117 Velvet Leaf Dr
Madison, WI 53719

From: [Margarita Northrop](#)
To: [council](#)
Cc: [Finance Committee](#); [Mayor](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:56:31 AM

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Dear Alder Madison, Finance Committee and full Common Council members,

My name is Margarita Northrop and I live in Alder Madison's district.

Please support the Ice Arena resolution tonight.

I am writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For years, myself, my children and community members on the east and west side of our city have been taking skating classes at these arenas. For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

As much as I ALWAYS in support of much needed new and improved housing, it should not come at the expense of community activities and gathering spaces.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Margarita Northrop
3126 Clove Drive
Madison, WI 53704

From: [Maddie Koski](#)
To: [Vidaver, Regina](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:56:41 AM

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Dear Alder Vidaver,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). Tonight on November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. I have used them extensively over the past year where I learned how to skate from their fantastic group classes, created a strong community of friends, and helped introduce the wonder of winter sports to many friends and family members. Winter sports like ice skating are a pillar of the Midwest identity, and without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come!

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Maddie Koski
410 Eugenia Ave

From: [Briana Lear](#)
To: [Latimer Burris, Amani](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:56:43 AM

You don't often get email from winspirecoachbri@gmail.com. [Learn why this is important](#)

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Dear Latimer Burris,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

I have been a coach here in Madison for the past 4 years and have personally seen how this rink and this community has touched many lives. I am also expecting my first little girl this April and cannot wait to see her learn to skate here at our local Madison Rinks. I know that I would be devastated as a coach and a mom if I were to see our rinks go away.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Briana Promer
4822 Starker Avenue, Madison WI 53716

From: [Leesa Pennell](#)
To: [Conklin, Nikki](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:27 AM

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Dear Alder Conklin,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

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- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Leesa Pennell

10 Canvasback Circle - Sauk Creek Neighborhood

--

Leesa Pennell

leesa.pennell@gmail.com

(m) 608-421-4325

From: [fahmida khanam](#)
To: [Mayor](#)
Cc: [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:31 AM

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Dear Alder John P. Guequierre,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

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Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Fahmida Khanam
Crestwood Neighborhood

From: [Margaret Alferi](#)
To: [Vidaver, Regina](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:37 AM

You don't often get email from malferi@gmail.com. [Learn why this is important](#)

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Dear Alder Regina Vidaver,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Personally, my two children who are students at Hamilton Middle School and West High School skate at these rinks for multiple hours every week. They participated in learn to skate classes at these rinks and now compete as part of the Wisconsin Inspire Synchronized Skating team that won national recognition by US Figure Skating last year. I personally believe that ice sports are critical to the vibrancy of Madison.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Margaret Alferi
2030 Chadbourne Ave.

From: [Amy Maas](#)
To: mayor@cityofmadison; [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:45 AM

You don't often get email from amyhmaas@gmail.com. [Learn why this is important](#)

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Dear Mayor Rhodes-Conway and Finance Committee,

I am respectfully asking you to support Madison ice arenas. Not only are these rinks important for Madison, they have strong support from the surrounding communities and the state.

My daughter started skating at the age of three at MIA, starting synchronized figure skating with the Madison Ice Diamonds at the age of eight. Now at 16, she and three teammates also from the Madison area, skate for the nationally recognized Fond du Lac Blades. These girls train locally in Madison at MIA and HIA and have represented our Madison community on Team USA through USA Figure Skating. The Fond du Lac Blades have skated in Scotland, France, Austria, Hungary, Italy, and Finland proudly representing the USA, Wisconsin, and now Madison.

These are local skaters. And without support and local ice, this is not possible.

Not supporting MIA and HIA takes opportunities like this away from future skaters. Whether it is hockey, adaptive sports, figure skating, adult skating; these rinks bring opportunity to our community. The opportunity to learn skills, stay healthy, compete locally or internationally, make friends and build a community. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Amy Maas

Fitchburg, WI

Sent from my iPhone

From: [Scott Tunzi](#)
To: [Duncan, John](#)
Cc: [Mayor](#); [Finance Committee](#); [Gina Tunzi](#); [Joseph Tunzi](#); [Natalina Tunzi](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:51 AM

You don't often get email from scott.tunzi@gmail.com. [Learn why this is important](#)

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Dear Alder Duncan,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Our son and daughter have benefited tremendously through the programs at the rinks. Our son started playing hockey when he was 5 and now, a senior in high school, plays on the Memorial Varsity Hockey team. Our daughter began individual and then synchronized ice skating when she was 10. She continued on with synchronized skating into college where she skated on a college varsity team. From these experiences, both our son and daughter developed into better young adults by gaining confidence in their lives, learning patience and focus as well as an understanding for others and treating them fairly. However, one of the biggest takeaways of all is that they both continue to give back to the ice rink organizations by teaching and working with the beginning skaters.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Scott & Gina Tunzi

7873 Wood Reed Drive

Madison, WI 53719

Valley Ridge Neighborhood

From: [Leah Fink](#)
To: [Tishler, Bill](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 9:05:59 AM

Some people who received this message don't often get email from leahrfink@gmail.com. [Learn why this is important](#)

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Dear Alder Tishler,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

I grew up in Madison, skating on the lakes in the winters and taking learn to skate at Madison Ice Arena. As an adult, I took my daughter skating the first time at Madison Ice Arena at a public skate when back in Madison on vacation.

I moved back to Madison a year ago and before coming, I reached out to the ice arena to understand what offerings they had. In addition to learn to skate, they invited my daughter to join the synchronized ice skating team which practices on both Madison rinks. This team helped her with her transition to a new town and school and has been the highlight of her time here. I also joined the adult team which has been an amazing community. We also see all of the other sports that use these rinks and I'm always particularly impressed by the sled hockey practices and other adaptive programs.

Since arriving, we have taken part in numerous fundraising efforts, however, I know that the repairs needed on these rinks are so significant that parents alone can't meet the needs to provide sustainable financial sustainability.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Leah Beucler-Fink
4834 Sherwood Rd Madison, WI 53711

From: [Rebecca Lyons](#)
To: [Guequierre, John](#); [Mayor](#); [Finance Committee](#)
Subject: Please support the ice arena resolution on 11/26
Date: Tuesday, November 26, 2024 6:25:12 AM

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Dear Alder *Guequierre*

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West).

The rinks are an essential part of my daughters' lives. Not only are they a place that brings them joy, but they are also a place of community and belonging. There are very few places where my one daughter, who has autism, is accepted and embraced for who she is. And the ice rink is a safe place for her, where everyone knows and loves her.

On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Rebecca and Teddy Lyons
901 N Westfield Rd
Wexford Neighborhood

Sent from my iPhone

From: [Jordan Rosenblum](#)
To: [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution on December 2
Date: Tuesday, November 26, 2024 1:26:55 PM

You don't often get email from jordan.rosenblum@gmail.com. [Learn why this is important](#)

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Dear Madison Finance Committee,

I am writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide *critical funding for much-needed infrastructure updates for both of Madison's community ice rinks*.

For 64 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

While you have received this letter from many people, I wanted to add some other important points. My wife and I moved to Madison 15 years ago and while our jobs here as state and federal employees keep us here, the real reason that we stay is because of the community supported at the ice rink. Our ten-year old son was born and bred in Wisconsin and fell in love with hockey (neither of us played). He loves his team, his community, and his rink. He has learned skills like teamwork, selflessness ("passing the puck" they call it), grit, dedication, and respect for your community and the community of others. Hockey teaches these and other valuable skills. His teammates are from diverse backgrounds and he learns so much from having to reflect his own experience in respect to theirs and to find a way to work together as a team.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Jordan D. Rosenblum

5214 South Hill Drive, Madison, WI 53705

Age-Level Director, Squirt Youth Hockey, West Madison Polar Caps

From: [Eunhee Kim](#)
To: [Wehelie, Nasra H](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution Today!
Date: Tuesday, November 26, 2024 6:11:43 AM

You don't often get email from eunheeya@icloud.com. [Learn why this is important](#)

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Dear Alder Wehelie,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks. For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability. With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Eunhee Kim
Your neighbor on 3613 Basalt Lane

From: [Zoey Franzen](#)
To: [Conklin, Nikki](#); [Mayor](#); [Finance Committee](#)
Subject: Please Support The Ice Arena Resolution today, 11/26/24
Date: Tuesday, November 26, 2024 2:41:03 PM

Some people who received this message don't often get email from zoeyzila@gmail.com. [Learn why this is important](#)

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Dear Alder Conklin,

I am writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East), and Madison Ice Arena (Madison West). Today, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much needed infrastructure updates for both of Madison's community ice rinks. For 74 years, these rinks have been pillars of our community, serving thousands of children, adults, and families across Dane County. These rinks host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating, and sled hockey for people with disabilities. Without the resolution's support, these programs - and the rinks themselves - are at risk of disappearing.

This resolution is crucial, as the operating revenue of the rinks alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational. While users of these facilities have already begun fundraising for improvements, debt forgiveness is still an essential key piece to ensure long-term financial viability. Ultimately, with proper investment and support, these facilities can continue to thrive for years to come.

For 20 years, these rinks have been my second home. As a child and teen, it can often be difficult to find a place where you feel you belong, especially if you do not fit into a neat societal box. Figure skating at these rinks was, and still is, where I belong. These rinks, with their "come as you are" attitude, are where I belong. Everyone deserves to have that chance at finding a space that feels like home - like a warm hug - like community. It would be a noticeable and devastating loss for the Madison area to lose community fixtures that mean so much to so many of us and have had a positive impact on our lives.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for years to come.

--

Thank you,
Zoey Franzen
211 Randolph Drive
Madison, WI 53717
608-514-6707

From: [Robyn Umeki](#)
To: [Duncan, John](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution Today, 11/26/2024
Date: Wednesday, November 27, 2024 7:55:04 AM

You don't often get email from robyn.umeki@gmail.com. [Learn why this is important](#)

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Dear Alder Duncan,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

As an adult figure skater, I spend several hours at these rinks every week, all year long. Losing the rinks would drastically impact my daily life.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Robyn Umeki
9909 Sweet Willow Pass

From: [Michelle Kern Hall](#)
To: [Tishler, Bill](#)
Cc: [Finance Committee](#); [EDC](#)
Subject: Please support the Ice Arena Resolution!
Date: Wednesday, December 04, 2024 11:01:20 AM

You don't often get email from michellelkern@gmail.com. [Learn why this is important](#)

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Dear Alder Tishler,

(CC Finance Committee and Economic Development Committee)

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West).

I grew up skating at Madison Ice Arena taking classes and performing in the annual ice show in the 1990s when they were still city rinks and I remember the letter from the mayor in our ice show programs each year. It was my favorite activity and brought me much joy and confidence to have access to a great rink and community of coaches and skaters.

Now my two daughters have both taken lessons, skated on synchronized skating teams, and competed in competitions through these two rinks. We spend so much time there and it continues to be such a valuable resource and community. I taught my daughters to skate on the outdoor rink at Westmorland park every weekend as soon as they could walk, but with winters changing two years ago we had only two good outdoor skating weekends and last year we had zero. Without the two indoor Madison rinks we would have had nowhere close to skate consistently. As members of the Figure Skating Club we contribute to fundraising efforts, but it is not enough to keep them going!

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt

forgiveness is essential to ensure long-term financial stability.

- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come! I can't imagine Madison without these rinks.

Sincerely,
Michelle Kern Hall

Westmorland Neighborhood

From: [Tania Van Orden](#)
To: [Harrington-McKinney, Barbara](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Please Support the Ice Arena Resolution
Date: Monday, December 09, 2024 7:51:23 PM

Some people who received this message don't often get email from tania.brobst@gmail.com. [Learn why this is important](#)

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Dear Alder Harrington-McKinney,

I'm writing to ask for your support for Madison's community ice rinks - specifically the Madison Ice Arena (Madison West). On January 14, 2025, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

My daughter Grace who is now 9 years old, started having seizures as an infant. She has a condition called dravet syndrome which causes epilepsy, cognitive delays, delayed motor function, hypotonia, speech delays, etc. We worked extremely hard to get her to walk. Once we achieved that, we took her to learn how to skate. She has made amazing progress over the years due to Madison Ice Arena's adaptive skating option and we've had so much fun seeing her be able to achieve things we didn't think were possible. She wouldn't be able to skate without the adaptive offering at Madison Ice Arena. We've also recently adopted a 5 year-old boy who has cerebral palsy and severe hydrocephalus among other things. We are very excited to take him skating at the adaptive skating sessions this winter for the first time.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities including our family have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and the lives of those who need adaptive options for skating and hockey.

Sincerely,

Tania Van Orden

2506 Canterbury Road Madison, WI 217-454-3736

From: [Jennifer Reich](#)
To: [Wehelie, Nasra H](#); mayor@cityofmafison.com; [Finance Committee](#)
Subject: Public Ice Arena support
Date: Tuesday, November 26, 2024 11:09:23 AM

You don't often get email from jennreich1@yahoo.com. [Learn why this is important](#)

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Dear Alder, Mayor and Finance committee,

As a tax payer and personal user of both Madison Ice Arena and Hartmeyer Ice Arena, I'm writing to you to let you know how important those public spaces are to the community.

They are heavily used and heavily loved by children and adults alike. We have kid & adult hockey teams, hockey teams for disabled adults and children, and adaptive skating programs for children with disabilities. We have various figure skating teams, and clubs that use it too. We have members of the community using those spaces for public skating at low cost. We have classes for learn to skate.

I have been using them for 12 years and have even taught skating to kids with and without disabilities. I know the joy the arenas bring and the need they fill for providing strongly competed for ice times.

I realize the complex nature of saving these spaces and hereby ask you to support keeping them, and providing city support for them. Outdoor hockey and skating will disappear and this greatly benefits the community.

Thank you!!!
Jennifer Reich
33 Scranton Ct Madison

[Sent from Yahoo Mail for iPhone](#)

From: [Heather Duncan](#)
To: [Vidaver, Regina](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Re: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 7:13:09 AM

Some people who received this message don't often get email from clarabelle182016@gmail.com. [Learn why this is important](#)

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For some reason my first email seems to have only gone to Regina. Hopefully this one goes to everyone it is addressed to.

Thank you for your continued support of our

On Tue, Nov 26, 2024 at 7:01 AM Heather Duncan <clarabelle182016@gmail.com> wrote:
Dear Regina, Mayor Rhodes-Conway, and finance Committee Members,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,

Heather Duncan

2141 Hollister Ave, Madison, WI 53726

From: [Kristin Larson](#)
To: [Duncan, John](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Re: Please Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 5:13:13 PM

Some people who received this message don't often get email from krlarson414@msn.com. [Learn why this is important](#)

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I would also add that MIA has launched several synchronized skating careers with Madison-based skaters moving from local teams to teams representing Team USA on the international stage and at the collegiate level. It would be a shame to curtail promising skating careers at a time when synchronized skating is gaining popularity.

Kristin Larson
10 Black Stone Cir, Madison

On Nov 26, 2024, at 5:02 PM, Kristin Larson <krlarson414@msn.com> wrote:

Dear Alder Duncan,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.

Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.

With proper investment and support, these facilities can continue to thrive for years to come.

My daughter developed her love of figure skating at MIA, participated in synchronized skating, coached and led the Learn to Skate program at MIA. This is an incredibly important opportunity to stabilize a vital asset in Madison. Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Kristin Larson

10 Black Stone Cir, Madison

Sent from my iPad

From: [Cathy Martin](#)
To: maydistrict19@cityofmadison.com; [Mayor](#); [Finance Committee](#)
Subject: Save our ice rinks for Madison's youth
Date: Monday, November 25, 2024 8:23:47 PM

Some people who received this message don't often get email from cathymartin07@gmail.com. [Learn why this is important](#)

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I appreciate the support and enthusiasm you've shown for investing in the future of our community.

Supporting our youth in healthy activities is a worthwhile investment in the future of Madison!

This seems like a hands down easy debate to me.

I've been active in ice arenas in the state of Wisconsin for the past decade and have seen the level of enthusiasm other communities have for exercise and great fun on the ice while visiting their local ice arenas.

Madison youth are no different. Please invest in the future of our youth while supporting the East and West Madison indoor year around Ice rinks.

Madison community ice rinks are very busy, inclusive, and popular! Happy Madison youth participate in these ice sports Stop in anytime this weekend at Hartmeyer ice arena(if you can find a place on the bleachers to sit) and participate in the fun.

Thank you for supporting the Ice Arena Resolution next week .This resolution is essential to updating Madison's ice rinks and ensuring they remain a resource for our community. Thank you for considering this request."

Catherine Martin

7305 Longmeadow Rd, Madison, WI 53717

608-220-9333

From: [Erin Rodell](#)
To: [Evers, Tag](#)
Cc: [Mayor](#); [Finance Committee](#)
Subject: Subject: Please Support the Ice Arena Resolution on 11/26/2024
Date: Wednesday, November 27, 2024 7:54:58 AM

You don't often get email from erin.rodell@gmail.com. [Learn why this is important](#)

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Dear Alder Evers,

I'm writing to ask for your support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, adaptive skating and sled hockey for people with disabilities. My daughter has made lasting friendships through the programming offered at these rinks. She has developed a sense of self, gained self confidence, leadership and willingness to try new and difficult things; these are all valuable skills we, as a community, want to instill in our children. These rinks offer a safe environment for kids to explore what they are capable of. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

Thank you for your time and for considering this request. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come!

Sincerely,
Erin Rodell
610 Pine St

From: [Rachel Holloway](#)
To: [Guequierre, John](#); [Finance Committee](#); [All Alders](#)
Subject: Support for Madison Ice Arenas
Date: Tuesday, November 26, 2024 4:55:32 PM

Some people who received this message don't often get email from racheljacques@gmail.com. [Learn why this is important](#)

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

Dear Alder Guequierre, Madison Alders and members of the Finance Committee:
I just became aware of the resolution City's involvement in the future of two ice arenas, Madison Ice Arena and Hartmeyer Ice Arena.

I do not have an opinion at this time as to the specifics of how the arenas get owned or how the current debt gets managed (the resolution on the table appears to have potential to be amended in more than one way). However, I want to express my strong support for both of these facilities as important recreational facilities in the city. This includes the forgiveness of the debt associated with the rinks, if that is found to be feasible for the City's budget in the coming years. I would also support creative ideas for how these sites may be used in the future, such as locating other uses/businesses on the sites if that could help them sustain financially.

It is true that we have not had as many opportunities in recent years for outdoor ice skating due to warm (or fluctuating) winter weather. These rinks fill a unique niche in the "sports and recreation" landscape in our city, which is well known as a place for active lifestyles.

I am a regular user of both arenas. For the past two years, the Madison Ice Arena has been the primary space for my regular exercise regimen. Most months I skate there weekly, and during the summer when MIA was closed I went to the east side to skate at Hartmeyer. They have become my main workout space, in lieu of a gym membership. I find that ice time is critical for maintaining my physical and mental health, as well as providing a fun hobby. In addition, I have met several other skaters who are also regulars at these rinks -- it brings so much joy to have this comraderie and be part of the skating community!

The only drawback that I have experienced with these two rinks is the somewhat limited times available to skate. Public skating hours are during weekdays when I am normally working a 9-to-5 job. My workout time on the ice is so important that I have arranged my work schedule so I can skate on a late "lunch break" or make up the time by working late. (Thankfully my employer allows this, many people do not have such flexibility.)

I would be remiss to not mention that I also skate at the new Sub Zero rink at the UW Madison Bakke Center, as that fills the gaps when I cannot leave work to get to one of the other two rinks, or want to skate on the weekend because the schedule is more accommodating. But my preference is to skate at MIA if there were more times available, due to its location and ease of access and parking. We must use what we have available!

Please support Madison's public rinks! Thank you for your consideration.

Rachel J. Holloway
racheljacques@gmail.com

District 19 Resident

From: [Andrea Singletary](#)
To: [Wehelie, Nasra H](#); [Finance Committee](#)
Cc: [All Alders](#); [Mayor](#)
Subject: Support the Ice Arena Resolution on 11/26/2024
Date: Tuesday, November 26, 2024 1:05:51 PM

Some people who received this message don't often get email from andreasingletary@gmail.com. [Learn why this is important](#)

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Dear Alder Wehelie and members of the Finance Committee,

I'm writing to ask you to support the debt forgiveness resolution for Madison's ice arenas, which is being considered starting this evening.

For 64 years the Madison Ice Arena and its East-side counterpart, the Hartmeyer Ice Arena, have served thousands of children and families across Dane County. They host several non-profit hockey and figure-skating clubs and are the home arenas for MMSD's four high school hockey teams. They offer free programming for low-income families, as well as adaptive skating and sled hockey for people with disabilities. Their "try hockey for free" events draw visitors from all over southern Wisconsin and northern Illinois. Without the resolution's support, these programs — and the rinks themselves — are at risk of disappearing.

The ice arenas, like many community groups, took a huge hit during the pandemic, and the debt forgiveness resolution is necessary to keep them solvent. Both facilities are bringing in enough income to keep the lights on day-to-day, but operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks running. Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability. With proper investment and support, which the resolution entails, these facilities can be self-sustaining and continue to thrive for years to come.

Due to climate change, outdoor skating opportunities in Wisconsin are becoming fewer each year. Losing the ice arenas would be a significant blow to winter sports and recreation across Dane County, one that will harm our whole community and have a direct impact on my family.

My 6-year-old son, Leo, was invited to join a friend at open skating this past February, and he was immediately smitten with the activity, asking to get back on the ice every chance he could. For him, the natural pathway to more ice time was youth hockey, so we signed up with the West Madison Polar Caps at the Madison Ice Arena. He's tried many other sports, but none have clicked the way hockey has. Rather than shutting down when he struggles with a skill, he's motivated to practice and get better. He's learning valuable lessons about teamwork, patience, community, and overcoming adversity. He's surrounded by positive role models in the form of older players. We've already seen the positive impacts of his participation at home and at school. I'm genuinely distressed at the idea that Leo and so many kids like him could permanently lose the ability to participate in a sport they love.

One of the best things about Madison is its investment in community spaces, from parks to lakes and everything in between. I hope that you will support this resolution to keep Madison

a vibrant hub for skating of all kinds for years to come.

Thank you,
Andrea Singletary
3706 Drumlin Ln
Madison, WI 53719
608-239-8768

From: [Pam Brandt](#)
To: [Finance Committee](#)
Subject: Support the Ice Arena Resolution!
Date: Tuesday, November 26, 2024 12:58:27 PM

You don't often get email from pbrandt@uwalumni.com. [Learn why this is important](#)

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To all whom it may concern:

I live on the east side of Madison and have a teenage daughter who has enjoyed skating at both the Madison Ice Arena and Hartmayer Ice Arena (among other rinks in Dane and Dodge County) since she was little. One of her coaches told me about the resolution before the Common Council regarding restructuring a loan and transferring ownership of Hartmayer, and I wanted to make sure you heard from me.

I imagine that there are many needs throughout our city that you must balance in your decision making and am grateful to you and the rest of the Council for your service. I don't know all of what is behind the decisions regarding the rinks, but I do know that they are well loved and used facilities that are in need of improved financial support.

Both Madison rinks are in high demand from a variety of people in our community, including folks with disabilities. A city like Madison isn't very friendly to folks with disabilities, purely because of our weather, so having places to go to learn/practice a sport made for you is very important. We have a family friend who plays sled hockey, and I have no idea where this could happen if not at Madison Ice Arena. I also mentioned my teenage daughter - she's been taking figure skating lessons since she was in early elementary school and has gone from weekly half hour lessons for a month and a half, to skating on a synchronized skating team that practices 10 hours a week and placed 4th nationally last season! Their Madison club and synchronized skating co-op have had an immensely positive impact on her development, physically and social/emotionally. She is proud to have a strong body and has learned many lessons about being a part of a team and working towards a common goal. She's worked over the summer to pass skills tests and is currently working through physical therapy to get back to skating full-time. Without this team and these coaches and teammates, it would have been much easier for her to get drawn into peer drama at school or get down on herself in a myriad of ways. It's tough being a kid, and our community needs to nurture and expand the opportunities available to our kids - not add to the financial pressures of maintaining or getting programs off the ground. In truth, ice sports already cost too much money and a lot of time. If my daughter didn't have myself, my wife, and my ex-husband and his wife, we couldn't afford to pay all the fees and expenses and volunteer.

The part of our community that uses/could use our rinks needs the Council's help to support our facilities and help the membership grow. More kids should have access to ice skating and associated sports, but that can't happen unless some of the financial burden on these facilities is eased. Please support the proposal to divide the rink ownership and support them financially. Our community, both present and future, need ice skating opportunities available right here in Madison. It's a sport that needs our investment and encouragement!

Thank you for taking the time to read this. Best wishes to you.

Sincerely,
Pam Brandt

From: [Laura Swisher](#)
To: [Conklin, Nikki](#)
Cc: [council](#); [Finance Committee](#); [Mayor](#)
Subject: Urgent - Please Support the Ice Arena Resolution Tonight
Date: Wednesday, November 27, 2024 7:55:36 AM

You don't often get email from laurabeaswisher@gmail.com. [Learn why this is important](#)

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Dear Alder Conklin -

Thank you in advance for reading my message. I hope it is helpful as you consider your support of the resolution that is to be discussed in your council meeting this evening...I wanted to include how much the rinks mean to us (it is a great deal) and I'll try not to make it too long.

My name is Laura Swisher and I live in your district (on Oxwood Circle). My husband and I moved to the area 10 years ago from Pittsburgh for an amazing opportunity for him. We were excited to join an amazing place where we had only spent long weekends despite it being far from home (we are both new englanders). When we told our then 5 year old son, Will, we were moving he asked two questions - it went something like this:

Will - "Okay - Wisconsin - well, what are they?"

Us - (looking puzzled) - "what do you mean?"

Will - "Will Pittsburgh is the Panthers - what is Madison?" (He was referring to the University of Pittsburgh's mascot.)

My Husband "The Badgers"

Will - "Okay, I can be a badger. Can I play hockey when we get there?"

Us - "Yes - we will work on it."

Our then 5 year, asked for a cookie and went to pack. We moved here 2 months later, looked for a close ice rink and quickly enrolled him in skating lessons and then 6 months later - he started playing for the West Madison Polar Caps in their cross ice program. Fast forward 10 years later and that 5 year old is still playing. Tonight as you are in your meeting, he will have his first game as a Memorial Spartan and he couldn't be more excited or proud to represent his school and his community. I am not one to get emotional but there will probably be a tear in my eye when he takes to the ice.

Over the past 10 years I think we have spent countless days, nights and early mornings at the rink for practices, games, volunteering, lessons, clinics and community events. The friends that he met playing have supported him throughout celebrations of his first goal to heart breaks of losing to a long time rival yet again. My son is not the best player on the ice by far but he loves the game. He has learned teamwork, perseverance, hard work, handling disappointment with his head held high and winning with grace ... and that is all because MIA gave him a place to play.

And he is just one of many many kids and adults who have benefited from the city's generosity. I can only imagine how hard your job and the job of your fellow council members is as you work to balance spending and community priorities. You must receive requests all day and from a number of perspectives. In your discussion

tonight about our rinks, I ask that for kids like Will you please strongly consider supporting the Ice Arena Resolution so that we can continue to provide these experiences for many more years to come. I have attached two photos of Will one from his first year as a Polar Cap and a second in his Memorial uniform. Despite the more grown up look on the most recent photo, please know he is smiling just as big as in the earlier one on the inside.

Thank you for your time, your effort and your dedication to our community. If you have any questions about my message - please don't hesitate to reach out.

Best - Laura Swisher
412-260-2476





From: [Sheng Liu](#)
To: [Bennett, Juliana](#); [Finance Committee](#); [Mayor](#); [Harrington-McKinney, Barbara](#); [Guequierre, John](#); [Myadze, Charles](#); [Madison, Sabrina](#); [Currie, Jael](#); [Martinez-Rutherford, Dina Nina](#); [Knox Jr., Isadore](#); [Evers, Tag](#); [Latimer Burris, Amani](#); [Tishler, Bill](#); [Figueroa Cole, Yannette](#); [Conklin, Nikki](#); [Govindarajan, MGR](#); [Wehelie, Nasra H](#); [Vidaver, Regina](#); [Rummel, Marsha](#); [Verveer, Michael](#); [Field, Derek](#)
Subject: Urgent: Support Needed to Save Madison's Community Ice Rinks
Date: Wednesday, November 27, 2024 7:54:14 AM

You don't often get email from sliu8972@gmail.com. [Learn why this is important](#)

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

Dear Mayor and Alders,

I am urgently reaching out to ask for your immediate support for Madison's community ice rinks - Hartmeyer Ice Arena (Madison East) and Madison Ice Arena (Madison West). On November 26, 2024, the Common Council will consider the Ice Arena Resolution, which would provide critical funding for much-needed infrastructure updates for both of Madison's community ice rinks.

For 74 years, these rinks have been pillars of our community, serving thousands of children and families across Dane County. They host several non-profit organizations, high school hockey teams, free programming for low-income families, and adaptive skating and sled hockey for people with disabilities. Without the resolution's support, these programs — and the rinks themselves — are at immediate risk of disappearing.

This issue is deeply personal to me. Madison Ice Arena is our home rink. My two sons, Oliver and Avery, practice figure skating there, and it is their dream to become athletes in this sport. Losing our home rink would make it incredibly difficult to support their aspirations. This isn't just about my family; hundreds of skating families have been bonded to these rinks for many years.

Additionally, it doesn't make sense for a rapidly developing city like Madison to be without a community ice rink. These facilities are essential for fostering community spirit and providing recreational opportunities for all residents. We live in Middleton, and Madison Ice Arena is the closest rink we can find. It is as important to us as it is to so many families with hardworking kids who just want to chase their dreams on the ice.

Here's why this resolution is crucial:

- Operating revenue alone cannot cover the significant capital equipment replacements and repairs needed to keep the rinks operational.
- Users of these facilities have already begun fundraising for improvements, but debt forgiveness is essential to ensure long-term financial stability.
- With proper investment and support, these facilities can continue to thrive for years to come.

We urgently need your help. Your support can make a lasting impact on our community and help preserve these ice rinks as a vital community asset for many years to come. Please, consider this request with the utmost urgency.

Thank you for your time and consideration.

Sincerely,
Sheng Liu, Oliver Liu and Avery Liu
4740 Sunset Ridge Dr, Middleton

From: [Jennifer Argelander](#)
To: [Mikolajewski, Matthew](#); [Rhodes-Conway, Satya V.](#); [All Alders](#)
Subject: Subject: Oppose Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.
Date: Tuesday, December 17, 2024 7:15:04 PM

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I am in support of having a community recreational facility that focuses on ice-based activities.

But **I do not support a huge public gift to a private nonprofit** that so far has not met its financial or maintenance responsibilities. I do not support the mayor's proposal to forgive the land contract the city made with Madison Ice Incorporated (MII) in 2004, giving MII the ice arenas for \$1. The mayor and Common Council should not give away taxpayers property to a non-profit that has allowed Hartmeyer to be in need of \$3 Million in capital improvements. The purchasers are 3 years in arrears on land contract payments. Please explain to other landowners/property tax payers why some people get special treatment.

You should not support a policy to forgive private debt to the City without penalty. What track record do Madison Ice Inc.'s principals bring to manage the property and ensure that existing facilities will be properly maintained and not fall into disrepair as they have in the past?

Furthermore, how do you explain the lack of transparency and rushed deadline, without opportunity to consider alternative proposals, address concerns, and engage community members? And where is the staff report? Citizens deserve a complete, clearly-stated cost/benefit analysis of this extremely complex proposal. Check MII tax returns, you will find they are not broke, they should have a surplus of \$1.5+ mil. Where is the money their 990 tax returns show they made? Why is (MII) in default? An audit of MII financials must be done.

<!--[endif]-->

I am requesting that you find a better way to ensure good ice facilities rather than giving taxpayers property to a non-profit that has mis-managed Hartmeyer Arena and defaulted on their land contract by not making a payment since 2021. The city should NOT be rewarding them.

Thanks.

Jennifer Argelander
1715 Erie court
Madison 53704

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Madison Ice, Inc, bailout.
Date: Thursday, December 12, 2024 5:07:06 PM

Recipient: All Alders:

Thursday, December 12, 2024 – 5:01pm

Jeff Reinke and Karen Banaszak
1144 Curtis Court

Madison, Wisconsin. 53703 Yes, by email. jsreinke@yahoo.com All Alders Madison Ice, Inc, bailout. Dear Alders, we hope you are all well. We are writing to STRONGLY oppose the multi-million bailout of Madison Ice, Inc. There are so very many other worthwhile needs and purpose that these tax dollars should go to. Also, there are the recent tax referendums which recently passed in Madison. We have lived and worked in Madison our entire lives (Karen was actually born in St.Mary's Hospital. I have lived here since 1957). We are now retirees, on fixed incomes. I am concerned regarding the tax increases on our home in the coming years. We may need to do some belt-tightening. Please do not give this huge amount of tax dollars to a private business. How totally unfair that would be. We appreciate all the good the Alders do and have done. We realize your work can be demanding and at time unrecognized. Thank you for all you do. Please do the correct thing here and not give a subsidy to a private business. Lastly, would someone please forward our comments, statement, to the Mayor's Office. We would appreciate your doing so. Thank you for your time and consideration of our message, writing. Happy Holidays to all.

From: [Marsha Cannon](#)
To: [Mikolajewski, Matthew](#); [Rhodes-Conway, Satya V.](#); [All Alders](#)
Subject: Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.
Date: Tuesday, December 17, 2024 3:37:53 PM

Some people who received this message don't often get email from mpcannon76@gmail.com. [Learn why this is important](#)

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TO: Economic Development Committee (via Econ. Devel. Dir.), Mayor , All Alders
RE: Legistar 86169 - Proposed forgiveness of \$1,613,365 of debt held by Madison Ice Inc.

I am in favor of having a community recreational facility that includes ice-based activities. But **I do not support a huge public gift to a private nonprofit** that so far has not met its financial or maintenance responsibilities.

As you consider the current proposal, I urge you not to recommend it.
Please consider the following questions:

- **Who benefits from the provision to give away up to 7 acres of land for a token \$1?**
If major debt can be erased by decree, what guarantees that a proposed deed restriction (requiring use solely for recreational purposes) will be enforced?
- **Do you support a policy to forgive private debt to the City without penalty?** The purchasers are 3 years in arrears on land contract payments. Please explain to other landowners/property tax payers why some people get special treatment.
- **Is an exclusively ice-based recreational facility the best use of public funds?**
Northside residents have enjoyed ice hockey at Hartmeyer Ice Arena for decades. But today our community is in the midst of significant change. New housing will soon accommodate thousands of new residents of all ages, interests, abilities and incomes. **We need a year-round range of indoor recreational opportunities . . .** a run/walk track, a climbing wall, an indoor pool, options not currently available in nearby public or private facilities.
- **What track record do Madison Ice Inc.'s principals bring** to manage the property and ensure that existing facilities will be properly maintained and not fall into disrepair as they have in the past?
- **How do you explain the lack of transparency** and rushed deadline, without opportunity to consider alternative proposals, address concerns, and engage community members?

- **Where is the staff report?** Citizens deserve a complete, clearly-stated cost/benefit analysis of this extremely complex proposal.

Thank you for your consideration.

Marsha Cannon, D18 resident
5 Cherokee Circle, #202
Madison, WI 53704 <mpcannon76@gmail.com>

From: [Tish Johnson](#)
To: [Mayor](#); [All Alders](#)
Subject: Opposition to Agenda Item #11
Date: Sunday, January 5, 2025 3:54:13 PM

[Some people who received this message don't often get email from tish.johnson920@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Mayor and Alders,

I am sending this to communicate my strong opposition to forgiving the debt owed the City of Madison for the two Madison ice arenas and for selling these properties for \$1.00.

The land, alone, is worth millions of dollars (one estimate I saw was \$750,000 per acre). Giving this land away, along with the \$1.6 mil in proposed debt forgiveness is beyond fiscally irresponsible, it is financial malfeasance.

Please do not move forward with this plan. Instead, take the fiscally responsible steps to collect the debt we are owed, establish and receive a fair market value for these properties and ensure the development and use of these properties in a manner that benefits our community.

Sincerely,
Patricia Johnson
5505 Tolman Terrace
Madison, WI 53711

Sent from my iPhone

From: [Shannon Kennedy](#)
To: [Mayor](#); [All Alders](#)
Cc: [Channel 27 News](#); citydesk@captimes.com; [City Editor](#)
Subject: Madison Ice Arenas- The City's Incompetence, negligence or both regarding decision making
Date: Monday, January 6, 2025 11:23:32 AM

You don't often get email from shannonkennedy1151@aol.com. [Learn why this is important](#)

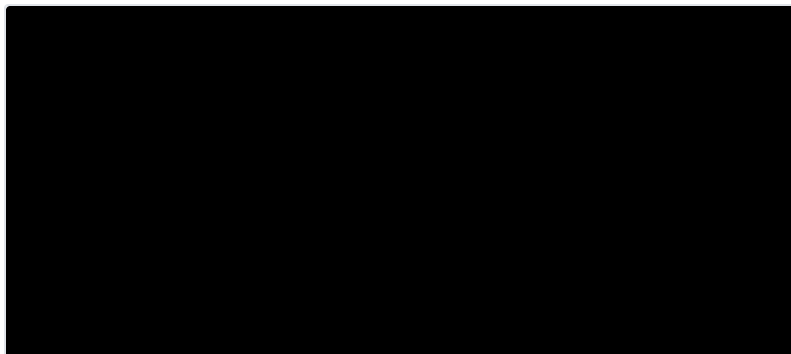
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Greetings Mayor Rhodes-Conway and City Alders,

- The City of Madison, tax paying citizens deserve answers.
- Was the City of Madison leadership incompetent, negligence or both?
- Please see the link to the article below. If you do not subscribe to the WSJ, the article is also printed out.

Sincerely,
Shannon Kennedy

[Madison's ice arena giveaway demands answers | Paul Soglin and David Ahrens](#)



Madison's ice arena giveaway demands answers | Paul Soglin and David Ahrens

Three weeks after Madison voters approved a \$22 million increase in property taxes based on Mayor Satya Rhodes-C...

COLUMN

Madison's ice arena giveaway demands answers | Paul Soglin and David Ahrens

4 hrs ago

Three weeks after Madison voters approved a [\\$22 million increase](#) in property taxes based on Mayor Satya Rhodes-Conway's assertion that the city was broke, she now has proposed giving away our two ice arenas and the adjacent 7 acres of land.

Paul Soglin

David Ahrens

In addition to this extraordinary giveaway of valuable land and buildings, she proposes that the city “forgive” a [debt of \\$1.6 million](#) owed to the city by the recipients of the property, Madison Ice Inc.

In 2004, Madison Ice Inc. was deeded the two ice arenas (Hartmeyer on the East Side and a rink off Schroeder Road on the West Side) provided they make payments under a land contract.

From 2021 to date, Madison Ice Inc. has failed to make hundreds of thousands of dollars in payments. The company claimed that it was unable to make payments during the pandemic because of a loss of customers. But its [IRS statements](#) for 2021, 2022 and 2024 indicate it made a profit in each of those year. In 2023, it had a small loss when it increased staff salaries by \$100,000.

Madison could have demanded that the properties be returned to the city for nonpayment. This is a standard practice under the law. Instead, the mayor allowed the failure to make payments continue.

□

[POLITICS](#)

ALERT TOP STORY

Madison backs plan to rescue Hartmeyer Ice Arena after business tanked by pandemic

[Lucas Robinson | Wisconsin State Journal](#) | Dec 4, 2024 |

The newly formed East Madison Ice Collective seeks to raise \$3 million for improvements to secure ownership of the arena.

The proposed giveaway of land and the forgiven debt appears to violate city ordinance [8.075](#), which requires that an economic feasibility analysis be conducted when disposing of city property. The city does not have title to the property, but it does have a legal interest in that it is the seller under the defaulted land contract. This study would include answers to many questions since no analysis was apparently conducted in 2004 when the land contract was established, and no study appears on the city's website now.

Here are some of the questions that should be answered by this review:

- How much is the property worth? This is 7 acres of land that is likely worth many millions of dollars with or without the arenas. Is the city now so fiscally healthy that we can forgo these funds?
- What is the state of the buildings? Hartmeyer arena needs millions of dollars of repairs to stay open. Property transfers should always include a building inspection and evaluation. Why hasn't one occurred in this case?
- What are other uses of the property? A senior city official wrote in an email, "We have not explored any alternative in detail." Why? Clearly, the city has not met its "duty of due diligence" and considered all options for the land and facilities.
- What is the use of the arenas? Most time on the ice is given to hockey teams from Madison, Monona Grove and DeForest schools as well as youth "prep" teams from the region, according to our review of recent schedules. Only about 5% of time on the ice appears to be for "public skating." Are the rates for use consistent with other arenas in the area? Is the level of use worth the actual cost to the city of many millions of dollars?

The mayor is attempting to rush this proposal through by characterizing it as a loss to the city of "only \$1.6 million." The

problem is that we don't know how many millions of dollars are at stake because of the failure of our elected officials to get the payments due and establish the value of 7 acres of prime city real estate.

Soglin is Madison's longest-serving former mayor. Ahrens is a former city alderman.

From: [Amy P](#)
To: [All Alders](#)
Cc: [Mayor](#); [Amy P](#)
Subject: Support for Madison's Ice Rinks
Date: Sunday, December 15, 2024 2:39:58 PM

Some people who received this message don't often get email from teachlearn34@gmail.com. [Learn why this is important](#)

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

Hello Leaders!

I am writing a quick note to ask for your support on the Ice Arena Resolution that will be voted on in January 2025. Please support this resolution to help secure funding for critical infrastructure updates so that community programming can be enjoyed by all now and in the future!

Two years ago, I relocated to Madison with my young son, who has Down syndrome and ADHD knowing Madison's reputation for school and community inclusion. For us, the MIA was yet another amazing surprise that we did not know about until we got here and began exploring!

We have enjoyed the adaptive learn-to-skate program and are looking forward to joining open skate and other opportunities as he becomes more comfortable with ice skating!

We also enjoy coming to watch events at Madison ice rinks, where he can see others skating, playing hockey, which has motivated him to want to learn more!

I hope to continue to build on our engagement in the future in new ways, taking part in all that Madison ice rinks have to offer!

Thanks for your support,

Amy Plica

From: [Beth Rawlinson](#)
To: [Office of Business Resources](#); [Latimer Burris, Amani](#); [Guequierre, John](#); [EDC](#); [Finance Committee](#); [All Alders](#); [Mayor](#)
Subject: Re #86169 MAI and Hartmeyer loan & land sale proposals
Date: Thursday, December 12, 2024 9:36:01 PM

Some people who received this message don't often get email from bethrawlinson@yahoo.com. [Learn why this is important](#)

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Dear City of Madison leaders,

My 17-year-old daughter Eliza is a short track speed skater. She started skating at our local rinks in the learn to skate programs at age 4. She loved it immediately and it became her passion.

When she was about 8, we had been watching the Winter Olympics. She turned to me and said, "I'm going to the Olympics and I'm not returning without the gold". It got me thinking, because as good as she is at skating, her body type was going to have limitations in figure skating.

I asked her if she would like to try speedskating and she agreed, with hesitation. After her first lesson she lost all hesitation. At her first race a few months later, she qualified to race at Nationals.

Currently she trains every morning at 6:30 in Milwaukee at the Pettit Center, goes to high school two blocks away and then we drive back to Madison to skate at our local rinks. She is no longer competing with figure skating, but the relationships she has formed with coaches and skaters over the years are too important to her to lose.

Two years ago, Eliza made the US Speedskating Jr National Development team. Last year she was named by US Speedskating to be the US Speedskating Jr Development skater of the year. In January she is competing in Salt Lake City, hoping to make the Jr National Team.

This past January, Eliza was one of two girls nationally to represent Team USA at the Youth Olympics in Gangneung, Korea. Her relay team, the 2 girls and 2 boys representing the US, won a silver medal. She was voted by her fellow Team USA athletes to be the female flag bearer in the Youth Olympics opening ceremony.

Last month she represented Team USA in Bormio Italy at the Jr World Cup. Last week she represented Team USA at the Canadian Invitational in Montreal.

Skating has defined the trajectory of her life. It has given her a purpose and huge life goals that she is starting to achieve. 100%, without our local rinks, she would not be the person she is today.

Without our local rinks, our children will have limited options of sports to participate in. We'll end up with just the basic school sports, as good as they may be. Ice sports will be lost, along with the potential they give to young athletes to find themselves, believe in themselves and excel.

I do understand the question of forgiving loans made using taxpayer money. It does bother me that we work hard for our earnings which in turn we give to the city, but the effort does not seem to be fully reciprocated by Madison Ice Inc. But to me, the issue of how losing our rinks would impact our kids and community exceeds my irritation with what looks to me like fiscal irresponsibility.

It worries me that thousands of children who use our rinks will lose this outlet. It is my hope that you can find a way to continue the rinks, and our kids can find confidence through skating and have their lives changed by it as my daughter has.

Please work your hardest to support our kids. Thank you very much for your time.

Best wishes,
Beth Rhodehamel

From: [Bonnie Roe](#)
To: [Finance Committee](#)
Cc: [All Alders](#)
Subject: Skating Rinks
Date: Monday, January 6, 2025 3:32:11 PM

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

Members of the Finance Committee,

I am writing in opposition to Agenda Item #11 on today's meeting. There needs to be more transparency and discussion regarding the forgiveness of the \$1.6 million owed to the city, and the donation of 7 acres of prime city real estate.

Madison Ice, Inc's assertions do not line up with the IRS 990 filings and more in-depth analysis and problem-solving needs to be done.

To my knowledge, an economic feasibility study has not been done. Once that analysis is done, those studies should be released to the public for further public discussion before any action is taken on the two skating rinks. This will add public transparency to the process, which is currently lacking.

Please slow this process down and do right by all parties instead of rushing this through.

Sincerely,

Bonnie Roe
District 11

From: sluysb@aol.com
To: [All Alders](#); [EDC](#); [Myadze, Charles](#)
Subject: A Safe Sport Center for All - Legistar 86169
Date: Monday, December 16, 2024 8:05:43 AM

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

Dear Alders,

Recently, Alder Amani hosted a public meeting about EMIC's proposed Hartmeyer ice arena project.

It seems with the announcement of the surplus within our budget, that the city could give \$1.6 million towards a community sports and recreation center at the Hartmeyer ice arena location. Either way, we give those dollars whether as a component of debt relief or a direct portion of the project. I believe these young athletes deserve a state of the art, energy efficient ice arena. In addition, a second story could be added to this site with an indoor track and workout area. If EMIC is committed to raising 3 million dollars, then with almost 5 million dollars in combined assets, and any loans needed based on **real land value** appraisal based on the pro-active zoning that this area has undergone, the community would all benefit from such a facility.

Years ago, 2018, the OSCAR Group hosted community focus group meetings and there was mention then of a community sports center. We asked for community input for what they thought would be possible within the OMSAP area. This focus group report was sent to city staff and was incorporated into the Oscar Mayer Special Area Plan (OMSAP).

Even during the strategic assessment for the Oscar Mayer area, one of the goals for redevelopment was: **OBJECTIVE 5. INTEGRATE A WELCOMING DISTRICT THAT SERVES ALL AGES AND DIVERSE CULTURES - Prioritize the community's desire to create inclusive gathering spaces and places through uses and activities (entertainment venues, youth activities, sports, etc.) that serve and celebrate the Northside's culture and diversity.**

In truth, a community sports and recreation ice center would allow **more people** access and would provide a great space for the future families and seniors that are going to be living just next door in the new apartment complex, as well as the over 1,000 people who will be living in the new apartments at First and Johnson, as well as current Sherman neighborhood residents. Over 3,000 new neighbors, including seniors and families with children, will have a great place to build community and stay healthy, and also learn about ice skating and the game of hockey. This sports hub will be a community space for all of the northside. Not just for skaters.

This ice arena facility is old, needs major updates. Why throw good money into a building that is exclusive and only serves ice focused users? A two story building with a variety of uses would only stand to serve the community well now and into the future with new neighbors. With the adjacent land having been proactively zoned for

high density housing and commercial space, why not be future focused on more than just a handful of residents when you could provide a welcoming activity center, a community hub space, and create a legacy center, not just a ice arena. This is about place making, community building and spreading the use of this space outwards for more residents. What a great use for public dollars.

This is a true opportunity. Let's move forward with a larger vision. These future skating Olympians deserve a state of the art facility, but then, all of our community members deserve the use of a facility that will foster community, health and be for the public good.

Thank you,

Beth Sluys
District 18

From: [Paul Soglin](#)
To: [All Alders](#)
Subject: The Hartmeyer Ice Arena Rip Off. Part II
Date: Friday, December 20, 2024 9:09:29 AM

Some people who received this message don't often get email from psoglin@yahoo.com. [Learn why this is important](#)

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How we got here.

1. In 2004 the city had a Parks Director (Jim Morgan (2000-2007) who hated ice hockey and was glad to rid the city government of the program.
2. In 2004 we had a mayor who, like his predecessor, did not have a clue about the nuances of public private partnership in managing public facilities. There are numerous choices with different structures witness: golf courses, Olbrich Botanical Gardens, Goodman Swimming Pool, Civic Center, Overture, Public Library.
3. In 2004 after over 25 years of successful management of ice arenas (1975-2000) the city agrees to a hairbrained scheme to "Privatize" the ice arenas.
4. In 2017 I give the 2004 agreement one "last chance" and agree to let the debtors delay some payments to the city.
5. 2020-2024. Mayor Satya Rhodes-Conway and City Attorney Haas conspire to hide from the City Council and the public that the city is owed millions and payments were missed. In addition they demonstrate malfeasance and SNEAKINESS in office by refusing to get the payments owed to the city.
6. 2024 The mayor and City Attorney conspire with the debtors to create a false narrative that there is only one solution to the ice arena problem which is a lie.
7. Lying narrative: If you oppose the theft of city property (The cash owed and, if the city forecloses on the Land Contract, the title to the property which reverts back to the city.) in the form of the present proposal you hate children.

Paul R. Soglin

Do the right thing. It will gratify some people and astonish the rest. Mark Twain

From: [Paul Soglin](#)
To: [All Alders](#)
Subject: Skating
Date: Monday, January 6, 2025 9:13:20 AM

Some people who received this message don't often get email from psoglin@yahoo.com. [Learn why this is important](#)

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

In response to the op-ed piece (see link below) published in the Wisconsin State Journal that Dave Ahrens and I wrote, supporters of the Mayor's Ice Rink proposal are casting us as opponents of skating programs and children.

Nothing could be further from the truth. While I cannot speak for David, let it be clear that no public official has a record to match mine when it comes to supporting skating. In the 1970's when the privately operated Hartmeyer went bankrupt, I fashioned a city takeover of the facility. In the 1990's when the privately owned and operated Medalist (Madison West) went under I led the city to acquire and operate the facility. In 2017 when the present operators of the facilities could not make their payments, I supported more favorable terms.

The challenge for this city is to find a working model that is supportive of skating and the taxpayers. It cannot be done by secret meetings and looking at one operating model which has repeatedly failed.

For over thirty years the city successfully operated skating rinks until 2004. Then a Parks Superintendent came along who hated skating operations and a mayor who saw no future in athletic activity that did not include bicycle wheels. Thus, the present disaster.

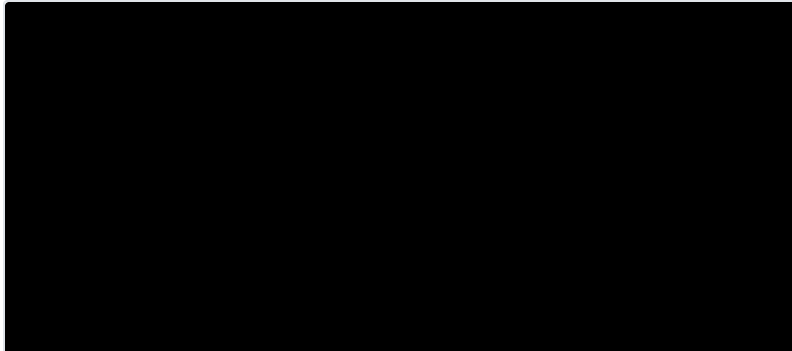
I know that many people are invested in the current proposal and are frustrated by the thought of going back to square one. This is a "hundred year" decision involving millions of dollar. Figuring out the correct course of action over another year or two is worth the it. Let's get it right.

Start over with the basic questions: "What is the best site for skating rinks?" and "what is the best use of the Hartmeyer site?"

Has anyone thought of building new rinks at the airport? Has anyone thought of a financial model based on previous successes such as city operation (Olbrich, Monona Terrace, the Public Library, the original Civic Center) with private sector support?

Let's do this right.

[Madison's ice arena giveaway demands answers | Paul Soglin and David Ahrens](#)



**Madison's ice arena giveaway demands answers |
Paul Soglin and David Ahrens**

Here are some of the questions that should be answered by a review of the situation.

Paul R. Soglin

Do the right thing. It will gratify some people and astonish the rest. Mark Twain

From: [Fields, Debbie](#)
To: [All Alders](#)
Subject: FW: Continued Support of the Ice Arena Resolution Requested at the 1/6/25 Finance meeting
Date: Monday, January 6, 2025 8:28:23 AM

Alders,

Following 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: Laura Swisher <laurabeaswisher@gmail.com>
Sent: Sunday, January 5, 2025 7:31 PM
To: Conklin, Nikki <district9@cityofmadison.com>
Cc: council <council@cityofmadison.com>; Finance Committee <financecommittee@cityofmadison.com>; Mayor <Mayor@cityofmadison.com>
Subject: Continued Support of the Ice Arena Resolution Requested at the 1/6/25 Finance meeting

Some people who received this message don't often get email from laurabeaswisher@gmail.com. [Learn why this is important](#)

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

Your previous support of this important resolution is appreciated and your continued support would mean the world to our family and many others.

Thank you in advance! Laura Swisher

On Tue, Nov 26, 2024 at 1:06 PM Laura Swisher <laurabeaswisher@gmail.com> wrote:

Dear Alder Conklin -

Thank you in advance for reading my message. I hope it is helpful as you consider your support of the resolution that is to be discussed in your council meeting this evening...I wanted to include how much the rinks mean to us (it is a great deal) and I'll try not to make it too long.

My name is Laura Swisher and I live in your district (on Oxwood Circle). My husband and I moved to the area 10 years ago from Pittsburgh for an amazing opportunity for him. We were excited to join an amazing place where we had only spent long weekends despite it being far from home (we are both new englanders). When we told our then 5 year old son, Will, we were moving he asked two questions - it went something like this:

Will - "Okay - Wisconsin - well, what are they?"
Us - (looking puzzled) - "what do you mean?"

Will - "Will Pittsburgh is the Panthers - what is Madison?" (He was referring to the University of Pittsburgh's mascot.)

My Husband "The Badgers"

Will - "Okay, I can be a badger. Can I play hockey when we get there?"

Us - "Yes - we will work on it."

Our then 5 year, asked for a cookie and went to pack. We moved here 2 months later, looked for a close ice rink and quickly enrolled him in skating lessons and then 6 months later - he started playing for the West Madison Polar Caps in their cross ice program. Fast forward 10 years later and that 5 year old is still playing. Tonight as you are in your meeting, he will have his first game as a Memorial Spartan and he couldn't be more excited or proud to represent his school and his community. I am not one to get emotional but there will probably be a tear in my eye when he takes to the ice.

Over the past 10 years I think we have spent countless days, nights and early mornings at the rink for practices, games, volunteering, lessons, clinics and community events. The friends that he met playing have supported him throughout celebrations of his first goal to heart breaks of losing to a long time rival yet again. My son is not the best player on the ice by far but he loves the game. He has learned teamwork, perseverance, hard work, handling disappointment with his head held high and winning with grace ... and that is all because MIA gave him a place to play.

And he is just one of many many kids and adults who have benefited from the city's generosity. I can only imagine how hard your job and the job of your fellow council members is as you work to balance spending and community priorities. You must receive requests all day and from a number of perspectives. In your discussion tonight about our rinks, I ask that for kids like Will you please strongly consider supporting the Ice Arena Resolution so that we can continue to provide these experiences for many more years to come. I have attached two photos of Will one from his first year as a Polar Cap and a second in his Memorial uniform. Despite the more grown up look on the most recent photo, please know he is smiling just as big as in the earlier one on the inside.

Thank you for your time, your effort and your dedication to our community. If you have any questions about my message - please don't hesitate to reach out.

Best - Laura Swisher
412-260-2476

Will Swisher





From: [tom](#)
To: [All Alders](#)
Subject: FYI
Date: Sunday, January 5, 2025 6:01:34 PM

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

' | "Three weeks after Madison voters approved a \$22 million increase in property taxes based on Mayor Satya Rhodes-Conway's assertion that the city was broke, she now has proposed giving away our two ice arenas and the adjacent 7 acres of land. In addition to this extraordinary giveaway of valuable land and buildings, she proposes that the city "forgive" a debt of \$1.6 million owed to the city by the recipients of the property, Madison Ice Inc. In 2004, Madison Ice Inc. was deeded the two ice arenas (Hartmeyer on the East Side and a rink off Schroeder Road on the West Side) provided they make payments under a land contract. From 2021 to date, Madison Ice Inc. has failed to make hundreds of thousands of dollars in payments. The company claimed that it was unable to make payments during the pandemic because of a loss of customers. But its IRS statements for 2021, 2022 and 2024 indicate it made a profit in each of those year. In 2023, it had a small loss when it increased staff salaries by \$100,000. Madison could have demanded that the properties be returned to the city for nonpayment. This is a standard practice under the law. Instead, the mayor allowed the failure to make payments continue. The proposed giveaway of land and the forgiven debt appears to violate city ordinance 8.075, which requires that an economic feasibility analysis be conducted when disposing of city property. The city does not have title to the property, but it does have a legal interest in that it is the seller under the defaulted land contract. This study would include answers to many questions since no analysis was apparently conducted in 2004 when the land contract was established, and no study appears on the city's website now. Here are some of the questions that should be answered by this review: • How much is the property worth? This is 7 acres of land that is likely worth many millions of dollars with or without the arenas. Is the city now so fiscally healthy that we can forgo these funds? • What is the state of the buildings? Hartmeyer arena needs millions of dollars of repairs to stay open. Property transfers should always include a building inspection and evaluation. Why hasn't one occurred in this case? • What are other uses of the property? A senior city official wrote in an email, "We have not explored any alternative in detail." Why? Clearly, the city has not met its "duty of due diligence" and considered all options for the land and facilities. • What is the use of the arenas? Most time on the ice is given to hockey teams from Madison, Monona Grove and DeForest schools as well as youth "prep" teams from the region, according to our review of recent schedules. Only about 5% of time on the ice appears to be for "public skating." Are the rates for use consistent with other arenas in the area? Is the level of use worth the actual cost to the city of many millions of dollars? The mayor is attempting to rush this proposal through by characterizing it as a loss to the city of "only \$1.6 million." The problem is that we don't know how many millions of dollars are at stake because of the failure of our elected officials to get the payments due and establish the value of 7 acres of prime city real estate." --By Paul Soglin and Dave Ahrens

=====

Tom,
Protect the 1st amendment, stop the censorship Google, FB, Twitter, MSM!

From: [taylor warsek](#)
To: [All Alders](#)
Subject: Ice Rinks
Date: Sunday, January 5, 2025 2:07:43 PM

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It appears that something seems VERY WRONG with the Mayor's and Alder Guequierre's resolution to sell both ice rinks for \$1, with a total lack of transparency to the taxpayers and also apparently to the members of the council. Further it appears that there was no report to the council that both land contracts needed to be/should be foreclosed on, and turned over to a receiver when the owner stopped making payments on both these loans in 2021. The Mayor and the Alder co sponsored this resolution and originally were going to try to get a decision thru the finance committee and the council in a little over a week or two, before there was public negative feedback. Then the resolution was pushed out for a decision until Jan 6. Something seems very "fishy" with this whole situation, and totally laughs in the face of the city's current financial situation, that is, to turn our backs on collection of monies due the taxpayers, and essentially give away 7 acres of prime city land for no cost.

It seems that this could be a reportable situation to the City of Madison Ethics Board for review and also wonder if advice was sought from the Wisconsin League of Municipalities to see this transaction could set up an "Abuse of Discretion" for attempting to sell land for less than what is owed and/or market rate? It seems there is a president with the Wisconsin Supreme Court, who made a decision against the city of Lake Mills in the Hermann vs Lake Mills for a somewhat similar sale of city property that was undervalued.

see link to Wisconsin League of Municipalities Powers of Municipalities
FAQ1 <http://www.lwm-info.org/1242/Powers-of-Municipalities-FAQ-1>

It seems that the best thing to do is foreclose on the two ice rinks and appoint a receiver to get the properties belonging to the city of Madison taxpayers again, and then investigate what the next best step should be.

Rick Taylor & Linda Warsek 1118 Risser Rd, Madison

From: [Ted Losby](#)
To: [Finance Committee](#)
Subject: Agenda Item 11 #86169
Date: Sunday, January 5, 2025 4:58:50 PM

You don't often get email from tkmosby@sbcglobal.net. [Learn why this is important](#)

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

Dear Finance Committee,

We write as concerned taxpayers. We oppose the eventual forgiveness of debt and the sale of the 2 ice arena's and the land. There needs to be more transparency in the process and we ask to be slowed down so more information can be provided.

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

Kathy and Ted Losby
542 Charles Ln
Madison WI. 53711

From: [Laura Swisher](#)
To: [Conklin, Nikki](#)
Cc: [council](#); [Finance Committee](#); [Mayor](#)
Subject: Continued Support of the Ice Arena Resolution Requested at the 1/6/25 Finance meeting
Date: Sunday, January 5, 2025 7:31:31 PM

Some people who received this message don't often get email from laurabeaswisher@gmail.com. [Learn why this is important](#)

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

Your previous support of this important resolution is appreciated and your continued support would mean the world to our family and many others.

Thank you in advance! Laura Swisher

On Tue, Nov 26, 2024 at 1:06 PM Laura Swisher <laurabeaswisher@gmail.com> wrote:

Dear Alder Conklin -

Thank you in advance for reading my message. I hope it is helpful as you consider your support of the resolution that is to be discussed in your council meeting this evening...I wanted to include how much the rinks mean to us (it is a great deal) and I'll try not to make it too long.

My name is Laura Swisher and I live in your district (on Oxwood Circle). My husband and I moved to the area 10 years ago from Pittsburgh for an amazing opportunity for him. We were excited to join an amazing place where we had only spent long weekends despite it being far from home (we are both new englanders). When we told our then 5 year old son, Will, we were moving he asked two questions - it went something like this:

Will - "Okay - Wisconsin - well, what are they?"

Us - (looking puzzled) - "what do you mean?"

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My Husband "The Badgers"

Will - "Okay, I can be a badger. Can I play hockey when we get there?"

Us - "Yes - we will work on it."

Our then 5 year, asked for a cookie and went to pack. We moved here 2 months later, looked for a close ice rink and quickly enrolled him in skating lessons and then 6 months later - he started playing for the West Madison Polar Caps in their cross ice program. Fast forward 10 years later and that 5 year old is still playing. Tonight as you are in your meeting, he will have his first game as a Memorial Spartan and he couldn't be more excited or proud to represent his school and his community. I am not one to get emotional but there will probably be a tear in my eye when he takes to the ice.

Over the past 10 years I think we have spent countless days, nights and early mornings at the rink for practices, games, volunteering, lessons, clinics and community events. The friends that he met playing have supported him throughout celebrations of his first goal to heart breaks of losing to a long time rival yet again. My son is not the best player on the ice by far but he loves the game. He has

learned teamwork, perseverance, hard work, handling disappointment with his head held high and winning with grace ... and that is all because MIA gave him a place to play.

And he is just one of many many kids and adults who have benefited from the city's generosity. I can only imagine how hard your job and the job of your fellow council members is as you work to balance spending and community priorities. You must receive requests all day and from a number of perspectives. In your discussion tonight about our rinks, I ask that for kids like Will you please strongly consider supporting the Ice Arena Resolution so that we can continue to provide these experiences for many more years to come. I have attached two photos of Will one from his first year as a Polar Cap and a second in his Memorial uniform. Despite the more grown up look on the most recent photo, please know he is smiling just as big as in the earlier one on the inside.

Thank you for your time, your effort and your dedication to our community. If you have any questions about my message - please don't hesitate to reach out.

Best - Laura Swisher
412-260-2476





From: [GERRY ROESING](#)
To: [Finance Committee](#)
Subject: Ice Rink Debt Forgiveness
Date: Sunday, January 5, 2025 6:08:36 PM

[You don't often get email from garoesing@aol.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 Finance Committee Members,

Let me just say that I oppose the debt forgiveness for the ice arenas. It is appalling that in this era of high taxes and people having problems maintaining adequate food and housing that a plan could arise to benefit a few to the detriment of the other citizens of the City of Madison. Please stop with any consideration of this proposal. It is just a horrible idea. Also please send me the names of the Finance Committee members so I will always have a source of who considered this issue.

Gerry Roesing
9801 Hill Creek Drive
Verona, WI 53593
City of Madison resident with a Verona mailing address

Sent from my iPad

From: [Joseph Keyes](#)
To: [Finance Committee](#)
Subject: Oppose Finance Committee Agenda Item 86169
Date: Monday, January 6, 2025 8:20:05 AM

You don't often get email from jkeyes1a1@gmail.com. [Learn why this is important](#)

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

Madison Finance Committee,

I oppose Agenda Item # 86169. The committee must suspend discussion of Agenda Item # 86169 concerning Madison Ice MIA, LLC, the forgiveness of the \$1.6 million owed to the city, and the donation of 7 acres of city land. Since Madison Ice's assertions do not agree with the IRS Form 990 filings, more in-depth analysis needs to be done. Also, Madison General Ordinance 8.075 requires an economic feasibility study which has not been done. Once the in-depth analysis is done and economic feasibility study completed, those studies should be released to the public for further public discussion before any action is taken on the two skating rinks. This will add transparency to the process which is currently lacking.

Respectfully submitted,

Joseph Keyes

District 11

From: [Beth Rawlinson](#)
To: [Office of Business Resources](#); [Latimer Burris, Amani](#); [Guequierre, John](#); [EDC](#); [Finance Committee](#); [All Alders](#); [Mayor](#)
Subject: Re #86169 MAI and Hartmeyer loan & land sale proposals
Date: Thursday, December 12, 2024 9:35:59 PM

You don't often get email from bethrawlinson@yahoo.com. [Learn why this is important](#)

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

Dear City of Madison leaders,

My 17-year-old daughter Eliza is a short track speed skater. She started skating at our local rinks in the learn to skate programs at age 4. She loved it immediately and it became her passion.

When she was about 8, we had been watching the Winter Olympics. She turned to me and said, "I'm going to the Olympics and I'm not returning without the gold". It got me thinking, because as good as she is at skating, her body type was going to have limitations in figure skating.

I asked her if she would like to try speedskating and she agreed, with hesitation. After her first lesson she lost all hesitation. At her first race a few months later, she qualified to race at Nationals.

Currently she trains every morning at 6:30 in Milwaukee at the Pettit Center, goes to high school two blocks away and then we drive back to Madison to skate at our local rinks. She is no longer competing with figure skating, but the relationships she has formed with coaches and skaters over the years are too important to her to lose.

Two years ago, Eliza made the US Speedskating Jr National Development team. Last year she was named by US Speedskating to be the US Speedskating Jr Development skater of the year. In January she is competing in Salt Lake City, hoping to make the Jr National Team.

This past January, Eliza was one of two girls nationally to represent Team USA at the Youth Olympics in Gangneung, Korea. Her relay team, the 2 girls and 2 boys representing the US, won a silver medal. She was voted by her fellow Team USA athletes to be the female flag bearer in the Youth Olympics opening ceremony.

Last month she represented Team USA in Bormio Italy at the Jr World Cup. Last week she represented Team USA at the Canadian Invitational in Montreal.

Skating has defined the trajectory of her life. It has given her a purpose and huge life goals that she is starting to achieve. 100%, without our local rinks, she would not be the person she is today.

Without our local rinks, our children will have limited options of sports to participate in. We'll end up with just the basic school sports, as good as they may be. Ice sports will be lost, along with the potential they give to young athletes to find themselves, believe in themselves and excel.

I do understand the question of forgiving loans made using taxpayer money. It does bother me that we work hard for our earnings which in turn we give to the city, but the effort does not seem to be fully reciprocated by Madison Ice Inc. But to me, the issue of how losing our rinks would impact our kids and community exceeds my irritation with what looks to me like fiscal irresponsibility.

It worries me that thousands of children who use our rinks will lose this outlet. It is my hope that you can find a way to continue the rinks, and our kids can find confidence through skating and have their lives changed by it as my daughter has.

Please work your hardest to support our kids. Thank you very much for your time.

Best wishes,
Beth Rhodehamel

From: [Kapusta-Pofahl, Karen](#)
To: [Tishler, Bill](#); [Fields, Debbie](#); [Windsor, Liz](#); [Mikolajewski, Matthew](#)
Cc: [Koh, Christine E](#)
Subject: Re: [District 11] Ice Arenas
Date: Sunday, January 5, 2025 11:06:04 AM

Adding in Christine Koh.
K

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From: Tishler, Bill <district11@cityofmadison.com>
Sent: Sunday, January 5, 2025 9:43 AM
To: Fields, Debbie <DFields@cityofmadison.com>; Windsor, Liz <LWindsor@cityofmadison.com>; Kapusta-Pofahl, Karen <KKapusta-Pofahl@cityofmadison.com>; Mikolajewski, Matthew <MMikolajewski@cityofmadison.com>
Subject: Fw: [District 11] Ice Arenas

Please add this email from a resident into public comment for tomorrow's Finance Committee meeting.

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From: noreply <noreply@cityofmadison.com>
Sent: Sunday, January 5, 2025 8:31 AM
To: Tishler, Bill <district11@cityofmadison.com>
Subject: [District 11] Ice Arenas

Recipient: District 11: Bill Tishler

Sunday, January 5, 2025 – 8:30am

Andrea Welch
4318 Critchell Terrace
Madison, Wisconsin. 53711 Yes, by email. andrea.welch@hotmail.com District 11 Ice Arenas
Good morning,

In light of receiving \$22 million in additional tax funding I find it appalling that the city seems to think it is flush enough to give away ice arenas and forgive tax debt. I can't imagine anyone is going to give me the home and land I live on and forgive the rest of my mortgage.

At the very minimum I am requesting complete answer to the following questions that were put forth in Sunday's Wisconsin State Journal:

1. How much is the property worth? This is 7 acres of land that is likely worth many millions of dollars with or without the arenas. Is the city now so fiscally healthy that we can forgo these funds?

2. What is the state of the buildings? Hartmeyer arena needs millions of dollars of repairs to stay open. Property transfers should always include a building inspection and evaluation. Why hasn't one occurred in this case?

3. What are other uses of the property? A senior city official wrote in an email, "We have not explored any alternative in detail." Why? Clearly, the city has not met its "duty of due diligence" and considered all options for the land and facilities.

4. What is the use of the arenas? Most time on the ice is given to hockey teams from Madison, Monona Grove and DeForest schools as well as youth "prep" teams from the region, according to our review of recent schedules. Only about 5% of time on the ice appears to be for "public skating." Are the rates for use consistent with other arenas in the area? Is the level of use worth the actual cost to the city of many millions of dollars?

Kind regards,
Andrea Welch

From: [Bonnie Roe](#)
To: [Finance Committee](#)
Cc: [All Alders](#)
Subject: Skating Rinks
Date: Monday, January 6, 2025 3:32:11 PM

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Members of the Finance Committee,

I am writing in opposition to Agenda Item #11 on today's meeting. There needs to be more transparency and discussion regarding the forgiveness of the \$1.6 million owed to the city, and the donation of 7 acres of prime city real estate.

Madison Ice, Inc's assertions do not line up with the IRS 990 filings and more in-depth analysis and problem-solving needs to be done.

To my knowledge, an economic feasibility study has not been done. Once that analysis is done, those studies should be released to the public for further public discussion before any action is taken on the two skating rinks. This will add public transparency to the process, which is currently lacking.

Please slow this process down and do right by all parties instead of rushing this through.

Sincerely,

Bonnie Roe
District 11

From: [David Armiak](#)
To: [Finance Committee](#)
Subject: City Should Takeover Management of Ice Arenas and Redevelop Them
Date: Tuesday, January 7, 2025 8:31:31 AM

[You don't often get email from darmiak@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,

I hear you are considering a proposal that would impact the future of the heavily used Madison Ice Arena and Hartmeyer Ice Arena.

Both rinks are old and falling apart. I know because I have been to both hundreds of times for my kids hockey practices and games. The city should take them over and develop plans to rebuild them both. If each site had two full sheets of ice, they could host tournaments and competitions that could bring in more revenue for the city and for hotels, restaurants and entertainment venues utilized by travelers.

These are some of the most utilized buildings in the city. It is long past time for the Madison community to rebuild these old relics.

Thanks,
David Armiak
4909 Phillip Lane
Madison, WI



City of Madison

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

Master

File Number: 86271

File ID: 86271

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 11/22/2024

File Name: Authorizing the Parks Superintendent to Enter into
Boat Launch Use Agreements with Construction
Companies to Use Designated Boat Launches for
Private Purposes (Citywide)

Final Action:

Title: Authorizing the Parks Superintendent to Enter into Boat Launch Use Agreements
with Construction Companies to Use Designated Boat Launches for Private
Purposes (Citywide)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 51.

Sponsors: John P. Guequierre And Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: CJ Ryan

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/25/2024	David Schmiedicke	Delegated	
1	2	12/2/2024	Robert Mulcahy	Approve	11/29/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	11/22/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/6/25), Board of Park Commissioners (12/11/24), Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer	FINANCE COMMITTEE		01/06/2025	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 Board of Park Commissioner (12/11/2024)						

1	FINANCE COMMITTEE	12/11/2024	Referred	BOARD OF PARK COMMISSIONER S	12/11/2024	
	Action Text: This Resolution was Referred to the BOARD OF PARK COMMISSIONERS					
1	BOARD OF PARK COMMISSIONERS	12/11/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	01/06/2025	Pass
	Action Text: Assistant Superintendent CJ Ryan provided an overview of the agreement and was available to answer questions.					
	Motion made by Figueroa Cole, seconded by Williams, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.					
1	FINANCE COMMITTEE	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 86271

Fiscal Note

The proposed resolution authorizes the Park Superintendent to enter into commercial Boat Launch Use Agreements with construction companies for light duty pier installation at designated boat launches for purposes of providing services to private lakeside properties, including construction, shoreline repairs and installation/removal of piers. The individual agreements would be in effect from signing until December 31, 2025, and may be renewed for up to five additional one-year terms, to run from January 1, 2026 through December 31, 2030, upon the mutual agreement of the parties. The Parks Division anticipates charging fees as follows:

Lake Access Permit: \$50 annually

Parking Stall Permits: \$50 annually

Overnight Parking and Equipment Storage Permit: \$200 per year, additional permits at \$50 each

Partial Closure of Launches: \$50 per day

Total revenue is unknown at this time, as it is dependent on the type and amount of actual use for each of agreement. Revenues will be collected in the Parks Division's Operating Budget (Munis account 51147-44290). No appropriation is required.

Title

Authorizing the Parks Superintendent to Enter into Boat Launch Use Agreements with Construction Companies to Use Designated Boat Launches for Private Purposes (Citywide)

Body

WHEREAS, under Madison General Ordinance Sec. 8.188, unless a person has a valid use agreement with the City of Madison, no person shall anchor or moor any watercraft within twenty-five (25) yards of any boat launch or pier except temporarily for the purpose of launching or removal of a boat from the waters; and,

WHEREAS, the City of Madison operates several boat launch sites within City parks on Lakes Mendota and Monona, investing employee time and financial resources in keeping the facilities operational and open for use by all; and,

WHEREAS, contractors have historically utilized City boat launches for performing routine services such as seasonal pier installation and removal, often requiring storage of equipment in the launch parking lots for extended periods of time; and,

WHEREAS, as neighborhoods turnover and private properties develop, private property owners seeking to make shoreline improvements often have limited options for contractors to access shoreline. In addition, since 2018, significant weather events along with significantly variable lake levels in the Madison area have caused areas of shoreline erosion and destabilization, issues which can lead to further property damage and degradation in the water quality of the Lakes. These shoreline maintenance, construction and restoration services performed by construction companies often necessitates the use of barges, heavy equipment and the storage, loading and unloading of materials from land to the water, all of which can have a substantial impact upon the public's use of the facility and potentially cause damage to City property; and,

WHEREAS, there are limited areas where sufficient access to the Lakes is available to enable construction companies to perform the necessary shoreline restoration work; and,

WHEREAS, Parks anticipates the need for commercial use of boat launches by construction contractors will continue; and,

WHEREAS, the Parks Division is agreeable to allowing construction contractors to use designated boat launches for private construction activities, provided that the impact of the construction companies' operations on other boat launch users is minimized, and the City's property is protected.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Superintendent of Parks is delegated the authority to enter into individual agreements with private companies to use designated boat launches as loading and unloading areas in order to perform private services, including dock and pier installation and removal, shoreline maintenance, construction, and restoration, and to act on behalf of the City as set forth in the Agreements, which agreements will be consistent with the Marshall Park boat launch use agreements approved by the Common Council in RES-19-00457 (Legistar File No. 56162), RES-20-00188 (Legistar File No. 59730), and RES-21-00280 (Legistar File No. 64821), and which shall be in a format approved by the City Attorney.



City of Madison

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

Master

File Number: 86305

File ID: 86305

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 11/26/2024

File Name: Authorizing the City to execute an agreement with Marshall Boats LLC to conduct boat rental and instruction, concessions, and other recreational activities at Marshall Park from the years of 2025-2039. (District 19)

Final Action:

Title: Authorizing the City to execute an agreement with Marshall Boats LLC to conduct boat rental and instruction, concessions, and other recreational activities at Marshall Park from the years of 2025-2039. (District 19)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 52.

Sponsors: John P. Guequierre And Yannette Figueroa Cole

Effective Date:

Attachments: Marshall Park Use Agreement (Marshall Boats)
(2025-2039) (Final).pdf

Enactment Number:

Author: CJ Ryan

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/2/2024	Robert Mulcahy	Approve	12/16/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	11/26/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/6/25), Board of Park Commissioners (12/11/24), Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer	FINANCE COMMITTEE		01/06/2025	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 Board of Park Commissioners (12/11/24)						

1	FINANCE COMMITTEE	12/11/2024	Referred	BOARD OF PARK COMMISSIONER S	12/11/2024	
	Action Text: This Resolution was Referred to the BOARD OF PARK COMMISSIONERS					
1	BOARD OF PARK COMMISSIONERS	12/11/2024	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	01/06/2025	Pass
	Action Text: Tyler Leeper from Marshall Boats provided a presentation of past operations and upcoming plans related to the agreement and was available to answer questions.					
	Motion made by Figueroa Cole, seconded by McDonald, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other with Miller Fienen recusing herself because Marshall Boats is owned by a family member.					
1	FINANCE COMMITTEE	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 86305

Fiscal Note

The proposed resolution authorizes the City to enter into an agreement with Marshall Boats LLC to conduct boat rental and instruction, concessions, and other recreational activities at Marshall Park from 2025 to 2039. The contract is subject to renewals every two years. The first three renewals, the fifth, and sixth renewal are automatic. The fourth renewal (2033-2034) is subject to City review and the agreement will expire December 31, 2034 if the agreement is not renewed by both parties. The projected revenues related to this contract are included in the 2025 Parks Division Operating Budget and future revenues will be included in Parks Division's Operating Budgets in Munis account #51110-43522. Under the terms of the agreement, the use fee is \$5,000 annually in 2025 and 2026 and permit fees are budgeted at \$900 annually but may change over time. The use fee increases by \$500 per year in each renewal period. The total revenue anticipated under the agreement is \$113,000 comprised of \$99,500 in use fees and \$13,500 in permit fees. Revenue expected for 2025 is \$5,900 comprised of \$5,000 in use fees and \$900 in permit fees.

Title

Authorizing the City to execute an agreement with Marshall Boats LLC to conduct boat rental and instruction, concessions, and other recreational activities at Marshall Park from the years of 2025-2039. (District 19)

Body

WHEREAS, for many years, vendors have entered into agreements with the City allowing vendors to provide recreational and concession services to City residents and visitors at City shelters and facilities located at numerous City parks, which agreements are in the public's interests as they facilitate greater access and enjoyment of the City's lakes and recreational opportunities; and,

WHEREAS, the vendors provide services to City residents and visitors, such as canoeing, kayaking, and boating lessons, watercraft rentals, kids' camps, and food and general concessions, that the City does not, and cannot, otherwise provide at these, or other, locations, but which are in the public's interest; and,

WHEREAS, it is in the City's interest to have only one vendor of these recreational and concession services at each Park to ensure that general public's use of the Park is not interfered with, and that the vendor complies with general standards of safety and care in its dealings with the public; and,

WHEREAS, following a Request for Proposals process in 2016, Marshall Boats LLC was selected to operate recreational and concession services at Marshall Park. Marshall Boats LLC and the City entered into use agreement for these purposes for the 2017-2024 calendar years, and during that time, Marshall Boats LLC has successfully provided recreational and concession services at Marshall Park, meeting or exceeding the requirements set forth by the City, and providing a valuable amenity to the public; and,

WHEREAS, it is in both the City and the Marshall Boats LLC's interests to enter into a new Use Agreement to allow Marshall Boats LLC to operate recreational and concession services at Marshall Park for the 2025-2039 calendar years.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute an Agreement with Marshall Boats LLC, to conduct boat rental, instructional, concession, and recreational activities for up to fifteen years, through 2039 in a format that is approved by the City Attorney and that is consistent with the agreement attached hereto.

MARSHALL PARK USE AGREEMENT (2025-2039)
Between the City of Madison and Marshall Boats LLC

THIS AGREEMENT, entered into by and between the City of Madison, a municipal corporation (hereinafter referred to as “City”), and Marshall Boats LLC, a Wisconsin limited liability company (hereinafter referred to as “Permittee”), is effective as of the date by which all parties have signed hereunder.

WITNESSETH:

WHEREAS, for many years, vendors have entered into agreements with the City allowing vendors to provide recreational and concession services to City residents and visitors at City shelters and facilities located at numerous City parks, which agreements are in the public’s interests as they facilitate greater access and enjoyment of the City’s lakes and recreational opportunities; and,

WHEREAS, the vendors provide services to City residents and visitors, such as canoeing, kayaking, and boating lessons, watercraft rentals, kids camps, and food and general concessions, that the City does not, and cannot, otherwise provide at these, or other, locations, but which are in the public’s interest; and,

WHEREAS, it is in the City’s interest to have only one vendor of these recreational and concession services at each Park to ensure that general public’s use of the Park is not interfered with, and that the vendor complies with general standards of safety and care in its dealings with the public; and,

WHEREAS, following a Request for Proposals process in 2016, Permittee was selected to operate recreational and concession services at Marshall Park. Permittee and the City entered into use agreement for these purposes for the 2017-2024 calendar years, and during that time, Permittee has successfully provided recreational and concession services at Marshall Park, meeting or exceeding the requirements set forth by the City, and providing a valuable amenity to the public; and,

WHEREAS, it is in both the City and the Permittee’s interests to enter into a new Use Agreement to allow Permittee to operate recreational and concession services at Marshall Park for the 2025-2039 calendar years.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions upon which the City will allow Permittee to use Marshall Park to conduct boat rental, instructional, concession and other recreational activities.

The Premises is described generally as follows, and further depicted on Exhibit 1:

That area of Marshall Park beginning at the eastern edge of the north-south boat launch access road at the entrance from Allen Blvd., running north to the southern edge of the east-west boat launch driveway, then running east to the boat launch, then southeast to the shore of Lake Monona, then south and east along the shore of Lake Monona to the southeastern corner of Marshall Park, then east along the southern border of Marshall Park, then north along the western border of Marshall Park to the southern edge of the entrance from Allen Blvd., then east to the starting point. This area shall exclude the large grassy area to the southwest of the southern parking lot and the residential parcels identified as 1 and 2 Thorstrand Rd. that lie within Marshall Park.

2. Term; Renewal. This Agreement shall be effective for up to fifteen (15) years, from January 1, 2025 through no later than December 31, 2039 which shall consist of seven (7) Agreement Periods of two (2) calendar years each, followed by a one (1) Agreement Period of one (1) calendar year as set forth in this Section.

During the last year of the Agreement (2039), the Agreement shall expire on December 31, 2039, after which Permittee will no longer be permitted to conduct the activities set forth in this Agreement, unless a successor Agreement is entered into by the Parties. Except for in the fifth and eighth Agreement Periods, upon written notification by Permittee to the Parks Division of its intent to renew the Agreement, received no later than November 1st of the second year of the Agreement Period, the Agreement shall renew automatically for an additional Agreement Period.

To renew the Agreement at the end of the fifth Agreement Period (2033-2034), Permittee must, by November 1, 2034, submit written notice to the Parks Division of Permittee's desire to renew this Agreement for the sixth Agreement Period (2035-2036). The City's decision to renew or not renew the Agreement for the sixth Agreement Period will be based upon the Permittee's performance under this Agreement during the preceding Agreement Periods, and the decision to renew or not renew the Agreement is not reviewable, and solely that of the Parks Superintendent, or their designee. The City will notify the Permittee in writing of its decision to renew or not renew this Agreement for the sixth Agreement Period by December 1, 2034. If the Agreement is renewed, the terms and conditions of this Agreement will remain in place through December 31, 2034, after which the next Agreement Period will commence.

The terms and renewal dates as set forth above are as follows:

Agreement Period	Years	Renewal
First	2025-2026	Automatic
Second	2027-2028	Automatic
Third	2029-2030	Automatic
Forth	2031-2032	Automatic

<i>Fifth*</i>	<i>2033-2034</i>	<i>City Review</i>
Sixth	2035-2036	Automatic
Seventh	2037-2038	Automatic
Eighth	2039	End of Agreement

* *Agreement will expire on December 31, 2034 if the Agreement is not renewed by the Parties as set forth above.*

3. Grant. City does hereby grant to Permittee permission to conduct water sport equipment rental and instructional programs, hold up to eight special events, operate camps and sell concession products and water sport related products and equipment at the Premises, as set forth in this Agreement. No alcohol can be sold at the Premises. The City will retain all riparian rights at the Premises and in no way does the Agreement transfer any riparian rights at Marshall Park to the Permittee. As part of this grant, the Permittee shall have sole use of, and responsibility for, the Marshall Beach House and any docks or piers the Permittee builds, stores or installs. The Permittee shall have shared access to the Marshall Shelter, the mooring field, the boat launch piers, the boat storage racks, the beach and other amenities at Marshall Park as set out in this Agreement. Permittee, and Permittee's employees, contractors and invitees, shall not be permitted to use Thorstrand Road to access Marshall Park from the south, nor use the private driveway leading to 1 and 2 Thorstrand Rd., except to cross the driveway.
4. Improvements. During the life of this Agreement, including any renewals hereunder, the Parties agree that improvements, repairs and upgrades to the Premises ("Improvements") will be necessary. Improvements do not include any piers, docks, storage racks, or other moveable personal property the Permittee provides to conduct its business. These items will be paid for solely by the Permittee and will remain the personal property of the Permittee, unless otherwise agreed to by the Parties. Regarding the Improvements, the Parties agree as follows:
 - a. Capital Investment. The Permittee agrees to invest a minimum of \$30,000 in Improvements to the grounds and/or the facilities at the Premises over the life of the Agreement. Fifty percent of Improvements made above \$30,000, up to \$100,000 during the life of this Agreement, will be applied as a rent credit to the following year. However, rent credit shall never be more than the rent due in any year. Any excess credit may be carried to future years.
 - b. Improvement Planning. Permittee may submit requests to the City for assistance for future Improvements by March 15th of each year. This request will be considered by the Parks Division as part of the Capital Improvement Plan and work plan development of the following calendar year. The request will include a proposed budget for the Improvement project, including potential funding sources. The City will respond to all such requests of the Permittee within 30 days. The City

and Permittee will schedule an annual year end inspection of the facility to identify planned work and establish schedules for such work.

- c. Plans and Approval. Prior to making any Improvement, Permittee must notify the Parks Superintendent, or representative, in writing of the anticipated Improvement. For any Improvements of \$10,000 or more (except for electrical, plumbing, or other utility service to the Premises), Permittee shall present the plans for the Improvement to the Board of Parks Commissioners, who shall either approve the Improvement, or reject the Improvement. If rejected, Permittee has no appeal rights, but may present a modified plan to the Board for reconsideration at a later date. Depending on the nature of the proposed Improvement, the Board of Parks Commissioners may require, before approving or rejecting the Improvement, an advisory opinion from the Board of Public Works.
- d. Joint Participation. Upon notification of a proposed Improvement, the City may elect to participate in the project. If the City does elect to participate in an Improvement project, the Parties shall agree on each Parties' respective share and responsibility for the project. If the City determines that public bidding requirements are applicable, the City shall manage and oversee the project, accepting Permittee's financial contribution to the Improvement prior to the start of construction.
- e. Construction. Except as provided in Subsection d, the funding and construction of any Improvement under this Section is entirely the responsibility of the Permittee. The Permittee shall be responsible for obtaining any required permits, licenses, and approvals for the improvement. The City will assist in obtaining permits, licenses and approvals when possible and when necessary as owner.
- f. Donation and Acceptance of Improvements. Once the Improvements are complete, Permittee shall notify the Parks Superintendent, or designee, who shall then have the Improvement inspected. If the Parks Superintendent, or designee, is satisfied that the Improvement is consistent with the approved plans, and there appear to be no obvious defects or deficient workmanship, the City will accept the Improvement, which will be considered a donation by Permittee to the City for the use and enjoyment of City residents who use the Premises.
- g. Warranties and Representations. Permittee agrees that when making Improvements, it will ensure that any and all warranties and representations made to Permittee by the builder, contractor, manufacturer, etc., regarding the Improvement, shall also extend to the City, who shall assume ownership of the Improvement once completed.
- h. Accounting. Upon the acceptance of the Improvement by the City, Permittee shall supply City with a final accounting of the costs of the Improvement, which amount will be applied towards Permittee's requirements under Subsection a.

- i. Ownership of Improvements. Any Improvements made to the Premises pursuant to this Section shall be the property of the City upon completion and acceptance, where required, regardless of the source(s) of financial contributions for the improvement. While Permittee may use the Improvements pursuant to the terms and conditions of this Agreement, Permittee has no ownership right in any of said Improvements.
5. Conditions of Use. In entering into this Agreement, the Parties agree to the following terms and conditions regarding the Permittee's use of the Premises:
 - a. Services to be Provided at Premises. Permittee shall provide equipment and services to facilitate water sports rentals and activities at the Premises. This may include instructional and/or educational programs, lessons or workshops, camps, selling related merchandise or equipment, special events, races, concessions and café services of food and beverages at the Premises. This may also include after school programs, and winter activities and events. A list of services and products will be provided to the City upon request by the Parks Division. No alcoholic beverages may be sold at the Premises. Permittee shall provide the services under this Subsection, or as otherwise agreed to by the Parties, at a minimum from Memorial Day weekend through Labor Day.
 - b. Training. The Permittee will establish a training program in conjunction with the Parks Division to ensure that Permittee's staff are aware of the current Parks Behavior Policy and its implementation.
 - c. Permits and Licenses. Permittee agrees, at its own expense, to obtain and keep current all licenses and permits necessary for the operation of Permittee's business, including an annual Parks Vending Permit under Madison General Ordinances Sec. 8.17, and to comply with all Federal, State and City statutes, ordinances, rules and regulations applicable to Permittee's business. Permittee agrees to obtain all required inspections by the Health Department, Fire Department or any other governmental agency that are necessary to operate the services authorized under this Agreement. Permittee shall provide the Parks Division with proof of such compliance upon request. Failure to comply with this provision shall be a default under this Agreement.
 - d. Equipment. City shall be responsible for providing space for a lockable storage area and a concession counter at the Marshall Park Beach House. The City shall also provide access to water and electrical service, as well as functioning bathrooms between Memorial Day and Labor Day. Permittee shall provide all other equipment necessary to operate the facility, including, but not limited to, docks and piers, all water sports equipment, safety equipment (including a motorized rescue boat), concessions, refrigerators, freezers, microwaves, and cash registers. Permittee may place piers, boat storage racks and other equipment related to the operation of the Permittee's business in locations approved by the Parks Superintendent, or his/her designee. Permittee may, solely at Permittee's expense, install a security system in or around the Boathouse on the Premises. Permittee may install or use other

security equipment with the written permission of the Parks Superintendent, or his/her designee, which equipment shall remain the property of the Permittee or the Permittee's contractor. Upon request, Permittee shall provide the Parks Superintendent, or designee, with a current list of all the Permittee's equipment at the Premises.

- e. Moorings. The City shall manage and operate all private boat storage at the Premises, including the on shore racks for watercraft and the mooring field. The Permittee shall have the option of leasing mooring spots from the City as they become available. Permittee shall pay the public rate for the mooring spots and shall make payment at the same time and in the same way as other mooring lessees.
- f. Special Events. Permittee may hold up to eight special events and activities at the Premises each year with attendance of between 250 and 1,000 people. Any such special event or activity will not be charged a parks event permit fee, but other permit fees may apply depending upon the nature of the event or activity. All such special events or activities must be approved in writing and in advance by the Parks Division.
- g. Shelter Use. Permittee shall have shared use of the Marshall Park Shelter with priority use for camps Mondays through Fridays before 4 pm. The Shelter will be left in a clean and orderly manner that is presentable for another group to hold a reservation starting at 4 pm. Permittee will remove any storage materials from the Shelter if there is another user that has made a reservation after 4 pm.
- h. Utilities. Permittee is responsible for all utility costs (e.g. electrical, water, sewer) related to Permittee's operations at the Premises. The City shall remain responsible for the utility costs incurred to operate the public restrooms, the park shelter and other areas open for general public use on the Premises.
 - (1) Electricity. One electric meter currently serves the restroom, shelter, and beach house. Permittee shall be responsible for 20 percent of the electric bill during the months of May and September. Permittee shall be responsible for 80 percent of the electric bill during the months of June, July, and August. Unless off-season activities are planned, Permittee shall not be responsible for the electric bill during January-April, or October-December.
 - (2) Municipal Services Bill. Permittee shall be responsible for the difference between the water utility charges incurred at the Premises in 2016 and in the current year. Permittee shall be responsible for \$50, annually, for stormwater utility charges. Permittee shall not be responsible for sanitary sewer utility charges. If Permittee uses the City's recycling services, Permittee shall be responsible for the Resource Recovery Special Charge. Otherwise, Permittee will not be responsible for other special charges collected on the municipal services bill, unless tied to a specific service used by the Permittee.

- (3) Separate Metering. In the event that the City provides separate metering for the utilities used exclusively by the Permittee at the Beach House, Permittee shall be entirely responsible for the utilities billed at the Beach House.
 - (4) Billing. If Permittee is not billed separately for utility service, payment of Permittee's utility costs to the City shall be made no later than 10 days of the end of the operating season. Failure to pay this amount in full, plus any accrued penalties, within 14 days of the due date, will result in a late penalty of \$50 and repeated delinquency may be considered a default under Section 28 of this Agreement.
- i. Instructor's Certification. At least one employee or agent of the Permittee, whose duties involve the rental, instruction, or supervision of water sports activities, must be certified in first aid and CPR. Permittee's employees or agents may participate in the City sponsored certification program at Permittee's or Permittee's agent's cost. In addition, if Permittee is engaging in any instructional activity at the Premises, one employee or agent must be certified in the respective sport (e.g., canoeing, kayaking, boater safety, water skiing, knee boarding, and wilderness first aid) or the activity must be clearly identified in writing to participants as being uncertified. If additional licenses or permits are required from the State of Wisconsin in order to perform such instructional services, the Permittee shall obtain those licenses or permits.
- j. Product. Upon request by the Parks Superintendent or designee, the Permittee will provide a list of items and services offered for sale or rental at the Premises by Permittee, including, but not limited to, food, beverages, confections, boats, merchandise and other equipment.
- k. Equipment Safety. Permittee shall maintain all of Permittee's equipment, including safety equipment, in a safe working order at all times and store said equipment in a safe manner to prevent any unauthorized use or operation thereof.
- l. Storage. Permittee may store equipment at the Premises necessary to provide the services set forth in Subsection a. The Permittee may store equipment inside and outside of the Beach House and the Camp House during the 'off season' in a neat, orderly, and attractive manner as long as it does not interfere with utility or fire access or is otherwise a public nuisance.
- m. Maintenance. When in operation at the Premises, Permittee shall be responsible for maintaining the portions of the Premises used by Permittee or Permittee's invitees in a clean, safe and attractive condition. This includes keeping the grounds immediately adjacent to the boathouse, docks, piers, and storage areas picked up and free of all paper and debris. This also includes being responsible for cleaning the restrooms at the Premises, including refilling paper products and soap, and maintaining the restrooms in a clean and sanitary condition, from Memorial Day Weekend through Labor Day. Permittee agrees that should the Parks Division determine that the maintenance requirements of this Subsection are not being met

after written notification and reasonable time to rectify, the Parks Division may perform or have performed additional cleaning or maintenance work, and charge the actual costs of such work to Permittee, payable within thirty (30) days of the issuance of the invoice, or as a charge against the Permittee's security deposit.

Any paper products, chemicals, trash-liners, or soap used by the Permittee in the restrooms under this Subsection will be provided by the City and are required to be in accordance with the City's Green Cleaning Program and comply with the green product standards, specifications and practices of this Program. Permittee is required to be familiar with the applicable standards of the City of Madison's Policy for a Sustainable Green Cleaning Program. These standards are set forth in the City of Madison's Administrative Procedure Memorandum No. 4-6, available at <http://www.cityofmadison.com/mayor/apm/4-6.pdf>. The failure to abide by the requirements of this Program shall be a default subject to Section 28 of this Agreement.

- n. Alterations to Premises. No modifications of any kind, or fixtures, additions or removals shall be made to the Premises without the permission of the Parks Superintendent, or his/her designee. Any requested modifications shall be submitted in writing to the Parks Superintendent, or his/her designee, outlining the need, plan, cost, desire for financial or physical assistance and whether the alteration should be considered an Improvement as set forth in Section 4 above.
- o. Signage. All signs and banners, including menu boards, shall be approved by the Parks Superintendent or designee and the Zoning Administrator. Additionally, the Permittee shall post a readily observable sign at the Premises stating the Permittee's name, the Operating Agent and contact information as set forth below in Section 23.
- p. Weapons Prohibition. Permittee 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 Agreement, other than while at the Permittee'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 Agreement, except vehicles that are an employee's "own motor vehicle" pursuant to Wis. Stat. sec. 175.60(15m).
- q. Closing Date. The closing date of the Permittee's activities at the Premises shall be determined by Permittee, but such date shall occur no later than the Park Division's building winterization schedule, unless arrangements for winterizing of the buildings being used by the Permittee at the Premises have been made by Permittee and approved by the Parks Division.
- r. Surrender of Premises. Upon the termination of this Agreement under Section 28, or, in the event that this Agreement is not renewed or expires under Section 2, Permittee shall vacate and remove all personal property from the Premises no later than December 31 of the final year of the Agreement or fifteen (15) days of

termination, whichever occurs first. However, with the Superintendent's written consent, the Permittee may have up to ninety (90) days following termination to remove all equipment and property from the Premises. The Permittee will deliver the facility to City in as good condition as the Premises was in at the commencement of the Agreement, with the exception of normal wear and tear and with the exception of damage by fire or other casualty beyond the control of Permittee. Permittee may be granted additional time to surrender the Premises under this Subsection by written agreement with the Parks Superintendent, or his/her designee. Any damages to the Premises beyond normal and expected wear and tear shall be the responsibility of the Permittee. If these damages are not repaired by the Permittee before surrender of the Premises to the City, the City shall cause the repairs to be made and charge the cost thereof against the security deposit as set forth in Subsections below. Any balance still owing by Permittee in excess of the security deposit shall be due within thirty (30) calendar days of the invoice. All equipment and other property of the City on the Premises shall remain the property of the City after the termination of this Agreement. No fixtures, whether or not purchased by Permittee, shall be removed from the Premises without the permission of the City. An inventory of City property and equipment will be performed before release. Any property of Permittee remaining on the Premises thirty (30) calendar days after surrender of the building will become the property of the City. Notwithstanding the preceding, Permittee must immediately surrender the Premises and remove all property therefrom in the event Permittee no longer meets the insurance requirements of Section 18.

- s. Security Deposit. Due to the fact the Permittee has previously invested over \$40,000 into improving the property and maintains the property, no security deposit will be held. If, at the time of surrender of the Premises, there are damages caused by the Permittee above normal use, wear and tear, the City will invoice the Permittee who shall pay to the City the remaining balance within 30 days of the invoice.
- t. Use Fee. For the use of the Premises, and the right to provide the services set forth above therein, Permittee agrees to pay the City a use fee for each calendar year of this Agreement (the "Use Fee"). Payment in full shall be due no later than September 30th each year. A payment will be considered late, and a default of the terms of this Agreement, if not received within five (5) business days of the due date. The annual Use Fee for each Agreement Period is as follows:

First Agreement Period (2025 and 2026):	\$5,000
Second Agreement Period (2027 and 2028):	\$5,500
Third Agreement Period (2029 and 2030):	\$6,000
Fourth Agreement Period (2031 and 2032):	\$6,500
Fifth Agreement Period (2033 and 2034):	\$7,000
Sixth Agreement Period (2035 and 2036):	\$7,500
Seventh Agreement Period (2037 and 2038):	\$8,000
Eighth Agreement Period (2039):	\$8,500

- u. Payment. Except where otherwise indicated in this Agreement or by City ordinance, Payment to the City of any fees or other amounts due the City under this Agreement shall be due no later than September 30th. A payment will be considered late, and a default of the terms of this Agreement, if not received within five (5) business days of the due date.

The following is a projected schedule of annual payments based on the currently anticipated capital improvement plans and permit fees.

Agreement Year	Use Fee	Permit Fees*	Amount Due	Min. Capital Improvements	Benefit to City
2025	\$5,000	\$900	\$5,900		
2026	\$5,000	\$900	\$5,900		
2027	\$5,500	\$900	\$6,400		
2028	\$5,500	\$900	\$6,400		
2029	\$6,000	\$900	\$6,900		
2030	\$6,000	\$900	\$6,900		
2031	\$6,500	\$900	\$7,400		
2032	\$6,500	\$900	\$7,400		
2033	\$7,000	\$900	\$7,900		
2034	\$7,000	\$900	\$7,900		
2035	\$7,500	\$900	\$8,400		
2036	\$7,500	\$900	\$8,400		
2037	\$8,000	\$900	\$8,900		
2038	\$8,000	\$900	\$8,900		
2039	\$8,500	\$900	\$9,400		
Total	\$99,500	\$13,500	\$113,000	\$30,000	\$143,000

*Permit Fee may change over time.

6. Entire Agreement. The entire agreement of the Parties is contained herein and this Agreement supersedes any and all oral contracts and negotiations between the Parties.
7. Status of Permittee. It is agreed that Permittee is an independent contractor and not an employee or representative of the City, and that any persons who Permittee utilizes and provides for services under this Agreement are employees of Permittee and are not employees of the City. In addition, it is agreed that by granting Permittee the right to use the Premises for the purposes set forth herein, that the City is not granting Permittee the right to sell or distribute any City goods or services nor is there a community of interest, as that term is defined at Wis. Stat. Sec. 135.02(1), between the City and Permittee arising from this Agreement. The Parties both acknowledge that this Agreement does not create a dealership under Wis. Stat. Ch. 135.
8. Assignability and Subcontracting. Permittee shall not assign or subcontract any interest or obligation under this Agreement without City's prior written approval, including any lease,

other than space in a boat storage rack, or exclusive use of the Premises. All of the services required hereunder shall be performed by Permittee and employees of Permittee. If Permittee is a corporation, partnership, limited partnership, limited liability company, limited liability partnership or other entity that is not an individual person, then an assignment prohibited within the meaning of this provision shall be deemed to include one or more sales or transfers, by operation of law or otherwise, or creation of new stock or ownership interests, by which an aggregate of 50% or more of Permittee's stock or ownership interests shall be vested in a party or parties who are not stockholders, partners, members or others who possess ownership interests in Permittee as of the date of this Agreement.

9. No Realty. It is expressly understood and agreed that this Agreement is not a lease or a conveyance of realty, but merely a grant to Permittee of the right to conduct certain activities and provide certain services on City property for the benefit and convenience of the public, pursuant to Madison General Ordinances, Section 8.17. There is, therefore, no conveyance of any riparian rights to Permittee, but only permission to make use of the riparian rights the City has as owner of the property.
10. Access to Premises. City, by its representatives, shall have access to Premises at any reasonable time provided such entry shall not interfere with Permittee's conduct of business. In case of emergency, the circumstances of which to be solely determined by City, City shall enter the Premises with or without force, as necessary, without assuming any liability for such entry and without affecting Permittee's obligations under this Agreement.
11. Designated Representative. Permittee designates Tyler Leeper, and in his absence David Leeper, as Contract Agent with primary responsibility for the performance of this Agreement. In case the Contract Agents are replaced for any reason, or in the event of the death, disability, removal or resignation of the Contract Agents, Permittee will designate another Contract Agent within seven (7) calendar days by notifying the City as set forth below in Section 23. The City may accept another person as the Contract Agent or request the appointment of another Contract Agent. If Permittee does not designate a Contract Agent acceptable to the City within thirty (30) days, the City may terminate this Agreement under Section 28, at its option.
12. Operating Agent. Permittee shall designate an Operating Agent of Permittee's activities at the Premises, who is the person primarily responsible for the day-to-day operation of the Permittee's activities at the Premises. Permittee shall provide the name and contract information to the Parks Superintendent, or their designee, within forty-eight (48) hours commencing activities at the Premises under this Agreement, or within twenty four (24) hours of any changes to the Operating Agent or the Operating Agent's contact information. The City may accept another person as the Operating Agent or request the appointment of another Operating Agent. If Permittee does not designate an Operating Agent acceptable to the City within thirty (30) days, the City may terminate this Agreement under Section , at its option.

13. Advertising. It is understood that in the operation and conduct of this Agreement, City does not grant Permittee the right to sell or distribute any goods or services provided by City, nor does City grant Permittee the right to use a City trade name, trademark, logotype, advertising, or other commercial symbol in any commercial advertisement or announcement. However, the Permittee may use the name of the City park where the Premises is located.
14. Amendments. This Agreement 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 other than the parties hereto. Any change in any provision of this Agreement may only be made by a written amendment, signed by the duly authorized agent or agents of the Permittee and the Parks Superintendent, or his/her designee.
15. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Permittee 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 Permittee 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.
16. Indemnification. The Permittee 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 Permittee'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.
17. Hazardous Substances; Indemnification. The Permittee represents and warrants that its use of the Premises will not generate any hazardous substance, and it will not store or dispose on the Premises nor transport to or over the Premises any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. The Permittee further agrees to hold the City harmless from and indemnify the City against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the City, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as

such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

18. Insurance.

a. Required Insurance. The Permittee will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. The Permittee shall not commence work under this Agreement, nor shall the Permittee 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.

- (1) Commercial General Liability. During the life of this Agreement, the Permittee shall procure and maintain Commercial General Liability insurance including, but not limited to, bodily injury, property damage, personal injury, products and completed operations, and watercraft liability (covering motorized and non-motorized watercraft whether owned, non-owned or hired) in an amount not less than \$1,000,000 per occurrence. Such limits shall apply on a per location basis. This policy shall also provide contractual liability in the same amount. Permittee's coverage shall be primary and noncontributory, and list the City of Madison, its officers, officials, agents and employees as additional insureds. Permittee shall require all subcontractors under this Agreement (if any) to procure and maintain insurance meeting the above criteria, applying on a primary and noncontributory basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.
- (2) Automobile Liability. During the life of this Agreement, the Permittee shall procure and maintain 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. Permittee shall require all subcontractors under this Contract (if any) to procure and maintain insurance covering each subcontractor and meeting the above criteria.
- (3) Worker's Compensation. During the life of this Agreement, the Permittee shall procure and maintain statutory Worker's Compensation insurance as required by the State of Wisconsin. The Permittee shall also carry Employers Liability limits of at least \$100,000 Each Accident, \$100,000 Disease - Each Employee, and \$500,000 Disease - Policy Limit. Permittee shall require all subcontractors under this Agreement (if any) to procure and maintain such insurance.
- (4) Umbrella Liability. During the life of this Agreement, the Permittee shall procure and maintain Umbrella Liability coverage at least as broad as the underlying Commercial General Liability, Watercraft Liability, Business

Automobile Liability and Employers Liability with minimum limits of \$1,000,000 per occurrence and aggregate.

- (5) Property Insurance. Permittee shall be solely responsible for carrying personal property insurance sufficient to cover loss of all personal property on the Premises. Such personal property includes, but is not limited to, equipment, concessions, watercraft, and watercraft storage racks. The City shall not be liable for any damage to or loss of property of Permittee or others located on the Premises except to the extent such damage or loss was caused by the City's sole negligence or willful act.
- b. 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.
- c. Proof of Insurance, Approval. The Permittee shall provide the City with certificate(s) of insurance showing the type, amount, class of operations covered, effective dates, and expiration dates of required policies prior to commencing work under this Agreement. Permittee shall provide the certificate(s) to the City's representative upon execution of the Agreement, or sooner, for approval by the City Risk Manager. The Permittee shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager.
- d. Notice of Change in Policy. The Permittee 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 Agreement.
- e. Insufficient Coverage. In the event of expiration, material change, or cancellation of insurance required by this Agreement, Permittee shall immediately cease use of the Premises and the provision of the services under this Agreement until such time as proof of the required insurance is provided to the City Risk Manager consistent with the requirements of this Section.
- f. Risk Manager. All information required to be provided to the Risk Manager should be addressed as follows:

City of Madison
Attention: Risk Manager, Room 406
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

- 19. Non-Discrimination. In the performance of the services under this Agreement the Permittee agrees not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. Permittee 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, sexual orientation, gender identity or national origin.

20. Nondiscrimination Based on Disability. Permittee shall comply with Section 39.05, Madison General Ordinances, “Nondiscrimination Based on Disability in City-Assisted Programs and Activities.” Under Section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless assurance of compliance with Section 39.05 is provided by Permittee prior to the granting of the City financial assistance. Under Section 39.05(3)(b)4, “City financial assistance” includes any arrangement by which the City provides or otherwise makes available assistance in the form of the lease of, and the permission to use, City property.

Permittee assures that, in providing any service at the Premises, it shall not, directly or through contractual, licensing, or other arrangements, on the basis of disability:

- a. Deny a qualified person with a disability the opportunity to participate in or benefit from the aid, benefit, or service;
- b. Afford a qualified person with a disability an opportunity to participate in or benefit from the aid, benefit, or service, or the City facility, that is not equal to that afforded others;
- c. Provide a qualified person with a disability with a City facility or an aid, benefit, or service that is not as effective as that provided to others;
- d. Provide different or separate City facilities, or aid, benefits, or services to persons with a disability or to any class of persons with disabilities unless such action is necessary to provide qualified persons with a disability with City facilities, aid, benefits, or services that are as effective as those provided to others;
- e. Aid or perpetuate discrimination against a qualified person with a disability by providing significant assistance to any agency, organization, or person that discriminates on the basis of disability in providing any aid, benefit, or service to beneficiaries of the recipient’s program;
- f. Deny a qualified person with a disability the opportunity to participate as a member of planning or advisory boards; or
- g. Otherwise limit a qualified person with a disability in the enjoyment of any right, privilege, advantage, or opportunity enjoyed by others receiving an aid, benefit, or service from a recipient, or by others using City facilities.

Permittee shall post notices in an accessible format to applicants, beneficiaries, and other persons, describing the applicable provisions of Sec. 39.05 of the Madison General Ordinances, in the manner prescribed by section 711 of the Civil Rights Act of 1964 (42 USCA Sec 2000e-10).

21. Taxes and Assessments. Permittee agrees to timely pay all taxes, assessments, or other public charges levied or assessed by lawful authority (but reasonably preserving Permittee's right of appeal) against the personal property and services of Permittee on the Premises during the term of this Agreement.
22. Severability. It is mutually agreed that in case any provision of this Agreement 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 Agreement remain in full force and effect.
23. Notices. All notices to be given under the terms of this Agreement 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:
- City: Superintendent of Parks
City Parks Division
330 E. Lakeside St.
Madison, WI 53715
- Permittee: Tyler Leeper, President
Marshall Boats LLC
822 West Shore Drive
Madison, WI 53715
tyler@madisonboats.com
24. Third Party Rights. This Agreement is intended to be solely between the parties hereto. No part of this Agreement 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.
25. Audit and Retaining of Documents. The Permittee agrees to provide complete tax returns and reports of services rendered under this Agreement. These reports and documents shall be provided within fifteen (15) working days after the Permittee receives the City's written requests, unless the Parties agree in writing on a longer period. Tax returns shall be retained by the Permittee of no less than three (3) years after completion of any seasonal work under this Agreement, in order to be available for audit by the City or its designee.
26. Choice of Law and Forum Selection. This Agreement shall be governed by, construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The Parties agree that for any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within Dane County, 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.

27. Compliance with Applicable Laws. The Permittee 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 Permittee and its agents and employees. The Permittee's failure to comply with any such laws, ordinances or regulations shall be a default subject to Section 28 of this Agreement.
28. Default/Termination. In the event Permittee shall default in any of the covenants, agreements, commitments, or conditions herein contained, or fails to fully perform and carry out any term or condition of this Agreement to the satisfaction of the City, and any such default shall continue for a period of ten (10) days after written notice thereof to the Permittee, 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 Permittee, including expressly specific enforcement hereof, have the cumulative right to immediately terminate this Agreement and all rights of Permittee under this Agreement.
29. Authority. Permittee represents that it has the authority to enter into this Agreement. If the Permittee is not an individual, the person signing on behalf of the Permittee represents and warrants that he or she has been duly authorized to bind the Permittee and sign this Agreement on the Permittee's behalf.
30. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their proper officers on the day and year first above written.

MARSHALL BOATS LLC

Tyler Leeper, President

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

Countersigned:

David P. Schmiedicke, Finance Director

Date

Approved as to form:

Michael Haas, City Attorney

Date

Execution of this Agreement by City is authorized by Resolution Enactment No. RES-____-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 20____ and approved by the Board of Parks Commissioners at its meeting on _____, 20_____.

EXHIBIT 1
Map of Premises





City of Madison

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

Master

File Number: 86353

File ID: 86353

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 12/02/2024

File Name:

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into a non-competitive contract with Sustain Dane, Inc. for the amount of \$235,000 to implement the Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin funded by a grant from the U.S. DOE's Energy Future grant program.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 53.

Sponsors: Satya V. Rhodes-Conway, John P. Guequierre, MGR
Govindarajan, Derek Field, Yannette Figueroa Cole,
Regina M. Vidaver And Amani Latimer Burris

Effective Date:

Attachments: Non-Competitive Selection Request - Sustain Dane
Inc_DOE Energy Future Grant.pdf

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	12/3/2024	Elizabeth York	Approve	12/4/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	12/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/6/25), Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer	FINANCE COMMITTEE		01/06/2025	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	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86353

Fiscal Note

The proposed resolution authorizes a non-competitive contract with Sustain Dane, Inc. for \$235,000 to implement the Growing the Efficiency Navigator Program funded by a grant from the U.S. DOE's Energy Future grant program. In June of 2024, the Common Council adopted RES-24-00404 amending the 2024 Mayor's Office Sustainability Improvements capital project budget to accept the grant award of \$500,000 and authorized a non-competitive contract with Sustain Dane, Inc. for \$125,000 to provide services for the program. The final award negotiations with U.S. DOE adjusted the award budget to align with federal grant requirements and the award timeline and resulted in sub-award amount of \$235,000 to Sustain Dane to carry out their role in the project. This resolution authorizes the increase in the non-competitive contract to Sustain Dane. No appropriation is required.

.Title

Authorizing the Mayor and City Clerk to enter into a non-competitive contract with Sustain Dane, Inc. for the amount of \$235,000 to implement the Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin funded by a grant from the U.S. DOE's Energy Future grant program.

.Body

WHEREAS, in March of 2017, the Common Council adopted RES-17-00213 which called on the City to establish a goal for City of Madison operations and community to reach a goal of 100% renewable energy and net-zero greenhouse gas emissions; and,

WHEREAS, the Efficiency Navigator Program provides energy efficiency and other upgrades to small- and medium-sized multifamily affordable housing that save energy, reduce greenhouse gas emissions, and lower utility bills for residents; and,

WHEREAS, the City has contracted with Sustain Dane to administer the Efficiency Navigator program since 2021; and,

WHEREAS, the Cities of Madison, Fitchburg, Middleton, and Sun Prairie, Wisconsin, with the assistance of Sustain Dane, Inc. and Elevate Energy, Inc. seek to create a replicable model of the Efficiency Navigator program that will reduce the cost of implementing the program; and,

WHEREAS, the City of Madison successfully applied for funding through the U.S. DOE's Energy Future grant program for a project titled "Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin"; and,

WHEREAS, in June of 2024, the Common Council adopted RES-24-00404 amending the 2024 Adopted Mayor's Office Sustainability Improvements Project Capital Budget to accept

the \$500,000 grant award from the U.S. Department of Energy (U.S. DOE)

WHEREAS, RES-24-00404 authorized the Mayor and City Clerk to enter into a non-competitive contract with Sustain Dane, Inc. for the amount of \$125,000 to provide services for the Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin project and funded by the U.S. DOE Energy Future Grant award.

WHEREAS, final award negotiations with U.S. DOE to adjust the award budget to align with federal grant requirements and the award timeline resulted in sub-award amount of \$235,000 to Sustain Dane to carry out their role in the project;

WHEREAS, under MGO 4.26(4) a contract for purchase of services of more than \$50,000 that was not competitively selected must be approved by the Common Council, and this contract meets the exception in MGO 4.26(4)(a) 2 for a particular service is available from only one firm, because this contractor was identified by name in the approved grant application to the funding agency, so in order for the City to comply with the terms of the grant, only this firm can do this work; and,

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the Mayor and City Clerk to enter into a non-competitive contract with Sustain Dane, Inc. for the amount of \$235,000 for the duration of the project period to provide services for the Growing the Efficiency Navigator Program - An innovative and inclusive energy program for affordable multifamily housing in Wisconsin project and funded by the U.S. DOE Energy Future Grant award.



Finance Department Purchasing Services

David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA

Budget & Program Evaluation Manager
Christine Koh

Internal Audit & Grants Manager
Kolawole Akintola

Risk Manager
Eric Veum

Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
1400 CAPITAL PROJECT

Major
546** Consulting/Professional Services

Agency
Mayor

Total Purchase Amount
\$ 235,000.00

Vendor Name
Sustain Dane, Inc.

Product/Service Description
Implement the DOE Energy Future Grant

Exception Criteria
2. The services or goods required are available from only one person or firm (i.e., true sole source).
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.

Reason For Request
The City of Madison successfully applied for funding through the U.S. Department of Energy's Energy Future Grant program for a project titled, "Growing the Efficiency Navigator Program – An innovative and inclusive energy program for affordable multifamily housing in Wisconsin." These funds will be used to grow the supported peer learning network, develop communication and technical resources, and train the workforce necessary to scale up the Efficiency Navigator program (EN) - both increasing the number of households served by the program in Dane County communities and enabling the launch of additional programs in communities across Wisconsin.

The City of Madison collaborated with five project partners, including Sustain Dane to develop the grant

proposal. Sustain Dane was named as a community partner in the grant and is committed to their roles and actions as described in the grant proposal.

On June 18, 2024 (RES-24-00404), the Common Council supported application for this grant and, if awarded, authorized the amendment of the budget and execution of associated grant agreements with the U.S. DOE and distribution of sub-awards to Sustain Dane, Inc., Elevate Energy, Inc., and the cities of Fitchburg, Middleton, and Sun Prairie.

This non-competitive selection request is for the portion of the project allocated to Sustain Dane in the amount of \$235,000 to serve on the project's leadership team, create an online hub to serve communities that have or are interested in starting an EN program, create communication toolkit and strategy to build support for the EN program, and lead stakeholder workshops to raise awareness about the EN program.

Sustain Dane has administered the Efficiency Navigator program in partnership with the City of Madison since 2021. Non-competitive sole source contracts were awarded to Sustain Dane to administer the Efficiency Navigator program by the Common Council on July 20, 2021 (RES-21-00519) for \$246,595 of grant funding from the Wisconsin Office of Energy Innovation; on August 31, 2021 (RES-21-00610) for \$10,000 from Healthy Babies Bright Futures and \$61,786 from the Urban Sustainability Directors Network (USDN); on March 7, 2023 (RES-23-00193) for \$220,500 of federal Community Development Block Grant (CDBG) and \$250,000 of American Rescue Plan Act of 2021 (ARPA) State and Local Fiscal Recovery Funds (SLFRF) (RES-23-00193); and on February 13, 2024 (RES-24-00101) for \$250,000 of funds from the Sustainability and Resilience capital budget.

Requestor

Price, Jessica M

Comments

Since 2015, the City of Madison has paid Sustain Dane a total of \$1,682,213. Of that amount, \$1,619,030 was non-competitively selected, \$24,807 was competitively selected, and the remaining \$38,376 was made up of small purchases each below the threshold requiring competitive selection.



City of Madison

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

Master

File Number: 86354

File ID: 86354

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 12/02/2024

File Name: WEDC Small Business Development Grant

Final Action:

Title: Authorizing the Economic Development Division to submit, and if awarded, accept a grant of up to \$250,000 from the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program; and, if awarded amending the 2025 Economic Development Division's Operating Budget by up to \$250,000, and authorizing the Mayor and City Clerk to execute a contract with WEDC for the grant.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 54.

Sponsors: Satya V. Rhodes-Conway, Sabrina V. Madison, John W. Duncan And Amani Latimer Burris

Effective Date:

Attachments:

Enactment Number:

Author: Saran Ouk, Office of Business Resources Manager

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/3/2024	Maggie McClain	Approve	12/20/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	12/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/6/25), Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer	FINANCE COMMITTEE		01/06/2025	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	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86354

Fiscal Note

The proposed resolution authorizes the Economic Development Division to apply for and to accept grant funding of up to \$250,000 from the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program. The grant would fund the Office of Business Resources' Building Improvement Grant Program (BIG). If awarded, the Economic Development Division 2025 Adopted Operating Budget will be amended to reflect the award amount.

Title

Authorizing the Economic Development Division to submit, and if awarded, accept a grant of up to \$250,000 from the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program; and, if awarded amending the 2025 Economic Development Division's Operating Budget by up to \$250,000, and authorizing the Mayor and City Clerk to execute a contract with WEDC for the grant.

Body

WHEREAS, the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program is a competitive program that assists local and regional economic development organizations, municipalities, tribal governments, and counties to support small business development in their respective areas; and,

WHEREAS, WEDC has allocated \$2 million for fiscal year 2025, with individual grants ranging from \$50,000 to \$250,000; and,

WHEREAS, eligible uses of funds include, but are not limited to, matching grant programs (such as startup, façade, expansion) and small business financing for firms with fewer than 25 full-time equivalent employees; and,

WHEREAS, if awarded, the Office of Business Resources will use the funds to provide Building Improvement Grants to small retail businesses located within the City of Madison; and,

WHEREAS, small businesses can apply for up to \$50,000 to make interior improvements to their retail commercial space; and,

WHEREAS, WEDC requires common council authorization to accept the funding prior to the awarding of funds; and,

WHEREAS, there will be a short turn-around time between WEDC's announcement of the awards and the required execution of the contract.

NOW, THEREFORE, BE IT RESOLVED that the Economic Development Division is authorized to submit and, if awarded, accept a grant of up to \$250,000 from the Wisconsin Economic Development Corporation's (WEDC's) Small Business Development Grant (SBDG) Program;

and,

BE IT FURTHER RESOLVED that if awarded, the 2025 Economic Development Division Operating Budget is amended by the amount awarded, up to \$250,000; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute a contract with WEDC for the grant, in a form approved by the City Attorney.



City of Madison

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

Master

File Number: 86355

File ID: 86355

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 12/02/2024

File Name: 2025 PICTOMETRY RESOLUTION

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into a 6-year service contract with two optional 1-year renewal terms with Pictometry International Corp DBA EagleView.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 55.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: lmuench@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Assessor's Office	12/02/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/6/25), Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer	FINANCE COMMITTEE		01/06/2025	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	01/06/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 86355

Fiscal Note

The proposed resolution authorizes a 6-year service contract with two optional one-year renewals with Pictometry International Corp DBA EagleView in the amount of \$19,400 per year (\$155,200 over eight years). Under the proposed contract, EagleView will complete flyovers every other year and provide access to orthographic and oblique imagery for use by the City Assessor's Office, Madison Police Department, and Building Inspection. Funding for 2025 is available in the 2025 Assessor's Adopted Operating Budget. Funding for future years will be included in agency budget requests. No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter into a 6-year service contract with two optional 1-year renewal terms with Pictometry International Corp DBA EagleView.

Body

WHEREAS, the Assessor's office requires access to orthographic and oblique imagery to confirm property data and also other departments such as Police Department (SWAT) and Building Inspection use the imagery for emergency planning and property data confirmation; and

WHEREAS, the Assessor's office has been using Pictometry for this purpose for eight years with much success; and

WHEREAS, the current contract is due to expire on January 1, 2025; and

WHEREAS, EagleView proposes a 6-year contract at a price of \$19,400 per year for their EagleView Cloud solution which will include flyovers every other year and access to the orthographic and oblique imagery; and

WHEREAS, the contract includes optional renewals after 6 years; and

WHEREAS, under MGO 4.26(3)(e) service contracts of more than 5 years in duration require approval of the Common Council and optional renewal terms are to be counted in the total;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign a contract on with Pictometry International Corp DBA EagleView for the purposes and at the price described above, for an initial term of six (6) years, with the possibility of additional renewal terms for the useful life of the system.



City of Madison

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

Master

File Number: 85327

File ID: 85327

File Type: Ordinance

Status: Report of Officer

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 09/19/2024

File Name: PCOB Appointments

Final Action:

Title: Amending Section 5.20 of the Madison General Ordinances to modify the Police
Civilian Oversight Board appointment process.

Notes: 6904PCOBAppointments

CC Agenda Date: 11/26/2024

Agenda Number: 56.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: Andrew Schauer

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	9/19/2024	Michael Haas	Approved as to Form	10/9/2024
1	2	9/19/2024	Elizabeth York	Approve	10/9/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	09/19/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Police Civilian Oversight Board (9/26/24), Common Council (10/8/24)						
1	COMMON COUNCIL	09/24/2024	Refer	POLICE CIVILIAN OVERSIGHT BOARD			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the POLICE CIVILIAN OVERSIGHT BOARD. The motion passed by voice vote/other.						
1	COMMON COUNCIL	10/08/2024	Re-refer	POLICE CIVILIAN OVERSIGHT BOARD			Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer to the POLICE CIVILIAN OVERSIGHT BOARD. The motion passed by voice vote/other.

1	COMMON COUNCIL	11/26/2024	Re-refer	POLICE CIVILIAN OVERSIGHT BOARD	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Re-refer to the POLICE CIVILIAN OVERSIGHT BOARD. The motion passed by voice vote/other.

1	POLICE CIVILIAN OVERSIGHT BOARD	12/19/2024	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER	02/27/2025
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Action Text: Helyn Luisi Mills made a motion to discuss, seconded by Stephanie Rearick. Motion passed unanimously. After Discussion, Helyn Luisi-Mills made a motion to refer the item back to the Common Council with a recommendation to refer the item to the Policy and Procedure subcommittee of the PCOB. This motion was seconded by Stephanie Rearick and passed unanimously by the board.

Notes: Re-refer to Police Civilian Oversight Board - Policy and Procedure Subcommittee (2/27/25), Common Council (3/11/25)

Text of Legislative File 85327

Fiscal Note

No appropriation required.

Title

Amending Section 5.20 of the Madison General Ordinances to modify the Police Civilian Oversight Board appointment process.

Body

DRAFTER'S ANALYSIS: Under the current ordinance, each appointment to the Police Civilian Oversight Board ("PCOB") must be nominated by a local community organization on a designated list created by the Common Council. While still encouraging the involvement of local community organizations, this Ordinance Amendment removes this requirement, instructs the Office of Independent Monitor to collect applications for membership to the PCOB into a pool of applicants from whom the Mayor and Common Council Leadership will appoint new PCOB members, and otherwise streamlines the process. The Ordinance Amendment also makes other changes to the election of PCOB leadership.

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

1. Paragraph 2. entitled "Diverse Composition" of Subdivision (a) entitled "Members" of Subsection (3) entitled "Board Composition" of Section 5.20 entitled "Police Civilian Oversight Board" of the Madison General Ordinances is amended as follows:

- "2. Diverse Composition. In considering the ~~nomination and~~ applicants of the Board, the Common Council shall strive to consider members who have lived experience with homelessness, mental health, substance abuse and/or arrest or conviction records and shall further strive to include members from a diverse background, including but not limited to:
- a. Members who are:
 - i. African American;
 - ii. Asian;
 - iii. Latinx;
 - iv. Native American; and
 - v. From the LGBTQ community.
 - b. Members affiliated with an organization in the field of:

- i. Mental Health;
 - ii. Youth Advocacy; and
 - iii. AODA.
 - c. Members with an arrest/conviction record.
 - d. In constituting the Board as outlined above, the Mayor and Council shall ensure that members represent a diversity of age, socioeconomic status, gender, geographic residence, and work experience.
- Individual members may represent more than one of the categories listed.”

2. Paragraph 3. entitled “Nominated by Community-Based Organizations” of Subdivision (a) entitled “Members” of Subsection (3) entitled “Board Composition” of Section 5.20 entitled “Police Civilian Oversight Board” of the Madison General Ordinances is amended as follows:

- “3. ~~Nominated by community-based organizations Applications.~~ The Mayor and Common Council, in collaboration with the Department of Civil Rights, Office of the Independent Monitor shall seek ~~nominations applications~~ from the public and a designated list ~~set of nine (9)~~ community-based organizations that have an interest in civil rights, immigrant rights, disability rights/mental health, racial equity and social justice, and that also have an interest in the safety of the city and criminal justice reform. ~~Priority shall be given to organizations with budgets under \$1 million.~~ The Office of Independent Monitor, in consultation with the Mayor and Common Council, shall update the list ~~designated set of organizations shall be initially created in conjunction with the adoption of this Ordinance and the Monitor, Board, and Common Council shall ensure that it is updated~~ at least every two (2) years. ~~Each community-based organization shall submit two (2) names and applications to the Mayor and Common Council, except that an organization may re-nominate a member whose term is expiring without submitting three names. The Mayor and Common Council shall appoint one (1) person nominated by each organization. In the event that a community organization or organizations does not submit two (2) nominations when requested or does not re-nominate a current member, The Office of Independent Monitor is charged with collecting applications from the community-based organizations and the public, and with creating a pool of eligible applicants for Board membership. The application for Board membership shall have a place for listing the support of a community-based organization from the list. Upon any vacancy of the Board, the Mayor and Common Council Leadership shall make an appointment from the pool of any eligible applications to submit for confirmation to the Common Council, as provided in sub. (3)(b)1.”~~

4. Paragraph 1. entitled “Appointment” of Subsection (b) entitled “Appointment and Residency of Members” of Subsection (3) entitled “Board Composition” of Section 5.20 entitled “Police Civilian Oversight Board” of the Madison General Ordinances is amended as follows:

- “1. Appointment. Upon any vacancy on the Board, new members and alternates to the Board shall be appointed by the Mayor in consultation

with Common Council leadership from the pool of applicants described in sub. (3)(a)3, and confirmed by the Common Council.

- a. ~~Nine (9) Members, one (1) from each community-based organization and who have been selected as outlined in sub. (3)(a)3, shall be appointed by the Mayor and the Common Council and confirmed by the Common Council.~~
- b. ~~One (1) Member and one (1) alternate Member shall be appointed by the Mayor and confirmed by the Common Council.~~
- c. ~~One (1) Member and one (1) alternate Member shall be appointed and confirmed by the Common Council.~~

5. Paragraph 1. entitled "Terms" of Subdivision (c) entitled "Terms and Vacancies" of Subsection (3) entitled "Board Composition" of Section 5.20 entitled "Police Civilian Oversight Board" of the Madison General Ordinances is amended as follows:

- "1. Terms. Notwithstanding the terms of Sec. 33.01, MGO, Members ~~members~~ shall have staggered four-year terms, except that when the Board is initially created and filled, five (5) members shall be appointed for four-year terms, three (3) Members shall be appointed for three-year terms, and five (5) Members, including the two (2) alternate Members, shall be appointed for two-year terms."

6. Subsection (6) entitled "Executive Subcommittee" of the Madison General Ordinances is amended as follows:

- "(6) Officers and Executive Subcommittee. Notwithstanding the provisions of M.G.O. § 33.01(7) ~~(a), the Board shall elect from its membership a Board Chair and a Board Vice Chair in January of every odd numbered year. After such election, The the Board shall create a five-member Executive Subcommittee, consisting of the Board Chair, the Board Vice Chair, and three (3) additional members selected by the Board. Members shall serve two-year terms on the Executive Subcommittee. Members may serve on the Executive Subcommittee for a maximum of two (2) Executive Subcommittee terms. The Chair of the Board shall serve as Chair of the Executive Subcommittee and the Vice Chair of the Board shall serve as Vice Chair of the Executive Subcommittee. Upon any permanent vacancy of the Executive Subcommittee, the Board Chair shall be able to select a temporary replacement from the Board membership until the Board is able to choose a replacement. The Executive Subcommittee shall meet at least monthly in order to provide feedback and direction to the Monitor in between Board meetings. At all times, the Executive Subcommittee shall keep the Board informed of the Monitor's work."~~



City of Madison

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

Master

File Number: 84216

File ID: 84216

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 06/28/2024

File Name: CLAIM: J. Martin - Vehicle Damage - \$6,000.00

Final Action:

Title: J. Martin - Vehicle Damage - \$6,000.00

Notes: EVL005624

CC Agenda Date: 01/14/2025

Agenda Number: 57.

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	07/16/2024	Referred	Risk Manager		01/08/2025	
	Action Text: This Claim was Referred to the Risk Manager						
1	Risk Manager	01/08/2025	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 84216

Title

J. Martin - Vehicle Damage - \$6,000.00

Body

Claim received 06/12/2024.



City of Madison

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

Master

File Number: 86119

File ID: 86119

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 11/15/2024

File Name: CLAIM: M. Hackworthy - Property Damage -
\$68,500.00

Final Action:

Title: M. Hackworthy - Property Damage - \$68,500.00

Notes: EVL006066

CC Agenda Date: 01/14/2025

Agenda Number: 58.

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	11/26/2024	Referred	Risk Manager		01/08/2025	Pass
	Action Text: A motion was made to Referred to the Risk Manager. The motion passed by voice vote/other.						
1	Risk Manager	01/08/2025	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 86119

Title

M. Hackworthy - Property Damage - \$68,500.00

Body

Claim received 11/15/2024.



City of Madison

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

Master

File Number: 86344

File ID: 86344

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 12/02/2024

File Name: CLAIM: L. Maloto - Property Damage - \$708.77

Final Action:

Title: L. Maloto - Property Damage - \$708.77

Notes: EVL006103

CC Agenda Date: 01/14/2025

Agenda Number: 59.

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	12/10/2024	Refer	Risk Manager		01/08/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the Risk Manager. The motion passed by voice vote/other.						
1	Risk Manager	01/08/2025	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 86344

Title

L. Maloto - Property Damage - \$708.77

Body

Claim received 11/26/2024.



City of Madison

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

Master

File Number: 86213

File ID: 86213

File Type: Ordinance

Status: Report of Officer

Version: 1

Reference:

Controlling Body: STREET USE
STAFF
COMMISSION

File Created Date : 11/20/2024

File Name: Street Use Permit Review

Final Action:

Title: Amending Sections 10.056, 9.136, 38.07(8), and 33.27 of the Madison General Ordinances to eliminate the Street Use Staff Commission and assign their duties to relevant City staff.

Notes: 6874StreetUsePermitReview

CC Agenda Date: 01/14/2025

Agenda Number: 60.

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

Effective Date:

Attachments: 86213 Body

Enactment Number:

Author: Lara Mainella

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/21/2024	Michael Haas	Approved as to Form	12/11/2024
1	2	11/21/2024	Robert Mulcahy	Approve	12/11/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	11/20/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Street Use Staff Commission (12/10/24), Common Council (1/14/25)						
1	COMMON COUNCIL	11/26/2024	Refer	STREET USE STAFF COMMISSION		12/10/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the STREET USE STAFF COMMISSION. The motion passed by voice vote/other.						

1 STREET USE STAFF
COMMISSION

12/10/2024

RECOMMEND TO
COUNCIL TO
ADOPT - REPORT
OF OFFICER

01/14/2025

Action Text: Registered speaker Sara Klemme registered neither support not oppose, does not wish to speak but is available to answer questions.
 Registered speaker Bonnie Oleson registered neither support not oppose, does not wish to speak but is available to answer questions.
 Registered speaker Jamie Patrick registered neither support not oppose, does not wish to speak but is available to answer questions.
 Registered speaker Samuel Pavel registered neither support not oppose and does not wish to speak.

A motion was made by Blake-Horst, seconded by O'Rourke to refer to Common Council to adopt.
 Motion passed by voice vote / other.

Text of Legislative File 86213

Fiscal Note

The proposed ordinance amendment eliminates the Street Use Staff Commission and reassigns review duties for street use permits to relevant staff. There is no anticipated fiscal impact.

Title

Amending Sections 10.056, 9.136, 38.07(8), and 33.27 of the Madison General Ordinances to eliminate the Street Use Staff Commission and assign their duties to relevant City staff.

Body

****PLEASE SEE LEGISTAR FILE NO. 86213 BODY IN ATTACHMENTS****

DRAFTER'S ANALYSIS: Street Use Permits authorize use of a city street for purposes other than vehicle travel, for events such as festivals, block parties, races, runs, rallies, parades, marches and demonstrations. Currently most street use permits must be reviewed and approved by the Street Use Staff Commission, a public body made up of City staff and a representative of the State Capitol Police, with coordination by the Parks Division. This ordinance would eliminate the commission and reassign its review duties to relevant staff. The Parks Division will continue to coordinate. The revised ordinance would require event applicants to consult with relevant staff such as police, traffic engineering and Metro Transit, to discuss event logistics and make sure they provide sufficient details for a proper review. Input of the Capitol Police, when needed, will be obtained through the Madison Police Department. Applications will continue to be reviewed for compliance with existing "standards of issuance" in subsection (6) and a permit cannot be denied unless one or more of these standards will not be met. Events in the Downtown Zone will continue to be subject to additional standards in subsection (5). This ordinance does not propose to change any of those standards.

Substantive changes to reflect current practice include an exception for all farmers markets from the maximum number of days per year a street can be closed, requiring permits from the State Capitol for events on the state's jurisdiction, and changing the blocks of State Street that cannot be closed on a weekday from 200-600 to 200-300, to reflect current bus routes.

This ordinance also amends sections 9.136, 38.07(8), and 33.27, to remove references to the Commission.

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

1. Section 10.056 entitled "Street Use Permit" of the Madison General Ordinances is amended as follows:

(1) Purpose, Title and Findings. This section shall be known as the "Street Use Ordinance." The streets in possession of the City are primarily for the use of the public in the ordinary way. However, under proper

and uniform circumstances special street use may be permitted, subject to reasonable municipal regulation and control. Therefore, this ordinance is enacted to regulate and control the use of streets for purposes other than ordinary uses, pursuant to a Street Use Permit to the end that the health, safety and general welfare of the public and the good order of the City can be protected and maintained, subject to Wis. Stat. § 349.185. The Common Council makes the following findings:

(a) The streets and sidewalks (highway rights-of-way) under the control of the City are intended for use in the ordinary way for travel for motor vehicles, other vehicles, and pedestrians.

(b) The City has a substantial interest in preserving traffic and pedestrian safety, the safe and orderly use of streets and sidewalks, the ability to provide emergency services to all parts of the City, while also encouraging recreation, tourism, celebration, physical exercise, economic vitality of the community and the right to assemble, the right to exercise freedom of speech, expression, and association in a traditional public forum, as guaranteed by the First Amendment to the United States Constitution and Article I, Section 3 of the Wisconsin Constitution.

(c) Street Use Permitted events bring benefits to the City, including cultural, economic, tourism, and the City has a tradition of approving Street Use Permits for festivals, gatherings, athletic events, charity events, demonstrations, parades and other gatherings.

(d) A large street use event or more than one event occurring in the same general area, whether on-street or off-street, causes occupancy levels of adjacent streets and sidewalks to increase, which may create unsafe conditions and strain the City's resources and infrastructure.

(e) The Council further recognizes the appeal of the City's downtown area, including State Street and the State of Wisconsin Capitol square and streets surrounding the square, as a desired location for festivals, demonstrations and activities of all kinds. The unique geographic location and space limitations of the downtown area, as a narrow isthmus between two lakes, presents special challenges if an event closes the streets in the Downtown Zone. Special challenges include but are not limited to impacts on cross-town traffic, including Metro transit Transit service, and impacts upon business, government, and students in the area, especially on weekdays, and impacts on all users and visitors to the area on weekends, therefore the City has adopted the additional standards for the Downtown Zone for weekdays and weekends as stated in that section.

(f) This ordinance allows the City to manage the demands on the streets and sidewalks and strike a balance between the needs of users of the streets and sidewalks for transportation in the ordinary way and the use of such spaces for recreation, tourism, celebration, demonstration, and other non-standard reasons. This ordinance recognizes and balances the needs of City staff including police, fire, traffic engineering, parks and other departments to plan for and staff events occurring with a Street Use Permit and allow for reasonable reimbursement for such services when they are available and a process to deny or modify a permit when they are not, or when the standards of issuance stated herein cannot be met.

(g) The ability to deny or require modifications to a requested Street Use Permit as stated in this ordinance directly furthers the City's interests stated above and allows the City to respond to applications in a way that provides ample alternative channels for speech and without restricting more speech than necessary.

(h) The procedures and standards for approving a Street Use Permit in this ordinance are necessary to ensure safety for all, including event participants, workers, City employees, motor and non-motorized vehicle users, pedestrians, bicyclists, transit customers, and the general public. This ordinance also promotes the welfare of residential and non-residential occupants in areas where a Street Use Permit is issued.

(2) Definitions.

(a) City means the City of Madison.

(b) Person means any person, firm, partnership, association, corporation, company or organization of any kind.

(c) Street means any public way, street, highway, sidewalk, terrace, alley, or public square. For purposes of this ordinance, a bicycle path or bicycle way shall also be considered a street.

(d) State Street Mall-Capitol Concourse or Mall-Concourse for purposes of this ordinance, means those streets or portions of streets located within area described in Sec. 9.13(6)(a) of these Ordinances.

(e) Non-Mall-Concourse means those streets or portions of streets located in any part of the city other than the State Street Mall - Capitol Concourse defined herein.

(f) Downtown Zone (DZ) for purposes of this ordinance is defined as the area bounded by and including the following streets: North Blair Street where it terminates at James Madison Park, South Blair Street, John Nolen Drive, North Shore Drive, Proudfit Street, Regent Street, and Park Street from Regent Street to where it terminates at Lake Mendota. The Downtown Zone does not include the portions of streets

forming the Capitol Square, the 100 blocks of each street intersecting with the Capitol Square, or the 200 block of Martin Luther King, Jr. Boulevard.

(3) Street Use Staff Commission City Agency Review.

(a) The voting membership of the Street Use Staff Commission shall consist of a staff representative from each of Applications shall be submitted to and processed by the Parks Division. All applications for street use permit shall be reviewed by the following City departments or divisions:

1. Transportation/Traffic Engineering City Engineering;
2. Parking Utility Fire Department (MFD);
3. City Engineering Metro Transit;
4. Parks Division Parking Division;
5. Parks Division-Mall Maintenance Parks Division;
6. Streets Division Police Department (MPD);
7. Police Department; Risk Management (Finance Director) ; and;
8. Fire Department; Transportation/Traffic Engineering.
9. Risk Management (Finance Director)
10. Metro Transit;
11. Economic Development Division (Street Vending); and
12. A representative from the State Capitol Police Department.

Commission coordination shall be provided by the Parks Division. Membership on this Staff Commission shall not require mayoral appointment or Common Council approval. For the City staff positions, the Department head shall designate an individual to serve on the Commission on a regular basis for an indefinite term. The Department head may assign another individual to attend and vote in the absence of the regularly-assigned staff person.

The Street Use Staff Commission is considered a "full" or "formal" committee under Sec. 33.27, MGO, and subject to all applicable provisions of that section, including Sec. 33.27(2)(a), MGO.

(b) The Street Use Staff Commission may require the applicant or other authorized individual to attend one or more meetings of the Street Use Staff Commission and to provide any additional information which is reasonably necessary to make a fair determination as to whether a permit shall be granted.

(b) Additional Staff Review. Staff from the following agencies shall review applications for street use permits when, as determined by the Parks Division, the application requires their input, typically for the reasons below:

1. Economic Development Division/Street Vending Coordinator (events with vending or impacting licensed street vendors, sidewalk cafes, or roadway cafes).
2. Parks Division Mall Crew (events in the Street Mall/Capitol Concourse Special Assessment Area).
3. Streets Division (events where trash/recycling/clean up plan must be considered, or requesting City equipment from Streets).
4. Public Health Madison & Dane County (events with food service/food vending, or animals).
5. Wisconsin State Capitol Police (MPD will obtain input from the State Capitol Police for events that use the State Capitol grounds, require a permit from the State, or impact parking or other operations at the State Capitol).

(c) Applicant Consultation with Staff. All applicants are encouraged to discuss their application with the Parks Division prior to applying. Any applicant may be required to meet or consult with one or more of the City agencies identified in this ordinance. Parks staff will identify whether an applicant must, or should, consult with other city agencies to ensure compliance with the standards of issuance in sec. 10.056(6), as follows:

1. Prior to application. Applicants for the following event types shall consult with staff as indicated prior to their application being considered complete, and shall include any details arranged with City staff at that meeting in their final application:
 - a. An event with a traveling route (defined in Sec. 10.056(5)(i)1.) anywhere in the City, shall consult with MPD, Metro Transit and Traffic Engineering.
 - b. Any event with a proposed route or footprint event where the proposed route or footprint would require at least one Metro Transit fixed route to detour from its regular route, or would result in a bus stop or BRT station closure during the event, shall consult with Metro Transit.
 - c. A new event with anticipated attendance of 1,000 or more people shall consult with MFD to discuss an emergency action plan (EAP).
 - d. Events serving or selling alcohol beverages shall consult with MPD and file the appropriate application for alcohol licensing with the City Clerk to meet the timelines required by Sec. 38.05(9)(e)2.
 - e. Any other event for which the Parks Division identifies an objective reason based on the standards of

issuance in sec. 10.056(6) to consult with a specific agency listed in subs. (3)(a) or (b) above prior to application.

2. Review of Completed Application. Once a completed application is submitted, and any pre-application consultation required by sub. (3)(a) has taken place, all applicants (other than events qualifying for abbreviated review under sec. 10.056(5)(b)5.), shall meet or communicate with city staff identified by the Parks Division as a prerequisite to permit approval and issuance. The purpose of this phase of review is to ensure impacted city agencies have necessary information to plan for the event, gather additional information from applicants, and propose and finalize conditions for permit approval or reasons for denial, consistent with the standards of issuance in sub. (6).

(4) Application.

(a) An application for a Street Use Permit shall be made online, by mail, or in-person at the Parks Division, or using other methods made available by the City (such as online) using the form form(s) provided by the Parks Division. The application shall set forth include the following information (except events subject to abbreviated review under 10.056(5)(b)5.):

1. The name, address and telephone number of the applicant or applicants. The applicant shall be the event sponsor. If the application is being filed completed by someone else on behalf of the event sponsor, that person shall also provide their name, title, address, and phone number.

2. In addition to the information required in subparagraph 1. above, if If the applicant is not an individual, the full name and business or headquarters address of the organizational entity shall be provided. If the applicant is a corporation, limited liability company, or limited partnership, the name and address of the registered agent shall also be provided. If the entity is a general partnership, the name, and address of at least one (1) general partner shall be provided.

3. The name, address and telephone number of the person or persons who will be responsible for conducting and/or managing the proposed use of the street, if different from the individual(s) named in subparagraph 1. or 2. above. This person shall also provide a mobile phone number, pager number, or other means for immediate contact during the event.

4. The exact date or dates, beginning and ending times for which the requested use of the street is proposed to occur, including and set-up and tear-down times. If an event sponsor requests identical street closures for the same location for more than one occasion or event within a twelve (12) month period, each event may be included on a single application.

5. An accurate description of that portion of the street proposed to be used.

6. The estimated number of persons for whom use of who will attend the proposed street use area is requested.

7. The proposed use of the street, described in detail, including a description of all activities planned during the street use such as vending, music, selling or serving of food or alcohol beverages, location and use of tents, stages, or other equipment, and a detailed plan for clean-up after the event. If any alcohol beverage license(s) will be requested for the event, the applicant shall indicate the type of license(s) requested and whether the applicant will still want a Street Use Permit if the necessary alcohol beverage license(s) are not granted.

8. A detailed description of any recording or sound amplification equipment to be used in connection with the street use, the requested hours for amplification, and if amplification is requested before 8:00 a.m. or after 11:00 p.m., justification for the request and how the amplified sound will not violate the standard of issuance in sub. (6)(i).

9. A designation of any public facilities or equipment to be utilized.

10. Any additional information that the Street Use Staff Commission finds reviewing staff identified in sub. (3) find reasonably necessary to a fair determination as to whether a permit should be issued.

11. Addendum and Attachments Emergency Action Plan. Applicants requesting identical street closures for more than one occasion, or large events expecting over 10,000 attendees, shall include an "Addendum to Street Use Permit" with the application. The Addendum shall include written details regarding transportation management, parking, crowd control, resident access, and an emergency action plan (EAP) that includes details required by the Fire Department.

For events with fewer than 10,000 attendees, applicants shall complete an EAP using a form provided by the Fire Department.

Searches: Additionally, if there will be any extraordinary security measures including searches of persons or vehicles, the applicant shall submit that plan as a separate Attachment to the application.

Private Security: If the crowd control or security plan calls for the hiring of crowd control/security plan or EAP includes private security services, the applicant shall provide the name of and contact information for the security firm.

12. For events that include service of beverages in recyclable containers or the use of corrugated cardboard, a Recycling Plan shall be submitted with the application, using a form that has been prepared for this purpose by the City Recycling Coordinator. The Recycling Plan shall describe the applicant's procedures for collection and recycling of all recyclable materials food or beverage for individual consumption or other significant recycling concerns, applicants shall have a plan for collection of recyclable waste (defined by MGO 10.18(7)(e)) produced by the event, and shall provide, at a minimum, for adequate collection containers, recycling instructions for vendors and other participants, and arrangements for the material collected for recycling as required by MGO 10.18.

The Applicants are encouraged to consult with the City Recycling Coordinator in the Streets Division (or designee) shall review the completed Plan and report their approval or denial of the Plan to the Staff Commission before or at their meeting at which the final decision is made on the application. If the Recycling Coordinator disapproves a plan, they shall work with the applicant to develop an approvable their plan.

13. Accessibility Plan. Applicants shall follow applicable ADA requirements and shall make events accessible for people with disabilities, and may be requested to complete a form provided by the City as part of their application, and/or meet with the City Disability Rights Coordinator for these purposes.

(b) Deadline for Applications.

1. An application to close three (3) or more blocks or to close a street or streets that will require any bus route detours or substantial rerouting of vehicular traffic shall be submitted not less than thirty (30) days prior to the beginning date of the proposed event.

2. An application to close less than three (3) blocks that will not require any bus route detour or substantial rerouting of vehicular traffic shall be submitted not less than fourteen (14) days prior to the beginning date of the proposed event.

3. The deadlines in subs. 1. and 2. above may be waived if, based upon the proposed date, time, place, size, duration, anticipated number of participants, and City services required, there will be sufficient time prior to the event for the Staff Commission to hold a public meeting to objectively to review the application and make a decision under the standards of issuance herein within the timelines required by sub. (5)(f). For an administrative a review under Sec. 10.056(5)(b)5., the application deadline may be waived if there is sufficient time prior to the event for the Parks designee to conduct the administrative review and make a decision within the timelines required by sub. (5)(f). The application deadline for events under sub. 4. below (events with alcohol) may not be waived.

4. An application for an event of any size for which a temporary Class B alcohol license will be requested shall be submitted not less than sixty (60) days prior to the beginning date of the proposed event, to allow for Common Council review as required by Sec. 38.05(9)(e)2.

(c) Petition Required for Certain Events on Local Streets. It is in the public interest to dedicate and use non Mall/Concourse local, streets for neighborhood-centered activities. If the application is for the use of not more than two (2) blocks of a non Mall/Concourse local street (defined as a street with a speed limit of twenty-five (25) miles per hour or less), the application shall be accompanied by a petition designating the proposed area of the street to be used, the date and times of the proposed use, and the petition shall be signed by an adult resident or occupant over the age of eighteen (18) of not less than seventy-five percent (75%) of all residential dwelling units and non-residential occupancies with a street address on that portion of the street designated for the proposed use. The petition form shall be included with the permit application and completed petitions shall be verified.

(5) Application Process and Permit Requirements.

(a) Processing of Completed Applications. A Street Use Permit Application, the application fee under Sub. (7)(a), a petition, if required, and any additional other supporting materials shall be submitted to the Parks Division. Only complete applications containing all of the information required under sub. (4)(a) shall be considered. The Street Use Staff Commission shall review When an applicant is required by sec. 10.056(3)(c) to consult with City agencies prior to applying, the application will not be considered complete until those requirements have been fulfilled. The Parks designee shall process all such complete applications within the time limits in sub. (5)(f), if the application was filed within the deadlines in sub. (4) (b), except those applications that qualify for administrative review shall be reviewed by the designee of the Parks Superintendant under sub. (5)(b)5., below.

(b) Permit Review.

1. The Staff Commission Superintendent of Parks, or designee (hereafter, "designee"), shall evaluate the application using the standards found in this ordinance ensure any pre-application consultation required by sub. (3)(c)1. has taken place, refer the application to applicable staff listed in sec. (3)(a) and (b), keep a record of their written comments and evaluate the application using the standards in this

ordinance. The Commission designee shall either approve the issuance of a Street Use Permit with conditions or deny the permit for failure to meet one or more standards in this ordinance as articulated by the written comments of one or more staff required by sec. (3)(a) or (b). The reasons for denial shall be set forth in writing and provided to the applicant immediately, unless the applicant is present at the meeting at which the permit is denied within the timelines required by this ordinance to allow a meaningful appeal.

2. Conditions of the an approved permit shall include those required by this ordinance and those determined by the Staff Commission to be other conditions appropriate to ensure the safety of the public and provide for an orderly event as determined by required staff according to sub. (3) applying the standards in sub. (6). The information supplied under in the application required by sub. (4)(a), if approved by the Staff Commission, shall also become conditions of the permit.

3. When approved, the Parks Division shall issue the permit. The permit shall include all information required on the application and any conditions added to the application by the Staff Commission required under the above process.

4. Duration of Permit.

a. General. Each permit shall be valid for the dates and times stated therein. A separate permit shall be required for each separate event or street closure requested. Permits A permit may be issued for a single day, multiple consecutive days, or single-day identical street closures for more than one occasion over the course of twelve (12) months or less ("Serial Events"). A Serial Event shall also be limited to not more than one (1) day per week and not more than fifteen (15) total days per year, except for the Wednesday Dane County Farmers' Market on the 200 block of Martin Luther King Jr. Boulevard farmers' markets where the majority of participants are farmers and growers who sell their own raw agricultural products, consistent with applicable state and local health laws.

b. Business Improvement District Programming. The time limits in sub. a. above do not apply to a permit issued to a Business Improvement District, as defined in Wis. Stat. § 66.1109, if all of the following circumstances are met:

i. The application is for an event within the Business Improvement District for programmed entertainment and activities open to the public, and the activities comply with all applicable laws;

ii. The event area is limited to the sidewalk or sidewalk areas, terraces, and pedestrian ways and does not include any portion of the roadway or area that is open to motor vehicle traffic;

iii. No buses or other vehicle traffic will be re-routed; and

iv. It shall be a condition of any permit issued under this section that the applicant enter into a contract with the City of Madison setting forth, at a minimum, conditions of the permit, details for allowable programming, payment for the programming and responsibility for costs of any city services associated with the event. City funding for such programming, if any, shall be approved by the Common Council and authorization to enter into the contract shall be according to applicable City contracting policies.

5. Administrative Abbreviated Review for Certain Applications. The Parks Superintendent or designee may review and approve the following applications may be reviewed and approved administratively by without referral to other staff, and may use a modified designee of the Parks Superintendent application form for such purposes. Such applications shall be approved if the Parks designee finds that the Standards of Issuance and all other applicable criteria under this ordinance have been met, including any insurance that may be required under Sec. 10.056(8). The decision on an application made under this section shall be made within the time limits in Sec. 10.056(5)(f) unless waived by the applicant.

a. Applications for the use of not more than two (2) blocks of a residential, non-Mall/Concourse local street meeting all of the criteria of Sec. 10.056(4)(c), including the petition requirement.

b. Applications for a temporary "No Parking Zone" when the request is for meters or areas on streets that are not completely closed to traffic, as permitted by Sec. 12.1425(3)(a)2., MGO.

6. Changes to Approved Permit. The An approved conditions for a street use event permit cannot be modified except by submitting an amended application for consideration that includes all information determined necessary by the Street Use Staff Commission, following Parks designee. Requests to amend a permit shall follow all the application procedures and deadlines herein., and the permit may only be changed with the approval of the Commission, applying the same The standards as for initial of issuance of the permit shall apply to any changes and as such, may require review by other agency staff. If changes are approved the Parks Division shall issue an amended permit.

(c) Street Vending. The applicant shall describe any proposed street vending activities on the application for a Street Use Permit, however, all street Street Vending activities, as defined in Sec. 9.13(1), MGO, are regulated by Sec. 9.13, 9.135, and 9.136 of these ordinances and may require additional licenses administered by the Street Vending Coordinator. Sec. 9.13(6)(k) 9.136(1)(k) governs the options for a

vendor to request suspension of certain vending rules and regulations and requests for "exclusive vending use" including invalidation of other vending licenses during an event. A Special Event Umbrella Vending license covering street vending activities of all vendors in an approved special event is available to event sponsors under Sec. 9.13(2), and administered by the Parks Division.

(d) Alcohol Beverage Licenses. If the applicant requests permission to sell beer or wine within the perimeter of the street use permit area, the applicant must apply for the Street Use Permit at least sixty (60) days in advance and shall also follow the procedure for a Temporary Class B Picnic License under in Sec. 38.05(9)(e)2. of the Madison General Ordinances. Applications for such temporary license(s) in connection with a Street Use Permit are subject to which requires approval by the Common Council under Sec. 38.05(9)(e)2. The A Street Use Staff Commission has no authority to permit issued under this ordinance does not authorize the sale of any alcohol beverages or possession of open containers; however the Commission may impose conditions for the a Street Use Permit may include conditions not inconsistent with a concurrent alcohol beverage license and applicable laws. If the Commission approves a Street Use Permit is approved prior to the Common Council's approval under Sec. 38.05(9)(e)2., the Commission permit shall indicate whether its approval is conditioned upon the issuance of an alcohol beverage license, and if so, the Commission's approval street use permit shall be conditional and the Street Use Permit shall only be issued after the Council has approved the alcohol beverage license(s). If approval of the requested alcohol beverage license is not a condition of the Street Use Permit, the Permit may be issued prior to the Council taking action on the alcohol license. Under no circumstances shall alcohol beverages of any kind be sold at a street use permitted event without the necessary alcohol beverage license(s) required by law.

(e) Sound Amplification. The amplification of sound and use of related sound amplification equipment may be approved as part of the Street Use Permit; and if approved, a separate permit under Sec. 24.04(3) shall not be required. Any applicable time limits in Sec. 24.04(3) shall not apply to a Street Use Permit. The Staff Commission shall determine the times and conditions for use of amplified sound using shall meet the standards of issuance herein, except that the use of sound. Sound amplification equipment may only be approved between 8:00 a.m. and 11:00 p.m., unless any notification Requests for sound amplification before 8:00 a.m. or after 11:00 p.m. may be considered and granted by the Staff Commission if the Notification or petition required under Sec. 10.056(5)(g) described the proposed hours for amplification; and if the Staff Commission makes a specific finding the applicant demonstrates that the Standards of Issuance, including sub. (6)(i), will not be violated by the use of amplified sound before 8:00 a.m. or after 11:00 p.m.

(f) Time Limit for Decision. The decision to approve or deny a Street Use Permit shall be made within twenty-one (21) days of the date a complete application properly filed under sub. (5)(a) is received, unless the applicant expressly agrees to a longer period of time, or unless the application is for an event for which alcohol beverage licensing is also requested. Except for applications filed fewer than fourteen (14) days prior to the event under Sec. 10.056(4)(b)3., the decision to approve or deny shall be made no fewer than five (5) calendar days before the beginning of the proposed event, to allow a timely appeal as provided elsewhere in this section. An applicant may choose to voluntarily waive this 5-day decision deadline.

(g) Notification Requirements.

The notices required by this paragraph shall be in addition to any petition which may be required under Sec. 10.056(4)(c), and any street vendor or other notifications required elsewhere in these Ordinances.

1. Notification by the Applicant.

a. Residential Neighborhood Events of Two (2) Blocks or Less. The applicant shall deliver written notices announcing an event for which a permit has been granted, to each occupant on the streets to be closed at least seven (7) days prior to the event, unless a petition is required. The applicant shall provide the Parks Division a sample of any written notice required under this paragraph. If a petition is required under sub. (4)(c), the circulation of the petition shall serve as the only notice required under this paragraph.

b. Large Public Events of Three (3) or More Blocks, 10,000 or More Estimated Attendees, or and Any Event Requiring Bus Detours or Significant Traffic Rerouting. The applicant shall send provide two notices of their event: first, by sending a copy of the application to the alderperson(s) of the alder district(s) where the street closure is requested and to any neighborhood association on file with the Department of Planning and Community and Economic Development, within five (5) days of filing the application. The notification shall include contact information for the applicant. The Parks Division will ensure the alders of the affected district(s) are so notified. The purpose of the notification shall be to exchange information and receive public comment about the details of the event. The applicant shall keep a record of all public

comments and provide them at to the Street Use Staff Commission Parks Division meeting when prior to the time when application is reviewed. If a permit is granted, the applicant shall also provide a second notification by sending a written notice announcing the event to each occupant on the street(s) to be closed, prior to the event. The applicant shall also promptly notify any merchants or building occupants identified by the Street Use Staff Commission, upon Parks Division, at their Parks Division request of the Staff Commission. The applicant shall provide the Staff Commission Parks Division a copy of the meeting announcement and other written notice(s) required under this paragraph.

c. 700 and 800 Blocks of State Street. For events on the 700 or 800 blocks taking place during regular business hours, the applicant shall notify all of the business or educational occupants of both the 700 and 800 blocks, and include proof of that notification with their application. A list of occupants can be obtained from the Parks Division.

d. Notice. Notice of an event for which a permit has been granted, when required above, shall be sufficient if provided to the owner or occupant of each building or use with street frontage or driveway access on the street or portion of streets to be closed, unless different means of notification are specified above.

2. Notification by the Street Use Staff Commission Notifying Common Council. The Street Use Staff Commission Parks Division shall regularly report to Common Council members all Street Use Permits granted and denied. The Community Events Coordinator Parks Division shall also notify the Street Vending Coordinator and other pertinent staff of permits that have been granted and denied, as needed.

(h) Animals Prohibited. Under Sec. 23.315, MGO, animals are prohibited in all areas within the perimeter of a street use event when there are a total of ten (10) or more food vendors participating in the event. For purposes of this paragraph and Sec. 23.315, a "food vendor" is any vendor selling food or beverage and required to hold a temporary or permanent food and drink license from the City under Chapter 7, MGO. A food vendor is "participating" in the event if the vendor is either included in event sponsor's special event umbrella vending license, or holds a city street vending license and is allowed to remain within the perimeter of the event. If animals are prohibited under this paragraph, the event sponsor shall provide notice to the public at the entrance to the event that animals are prohibited at the event under Sec. 23.315.

(i) Additional Standards for the Downtown Zone. Beginning with the effective date of ORD-19-00020, applications for a permit for an event that will occur, start, end or pass through the Downtown Zone shall be subject to the following additional standards of issuance which are hereby established to take into account the special impacts on traffic patterns, Metro Transit service, and residential, business and government occupants within this zone:

1. Definitions.

Arterial. A street with a functional classification of "arterial" as classified by the Director of Traffic Engineering on a map created for that purpose.

City-Sponsored Event. An event where the City of Madison or a department or agency thereof is the applicant, or an event for which the City has a contractual relationship that directly supports the event in question.

Closure. A full closure of the street where all lanes of traffic are closed. This does not include a parking lane closure or single lane closure where motor vehicle traffic is still permitted to move in both directions. "Closure" also includes a cross street being closed to traffic (example: application for State Street that would require closing Gorham Street to motor vehicle traffic where it intersects State Street without allowing such traffic to cross would qualify as a request for a full closure of Gorham Street.) Any request to use the roadway of State Street is considered a full closure because State Street does not have the option for a partial lane closure. However, an event where participants stay on sidewalks and obey all traffic signals at cross streets is not considered a "closure."

Collector. A street with a functional classification of "collector" as classified by the Director of Traffic Engineering on a map created for that purpose.

Downtown Zone. See Sec. 10.056(2)(f).

Legacy Event. Any event that has held a permit in the Downtown Zone on the same date and substantially the same location for at least ten (10) continual years counting backwards from 2018, excluding location changes caused by construction.

Premier Event. An event that meets the base minimum criteria to qualify as a premier event under the process established in Sec. 10.056(5)(j)2.

Traveling Route. A run, race, walk, march, parade, procession or other event where people travel from one location to another or travel along a route that returns to the starting point.

2. A full closure of all lanes of traffic on a street with a functional classification of "arterial" or "collector",

as classified by the Director of Traffic Engineering on a map created for that purpose, shall only be approved in the Downtown Zone with the following conditions:

- a. Weekdays. No closure of arterial or collector street Monday through Friday.
- b. Weekends. Arterial or collector streets may only be closed on a weekend as follows:
 - i. Start Time.

Saturday - traveling route must start by 8:00 a.m.

Sunday - traveling route must start by 9:00 a.m. or after 3:00 p.m., with no street closure of any street in the Downtown Zone before 3:00 pm., including for set-up.

- ii. Exceptions to Saturday/Sunday Start Times.

A. Events that obey traffic signals and have the capacity to control participants to safely allow motor vehicle traffic to cross on arterials/collectors, and

B. City-sponsored events, defined as an event where the City of Madison or a department or agency thereof is the applicant, or an event for which the City has a contractual relationship that directly supports the event in question.

3. No permit shall be issued for a closure of any part of the 200 thru 600 or 300 blocks of State Street (West Dayton Street to North Lake Street) at any time on the days of Monday through Friday. However, an event that stays on sidewalks and whose participants obey all traffic signals is not considered a "closure" and not subject to this subsection.

4. Any permit to close any part of State Street shall not include the closing of the cross streets of Gorham Street, Johnson Street and Dayton-Fairchild Streets unless:

- a. The closure complies with all provisions of this subsection for the Downtown Zone including those for collectors and arterials in sub. 2. above.
- b. The event organizer agrees to a traffic management plan that meets the requirements of Sec. 10.056(6)(o)3.b., MGO.

5. Beginning in 2019, for new events that have never been issued a Street Use Permit, no permit shall be issued for a closure for an event that includes a race or run with a traveling route that ends at the Capitol Square or crosses any arterial street within the Downtown Zone during the second half of the route, regardless of the start time.

- (j) Exceptions to the Standards for the Downtown Zone.

1. Legacy Events.

a. Process. The standards for the Downtown Zone in Sec. 10.056(5)(i) shall not apply to an event that meets the following criteria:

- i. Event is considered a Legacy Event, which is any event that has held a permit in the Downtown Zone on the same date and substantially the same location for at least ten (10) continual years counting backwards from 2018, excluding location changes caused by construction.
- ii. Event organizer has worked with the Street Use Staff Commission to reach agreeable conditions for its was issued a Street Use Permit for 2019 (or future year under sub. b.iii.) that complies with the other standards of issuance in sub. (6) and takes into account the stated purpose of the additional standards for the Downtown Zone in sub. (5)(i), and has been issued a permit that includes such conditions.

b. Legacy Exempt Status. An event meeting the criteria of Sec. 10.056(5)(j)1. will be granted Legacy Exempt Status which means:

i. The standards for the Downtown Zone shall not apply to the event, so long as the event has not done anything to lose its Legacy Exempt Status, as set forth in sub.1.e.

ii. The event will be given priority over any other application for its traditionally-requested date for future years, subject to the limits described in sub. 1.f., or other circumstances beyond the control of the City of Madison, and provided it does not lose Legacy Exempt Status as set forth in sub.1.e.

iii. If this ordinance is amended to change or create additional rules for the Downtown Zone beyond those adopted by ORD-19-00020, an event with Legacy Exempt Status may apply for an exception to such new rule(s) using the process in sub. a.ii.

c. Date Priority for Legacy Events That Do Not Violate the Downtown Zone. A Legacy Event that complies with the standards for the Downtown Zone will also be given priority over any other application for its traditionally-requested date for future years, ("Legacy date priority") subject to the limits described in sub. 1.f., or other circumstances beyond the control of the City of Madison, and provided it does not lose Legacy status as set forth in sub. 1.e.

d. Event Date Defined. As used herein, "date" refers, in most cases, to the annual day of the week and/or weekend during which the event has traditionally taken place (e.g. third Saturday in July or third weekend of July). For an event traditionally held on the same calendar date each year (e.g. January 1) "date" refers to the exact date. Moving an event to a different week or weekend or changing the day of the

week (Sunday instead of Saturday) may be considered a significant change in date for purposes of losing Legacy status under sub. 1.e., except for the University of Wisconsin-Madison Homecoming parade which is traditionally held on a Friday night in the fall that fluctuates as a result of the university's calendar and the Big Ten Conference football schedule.

e. Loss of Legacy Status. An event will lose Legacy date priority or Legacy Exempt Status under this section and no longer be considered a Legacy Event if any one of the following occur:

- i. There is a significant change to any one of the following: date, start time, duration, location, approved route, or other substantial change in the logistics or set-up of the event from that approved for 2019 (or future year if applicable under sub. 1.b.iii.), except that a request to change route or location caused by sub. f. or construction will not cause loss of Legacy status.
- ii. The type or nature of the event substantially changes.
- iii. There is either a documented violation of a condition of the approved permit or the Standards of Issuance, or a citation or other enforcement action is commenced for another violation of Sec. 10.056, MGO.

f. Limits of Legacy Status, Retention of Rights. Date priority for a Legacy event under sub. 1.c. and Legacy Exempt Status under sub. 1.b. will be honored by the City of Madison to the extent it does not conflict with City-owned or City-approved construction projects, public utilities, governmental transportation projects, public transit initiatives including but not limited to Bus Rapid Transit (BRT) routes, or other City rights and obligations with respect to the rights-of-way. Legacy Exempt Status, or the issuance of any Street Use Permit under this ordinance, does not guarantee any permit holder any rights beyond those granted by the permit in question and shall not interfere with the City's rights and obligation to control the use of the highways and rights-of-way under its control.

A change in route or location of any Legacy event, if the change is required by this paragraph f., shall not cause the event to lose its Legacy status so long as all other criteria for such status remains in effect.

2. Premier Event.

a. Purpose and Findings. The City finds that under certain circumstances, an extraordinary event of a caliber that brings significant tourism value to the City will qualify for exceptions to the standards for the Downtown Zone, if the event requires a street closure in the Downtown Zone. Such a premier event will bring significant, positive national or international recognition to the City and an economic benefit to the area that outweighs the negative impacts on the Downtown Zone under certain circumstances. Therefore, the standards for the Downtown Zone in Sec. 10.056(5)(i) shall not apply to an event that has been granted premier status using the following procedure.

b. Staff Internal Review and Criteria. An event sponsor may initiate the process for seeking premier event status by contacting the Mayor's office, who shall refer the event to the Parks Division Events Coordinator for a staff review to determine, first, if the requested street use requires an exception from the standards for the Downtown Zone, and second, if the overall event will meet certain base minimum criteria to qualify as a premier event. Such criteria shall be developed by the Parks Division and pertinent staff with input from the tourism promotion organization that holds a contract with the City for destination marketing, and made available to the public. Such criteria shall include: minimum hotel room nights; minimum direct spending dollars and/or minimum economic impact dollars as measured by a recognized event impact calculator that measures the economic value of an event; minimum estimated total attendance; and other criteria as appropriate, to determine if the event meets the purposes stated above. The staff review shall also include notification to the alder of the affected district(s) and an estimate of City costs for the street use portion of the event. If staff finds the minimum base criteria can be met, staff shall inform the event sponsor and report the same to the Street Use Staff Commission at the time staff responsible for reviewing the application when the event applies for a Street Use Permit.

c. Application to Commission. Event sponsor may apply for a Street Use Permit under the regular procedures and standards of this ordinance, except that in addition to the standards of issuance in sub. (6), event sponsor must conclusively demonstrate to the Commission that the minimum base criteria in sub. b. above can be met. The Commission shall review the application shall be reviewed as required by this ordinance, except that the Commission may approve a permit that includes may include exceptions to the standards for the Downtown Zone in sub. (5)(i).

3. City-Sponsored Events. The standards for the Downtown Zone in Sec. 10.056(5)(i) shall not apply to a City-Sponsored Event.

(6) Standards for Issuance. The following standards established within this subsection, in addition to any other mandatory requirements within Sec. 10.056 or elsewhere in these Ordinances, and as amended from time to time, shall govern the issuance of street use permits. In the case of a street use permit requested solely to facilitate access to an event occurring off the street, the "event" for purposes of these

standards shall be those activities reasonably expected to take place within the street(s) to be closed. A Street Use Permit shall be issued to an applicant unless:

- (a) The time and size of the event would substantially interrupt the safe and orderly movement of pedestrian and vehicular traffic in the vicinity of the event's location. If the requested location is in the Downtown Zone, the standards set forth in sub. (5)(i) shall also apply; or
- (b) The concentration of persons at the event, the proposed event location, or other physical characteristics of the event would unduly interfere with the City's ability to provide proper fire and police protection of, or other emergency service to or through the event, to areas adjacent to the event's location, or to other parts of the City; or
- (c) The estimated number of participants or the size or type of event equipment is not sufficient to close a street and there is an alternative channel of communication available; or
- (d) The Event for Which the Application is Submitted Conflicts with Other Events or Activities, as Follows event conflicts with other events or activities, as follows:
 1. Same Place/Time. Another event at substantially the same time and location has already been issued a Street Use Permit or parade permit; or
 2. Same Day/Weekend. Another event on the same date or same weekend has already been issued a street use, parade, or Parks special event permit and, due to the size, location, route, duration, or safety concerns that can be objectively articulated by the Police or Fire Department associated with any of the proposed events, the combination of events would significantly impair traffic flow, Metro Transit service, or the provision of police, fire, or other emergency services; or
 3. Other Events/Activities. One or more events or activities are known to be occurring on the same date or same weekend, whether or not such activities require a City permit, and, due to the size, location, route, duration, or safety concerns that can be objectively articulated by the Police or Fire Department, for any of the events or activities, the combination of activities would significantly impair traffic flow, Metro Transit service, or the provision of police, fire, or other emergency services.
- (e) The size or time of the event would require so great a diversion of City police, fire and other emergency staff as to prevent normal protection of the City or to prevent adequate protection at another previously scheduled event whether or not that event has been issued a street use permit or other permit from the City; or
- (f) The event is reasonably likely to cause injury to persons or property and there is inadequate planning for crowd control of participants; or
- (g) Adequate sanitation, clean up, or other necessary Health health facilities will not be available at the event; or
- (h) There is an insufficient number of parking places within a reasonable distance or inadequate alternative parking or transportation options to accommodate the number of vehicles expected; or
- (i) The time, size or nature of the event is incompatible with the normal activity at that location so as to impermissibly intrude on the comfort and convenience of residents or non-residential occupants or uses in the vicinity of the event; or
- (j) The proposed use or event will have a significantly adverse environmental impact; or
- (k) (Repealed by ORD-05-00051, Eff. 03-19-05)
- (l) The applicant has provided fraudulent information on the application; or
- (m) The applicant has an outstanding balance owed to the City of Madison for unpaid fees for actual costs of equipment or services related to a previous Street Use Permit, Parade Permit under Sec. 12.87, a Parks special event permit or other permit or procedure of the Parks Division requiring payment or reimbursement for fees; or
- (n) The applicant has failed to satisfy the following permit requirements established elsewhere in this ordinance:
 1. Filing of any petition required under sub. (4)(c).
 2. Posting of any cash bond or surety required under sub. (7).
 3. A valid indemnification agreement required under sub. (8).
 4. Proof of insurance, timely submitted and approved by the Risk Manager, as may be required under sub. (8).
 5. A valid agreement to pay actual costs of equipment and services as required under sub. (7).
 6. Submittal of an "Addendum to Street Use Permit," and Attachment, if required under sub. (4)(a)11.
 7. Submittal and approval of a Recycling Plan, if required under sub. (4)(a)12.
- (o) The proposed street use does not comply with the following minimum safety restrictions:
 1. At least one (1) emergency vehicle access lane a minimum of twenty (20') wide, free of obstacles, shall be maintained at all times.

2. At least one (1) walkway for pedestrian access at least eight (8) feet wide shall be maintained at all times.
3. Any permit to close any portion of State Street shall not include the closing of the cross streets of Gorham Street, Johnson Street and Dayton-Fairchild Streets unless:
 - a. The closure can be approved under the standards for the Downtown Zone under sub. (5)(i), and
 - b. A traffic management plan that includes all requirements established for this event by City staff for traffic control, traffic detours, barricades, signage, and parking, is approved by the Staff Commission, event organizer agrees to cooperate with all aspects of the plan, and the plan is included as a condition of approval of the permit.
4. A complete closure of all lanes of vehicle traffic on any portion of John Nolen Drive shall not be approved, with the exception of a closure for a City-sponsored event.
 - (p) Alcohol beverage licensing has been requested for the event as required by sub. (5)(d), the Commission has made approval of the necessary alcohol beverage licensing is a condition of approval for the Street Use Permit, and the Common Council has not approved the necessary alcohol beverage licensing.
 - (q) Any activity to take place within the permitted area is contrary to federal, state or local law, or any vehicle, equipment or other materials to be used within the permitted area will not meet all applicable laws. This provision does not apply to a law that, by its express language, may be suspended or rendered non-applicable by the issuance of a Street Use Permit.
1. Events taking place on both City and State Capitol jurisdiction and the event organizer has not or will not obtain the applicable state permit(s) required by State law or regulation.
- (r) Student Move-In Dates. The proposed street use includes a run, walk, parade or similar traveling route that closes any lane of traffic in the Downtown Zone on any date from August 13 through the Sunday of the third full weekend of August, or any of the move-in dates for residence halls and apartments operated by the University of Wisconsin-Madison's University Housing department, as those dates are established by the University. Notwithstanding the foregoing, the Commission may exercise flexibility and approve a traveling route with a traffic lane closure in the Downtown Zone on one of the dates listed above may be approved if, for a certain year, due to the sequence of move-in dates and proximity in time or location to other events around that time, the Commission finds reviewing staff make a finding that the other standards of issuance can be met while approving the event on that date. Such approval shall apply only for the year in question and shall not entitle the event sponsor to future approval on the same or similar date in the future.
- (7) Fees.
 - (a) Application Fee. The application fee for a one-day event reviewable under Sec. 10.056(5)(b)5. (i.e. block party) is fifty dollars (\$50), the application fee for all other one-day events is one hundred dollars (\$100). If the application is for an event that requires street closure for two (2) or more consecutive days, the fee shall be two hundred dollars (\$200). If the application is for a Serial Event under Sec. 10.056(5)(b)4.a. or a BID event under Sec. 10.056(4)(a)4.b., the application fee shall be three hundred dollars (\$300). An additional twenty-five dollars (\$25) for each block or portion thereof in which any special vending approval under Sec. 9.13(6)(k)1. is requested shall be added to the application fee. All application fees shall be submitted with the application and are non-refundable. The application fee includes the administrative costs of processing the application. For events in the 700-800 blocks of State Street and residential neighborhood events of not more than two (2) blocks, the fee shall also include minimal use of City equipment and services. However, additional fees for actual costs of services and equipment provided may be incurred for any event, under Par. (c) below. All applications under this paragraph except for events reviewed under Sec. 10.056(5)(b)5. are subject to a two hundred and fifty dollar (\$250) additional late fee if the application is submitted after the deadlines in Sec. 10.056(4)(b).
 - (b) Cash or Bond Deposit for Certain Events. Prior to issuing a Street Use Permit for any portion of the Capitol Square or closure of more than three (3) blocks city-wide, the applicant shall post a minimum of three thousand dollars (\$3,000) cash, certified check, or a surety bond in a form approved by the Risk Manager or the City Attorney to guarantee payment of the actual cost of City equipment and the City services provided. The cash or bond shall be delivered to the Parks Division.
 - (c) Fees for Equipment Rental and Additional Services. Event sponsors may rent equipment or arrange for services from the City as available. Additionally, if the street use results in more than the minimal use of any City equipment or any City services, whether or not such use was requested or expected, the event sponsor shall pay the actual costs for use of that equipment and services in accordance with a schedule determined by each department/division that bills for services and/or provides equipment for an event. The applicant shall agree to pay, within 20 days of billing, any additional actual costs, such as additional

barricades or trash barrels, incurred by the City by the occasion of the event and its participants for City services and use of City-owned equipment.

(8) Insurance and Indemnification.

(a) All applicants for a street use permit shall agree, as a condition of the permit, to indemnify, defend, and hold the City and its officers, officials, employees and agents harmless against all claims, liability, loss, damage, or expense incurred by the City on account of any injury to or death of any person or any damage to property caused by or resulting from the activities for which the permit is granted.

(b) The requirement of insurance and applicable minimum limits shall be determined by the City Risk Manager according to objective standards including but not limited to the size and nature of the event, the number of expected participants, and the potential for physical injury or property damage caused by participants.

(c) If insurance has been determined to be required for an event under sub. (b) above, the applicant shall furnish a Certificate of Insurance providing evidence of Commercial General Liability coverage with minimum limits of one million dollars (\$1,000,000) per occurrence or a higher limit if determined by the City Risk Manager to be necessary on a case by case basis. Such Commercial General Liability coverage shall include coverage for contractual liability and list the City of Madison, its officers, officials, employees and agents as additional insureds. The certificate of insurance shall provide a thirty (30) days' written notice to the City upon cancellation, nonrenewal, or material change in the policy. If insurance is determined to be required for an event, the applicant shall provide the Certificate of Insurance described above no less than five (5) days prior to the event.

(9) Appeal Procedure. Any applicant may appeal the denial of a Street Use Permit to the Administrative Review Board. Appeal procedures shall be as provided in Section 9.49, Madison General Ordinances, Review of Administrative Determinations, except that all timelines in Section 9.49(6)(a) and (b), other than the thirty (30) day deadline for the person aggrieved to file a Notice of Appeal, shall be shortened as necessary to provide a meaningful appeal whenever possible prior to the first requested date of the proposed street closure.

(10) Severability. Each provision or requirement of any portion of this subsection shall be considered separable, and the invalidity of any portion of this subsection by a court of competent jurisdiction shall not affect the validity or enforceability of any other portion.

(11) Termination of a Street Use Permit.

(a) In Advance of an Event. A Street Use Permit for an event that has not yet commenced may be terminated by the Chief of Police or the Fire Chief or their respective designees, upon consultation with the Superintendent of Parks, if termination is a reasonable and necessary response in the face of imminent danger or threat to public safety.

(b) During an Event. A Street Use Permit for an event in progress may be terminated by the Chief of Police or the Fire Chief, or their designees, if termination is a reasonable and necessary response in the face of imminent danger or threat to public safety. Additionally, the Chief of Police or designee may terminate a Street Use Permit for an event in progress if the safety of the public is imminently endangered by activities generated during the event, if the participants engage in violent or destructive behavior causing injury to persons or damage to property, or if there is a violation of any condition of the permit such that the standards of issuance are no longer met. A Street Use Permit for an event in progress may be terminated by the Superintendent of Parks, or designee, if there is a violation of any condition of the permit such that the standards of issuance are no longer met, or if the applicant, sponsor, or other person affiliated with the event has violated Sec. 9.13 (Street Vending), the regulations adopted thereto, or any resolution adopted pursuant to Sec. 9.13(6)(k) (Vending and Exclusive Vending Rights During Special Events) within the perimeter of the event.

(12) Penalty. Any person who shall do any of the following may be subject to a forfeiture of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) for each violation:

(a) Hold, sponsor, initiate, commence, or be in charge of any activity for which a Street Use Permit is required without having been issued a valid Street Use Permit for said activity or after a Street Use Permit has been terminated pursuant to Subsection (11).

(b) Violate any condition placed upon a Street Use Permit; encourage others to do the same; or, as the applicant or sponsor of an event for which a Street Use Permit has been issued, permit or allow a violation of a condition of the Permit. The applicant or sponsor is considered to have permitted or allowed a violation of a condition if the applicant or sponsor was issued a permit with the conditions listed, or a letter thereto, and a violation of any listed condition occurs during the event.

(c) Provide false or inaccurate information on a written application for a Street Use Permit.

(d) Participate in an activity for which a street use permit is required without a valid street use permit

having been granted or after a permit has been terminated pursuant to Subsection (11), above.
(e) Violate any other subsection of this ordinance.

2. Subparagraph d. entitled "700-800 Blocks of State Street - Suspension of Rules" of Paragraph 1. entitled "Special Event Vending Approvals" of Subdivision (k) entitled "Vending During Street Use Events" of Subsection (1) of Section 9.136 entitled "Street Vending on the State Street Mall/Capitol Concourse" of the Madison General Ordinances is repealed.

3. Subparagraph c. of Paragraph 2. entitled "Special Approvals Process" of Subdivision (k) entitled "Vending During Street Use Events" of Subsection (1) entitled "700-800 Blocks of State Street - Suspension of Rules" of Section 9.136 entitled "Street Vending on the State Street Mall/Capitol Concourse" of the Madison General Ordinances is amended as follows:

"c. The Common Council shall consider the requested approvals not less than fourteen (14) days prior to the event start date. If license invalidation is requested under Sec. 9.136

Legistar File No. 86213 Body

DRAFTER'S ANALYSIS: Street Use Permits authorize use of a city street for purposes other than vehicle travel, for events such as festivals, block parties, races, runs, rallies, parades, marches and demonstrations. Currently most street use permits must be reviewed and approved by the Street Use Staff Commission, a public body made up of City staff and a representative of the State Capitol Police, with coordination by the Parks Division. This ordinance would eliminate the commission and reassign its review duties to relevant staff. The Parks Division will continue to coordinate. The revised ordinance would require event applicants to consult with relevant staff such as police, traffic engineering and Metro Transit, to discuss event logistics and make sure they provide sufficient details for a proper review. Input of the Capitol Police, when needed, will be obtained through the Madison Police Department. Applications will continue to be reviewed for compliance with existing "standards of issuance" in subsection (6) and a permit cannot be denied unless one or more of these standards will not be met. Events in the Downtown Zone will continue to be subject to additional standards in subsection (5). This ordinance does not propose to change any of those standards.

Substantive changes to reflect current practice include an exception for all farmers markets from the maximum number of days per year a street can be closed, requiring permits from the State Capitol for events on the state's jurisdiction, and changing the blocks of State Street that cannot be closed on a weekday from 200-600 to 200-300, to reflect current bus routes.

This ordinance also amends sections 9.136, 38.07(8), and 33.27, to remove references to the Commission.

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

1. Section 10.056 entitled "Street Use Permit" of the Madison General Ordinances is amended as follows:

- (1) Purpose, Title and Findings. This section shall be known as the "Street Use Ordinance." The streets in possession of the City are primarily for the use of the public in the ordinary way. However, under proper and uniform circumstances special street use may be permitted, subject to reasonable municipal regulation and control. Therefore, this ordinance is enacted to regulate and control the use of streets for purposes other than ordinary uses, pursuant to a Street Use Permit to the end that the health, safety and general welfare of the public and the good order of the City can be protected and maintained, subject to Wis. Stat. § 349.185. The Common Council makes the following findings:
 - (a) The streets and sidewalks (highway rights-of-way) under the control of the City are intended for use in the ordinary way for travel for motor vehicles, other vehicles, and pedestrians.
 - (b) The City has a substantial interest in preserving traffic and pedestrian safety, the safe and orderly use of streets and sidewalks, the ability to provide emergency services to all parts of the City, while also encouraging recreation, tourism, celebration, physical exercise, economic vitality of the community and the right to assemble, the right to exercise freedom of speech, expression, and association in a traditional public forum, as guaranteed by the First Amendment to the United States Constitution and Article I, Section 3 of the Wisconsin Constitution.
 - (c) Street Use Permitted events bring benefits to the City, including cultural, economic, tourism, and the City has a tradition of approving Street Use Permits

for festivals, gatherings, athletic events, charity events, demonstrations, parades and other gatherings.

- (d) A large street use event or more than one event occurring in the same general area, whether on-street or off-street, causes occupancy levels of adjacent streets and sidewalks to increase, which may create unsafe conditions and strain the City's resources and infrastructure.
 - (e) The Council further recognizes the appeal of the City's downtown area, including State Street and the State of Wisconsin Capitol square and streets surrounding the square, as a desired location for festivals, demonstrations and activities of all kinds. The unique geographic location and space limitations of the downtown area, as a narrow isthmus between two lakes, presents special challenges if an event closes the streets in the Downtown Zone. Special challenges include but are not limited to impacts on cross-town traffic, including Metro ~~transit~~ Transit service, and impacts upon business, government, and students in the area, especially on weekdays, and impacts on all users and visitors to the area on weekends, therefore the City has adopted the additional standards for the Downtown Zone for weekdays and weekends as stated in that section.
 - (f) This ordinance allows the City to manage the demands on the streets and sidewalks and strike a balance between the needs of users of the streets and sidewalks for transportation in the ordinary way and the use of such spaces for recreation, tourism, celebration, demonstration, and other non-standard reasons. This ordinance recognizes and balances the needs of City staff including police, fire, traffic engineering, parks and other departments to plan for and staff events occurring with a Street Use Permit and allow for reasonable reimbursement for such services when they are available and a process to deny or modify a permit when they are not, or when the standards of issuance stated herein cannot be met.
 - (g) The ability to deny or require modifications to a requested Street Use Permit as stated in this ordinance directly furthers the City's interests stated above and allows the City to respond to applications in a way that provides ample alternative channels for speech and without restricting more speech than necessary.
 - (h) The procedures and standards for approving a Street Use Permit in this ordinance are necessary to ensure safety for all, including event participants, workers, City employees, motor and non-motorized vehicle users, pedestrians, bicyclists, transit customers, and the general public. This ordinance also promotes the welfare of residential and non-residential occupants in areas where a Street Use Permit is issued.
- (2) Definitions.
- (a) City means the City of Madison.
 - (b) Person means any person, firm, partnership, association, corporation, company or organization of any kind.
 - (c) Street means any public way, street, highway, sidewalk, terrace, alley, or public square. For purposes of this ordinance, a bicycle path or bicycle way shall also be considered a street.
 - (d) State Street Mall-Capitol Concourse or Mall-Concourse for purposes of this ordinance, means those streets or portions of streets located within area described in Sec. 9.13(6)(a) of these Ordinances.
 - (e) Non-Mall-Concourse means those streets or portions of streets located in any part of the city other than the State Street Mall - Capitol Concourse defined herein.

- (f) Downtown Zone (DZ) for purposes of this ordinance is defined as the area bounded by and including the following streets: North Blair Street where it terminates at James Madison Park, South Blair Street, John Nolen Drive, North Shore Drive, Proudfit Street, Regent Street, and Park Street from Regent Street to where it terminates at Lake Mendota. The Downtown Zone does not include the portions of streets forming the Capitol Square, the 100 blocks of each street intersecting with the Capitol Square, or the 200 block of Martin Luther King, Jr. Boulevard.
- (3) ~~Street Use Staff Commission~~ City Agency Review.
- (a) ~~The voting membership of the Street Use Staff Commission shall consist of a staff representative from each of Applications shall be submitted to and processed by the Parks Division. All applications for street use permit shall be reviewed by the following City departments or divisions:~~
1. ~~Transportation/Traffic Engineering~~ City Engineering;
 2. ~~Parking-Utility~~ Fire Department (MFD);
 3. ~~City Engineering~~ Metro Transit;
 4. ~~Parks Division~~ Parking Division;
 5. ~~Parks Division-Mall Maintenance~~ Parks Division;
 6. ~~Streets Division~~ Police Department (MPD);
 7. ~~Police Department;~~ Risk Management (Finance Director) ; and;
 8. ~~Fire Department;~~ Transportation/Traffic Engineering.
 9. ~~Risk Management (Finance Director)~~
 10. ~~Metro Transit;~~
 11. ~~Economic Development Division (Street Vending); and~~
 12. ~~A representative from the State Capitol Police Department.~~
- ~~Commission coordination shall be provided by the Parks Division. Membership on this Staff Commission shall not require mayoral appointment or Common Council approval. For the City staff positions, the Department head shall designate an individual to serve on the Commission on a regular basis for an indefinite term. The Department head may assign another individual to attend and vote in the absence of the regularly assigned staff person.~~
- ~~The Street Use Staff Commission is considered a "full" or "formal" committee under Sec. 33.27, MGO, and subject to all applicable provisions of that section, including Sec. 33.27(2)(a), MGO.~~
- (b) ~~The Street Use Staff Commission may require the applicant or other authorized individual to attend one or more meetings of the Street Use Staff Commission and to provide any additional information which is reasonably necessary to make a fair determination as to whether a permit shall be granted.~~
- (b) Additional Staff Review. Staff from the following agencies shall review applications for street use permits when, as determined by the Parks Division, the application requires their input, typically for the reasons below:
1. Economic Development Division/Street Vending Coordinator (events with vending or impacting licensed street vendors, sidewalk cafes, or roadway cafes).
 2. Parks Division Mall Crew (events in the Street Mall/Capitol Concourse Special Assessment Area).

3. Streets Division (events where trash/recycling/clean up plan must be considered, or requesting City equipment from Streets).
4. Public Health Madison & Dane County (events with food service/food vending, or animals).
5. Wisconsin State Capitol Police (MPD will obtain input from the State Capitol Police for events that use the State Capitol grounds, require a permit from the State, or impact parking or other operations at the State Capitol).

(c) Applicant Consultation with Staff. All applicants are encouraged to discuss their application with the Parks Division prior to applying. Any applicant may be required to meet or consult with one or more of the City agencies identified in this ordinance. Parks staff will identify whether an applicant must, or should, consult with other city agencies to ensure compliance with the standards of issuance in sec. 10.056(6), as follows:

1. Prior to application. Applicants for the following event types shall consult with staff as indicated prior to their application being considered complete, and shall include any details arranged with City staff at that meeting in their final application:
 - a. An event with a traveling route (defined in Sec. 10.056(5)(i)1.) anywhere in the City, shall consult with MPD, Metro Transit and Traffic Engineering.
 - b. Any event with a proposed route or footprint event where the proposed route or footprint would require at least one Metro Transit fixed route to detour from its regular route, or would result in a bus stop or BRT station closure during the event, shall consult with Metro Transit.
 - c. A new event with anticipated attendance of 1,000 or more people shall consult with MFD to discuss an emergency action plan (EAP).
 - d. Events serving or selling alcohol beverages shall consult with MPD and file the appropriate application for alcohol licensing with the City Clerk to meet the timelines required by Sec. 38.05(9)(e)2.
 - e. Any other event for which the Parks Division identifies an objective reason based on the standards of issuance in sec. 10.056(6) to consult with a specific agency listed in subs. (3)(a) or (b) above prior to application.
2. Review of Completed Application. Once a completed application is submitted, and any pre- application consultation required by sub. (3)(a) has taken place, all applicants (other than events qualifying for abbreviated review under sec. 10.056(5)(b)5.), shall meet or communicate with city staff identified by the Parks Division as a prerequisite to permit approval and issuance. The purpose of this phase of review is to ensure impacted city agencies have necessary information to plan for the event, gather additional information from applicants, and propose and finalize conditions for permit approval or reasons for denial, consistent with the standards of issuance in sub. (6).

(4) Application.

- (a) An application for a Street Use Permit shall be made online, by mail, or in-person at the Parks Division, ~~or using other methods made available by the City (such as~~

~~online) using the form~~ form(s) provided by the Parks Division. The application shall ~~set forth~~ include the following information ~~(except events subject to abbreviated review under 10.056(5)(b)5.):~~

1. The name, address and telephone number of the applicant or applicants. The applicant shall be the event sponsor. If the application is ~~being filed~~ completed by someone else on behalf of the event sponsor, that person shall also provide their name, title, address, and phone number.
2. ~~In addition to the information required in subparagraph 1. above, if~~ If the applicant is not an individual, the full name and business or headquarters address of the organizational entity shall be provided. If the applicant is a corporation, limited liability company, or limited partnership, the name and address of the registered agent shall also be provided. If the entity is a general partnership, the name, and address of at least one (1) general partner shall be provided.
3. The name, address and telephone number of the person or persons who will be responsible for conducting and/or managing the proposed use of the street, if different from the individual(s) named in subparagraph 1. or 2. above. This person shall ~~also~~ provide a mobile phone number, ~~pager number~~, or other means for immediate contact during the event.
4. The exact date or dates, beginning and ending times for which the requested use of the street is proposed to occur, including and set-up and tear-down times. If an event sponsor requests identical street closures for the same location for more than one occasion or event within a twelve (12) month period, each event may be included on a single application.
5. An accurate description of that portion of the street proposed to be used.
6. The estimated number of persons ~~for whom use of~~ who will attend the proposed street use area is requested.
7. The proposed use of the street, described in detail, including a description of all activities planned during the street use such as vending, music, selling or serving of food or alcohol beverages, location and use of tents, stages, or other equipment, and a detailed plan for clean-up after the event. If any alcohol beverage license(s) will be requested for the event, the applicant shall indicate the type of license(s) requested and whether the applicant will still want a Street Use Permit if the necessary alcohol beverage license(s) are not granted.
8. ~~A detailed description of any recording or sound amplification equipment to be used in connection with the street use, the requested hours for amplification, and if amplification is requested before 8:00 a.m. or after 11:00 p.m., justification for the request and how the amplified sound will not violate the standard of issuance in sub. (6)(i).~~
9. A designation of any public facilities or equipment to be utilized.
10. Any additional information that the ~~Street Use Staff Commission finds reviewing staff identified in sub. (3) find~~ reasonably necessary to a fair determination as to whether a permit should be issued.
11. Addendum and ~~Attachments~~ Emergency Action Plan. Applicants requesting identical street closures for more than one occasion, or large events expecting over 10,000 attendees, shall include an "Addendum to Street Use Permit" with the application. The Addendum shall include written details regarding transportation management, parking, crowd

control, resident access, and an emergency action plan (EAP) that includes details required by the Fire Department.

For events with fewer than 10,000 attendees, applicants shall complete an EAP using a form provided by the Fire Department.

Searches: Additionally, if there will be any extraordinary security measures including searches of persons or vehicles, the applicant shall submit that plan as a separate Attachment to the application.

Private Security: If the ~~crowd control or security plan~~ crowd control/security plan or EAP includes private security services, the applicant shall provide the name of and contact information for the security firm.

12. ~~For events that include service of beverages in recyclable containers or the use of corrugated cardboard, a Recycling Plan shall be submitted with the application, using a form that has been prepared for this purpose by the City Recycling Coordinator. The Recycling Plan shall describe the applicant's procedures for collection and recycling of all recyclable materials~~ food or beverage for individual consumption or other significant recycling concerns, applicants shall have a plan for collection of recyclable waste (defined by MGO 10.18(7)(e)) produced by the event, and shall provide, at a minimum, for adequate collection containers, recycling instructions for vendors and other participants, and arrangements for the material collected for recycling as required by MGO 10.18.

~~The Applicants are encouraged to consult with the City Recycling Coordinator in the Streets Division (or designee) shall review the completed Plan and report their approval or denial of the Plan to the Staff Commission before or at their meeting at which the final decision is made on the application. If the Recycling Coordinator disapproves a plan, they shall work with the applicant to develop an approvable~~ their plan.

13. Accessibility Plan. Applicants shall follow applicable ADA requirements and shall make events accessible for people with disabilities, and may be requested to complete a form provided by the City as part of their application, and/or meet with the City Disability Rights Coordinator for these purposes.

(b) Deadline for Applications.

1. An application to close three (3) or more blocks or to close a street or streets that will require any bus route detours or substantial rerouting of vehicular traffic shall be submitted not less than thirty (30) days prior to the beginning date of the proposed event.
2. An application to close less than three (3) blocks that will not require any bus route detour or substantial rerouting of vehicular traffic shall be submitted not less than fourteen (14) days prior to the beginning date of the proposed event.
3. The deadlines in subs. 1. and 2. above may be waived if, based upon the proposed date, time, place, size, duration, anticipated number of participants, and City services required, there will be sufficient time prior to the event ~~for the Staff Commission to hold a public meeting to objectively~~ to review the application and make a decision under the standards of issuance herein within the timelines required by sub. (5)(f). ~~For an administrative~~ a review under ~~Sec. 10.056(5)(b)5.~~, the application

deadline may be waived if there is sufficient time prior to the event for the Parks designee to conduct the ~~administrative~~ review and make a decision within the timelines required by sub. (5)(f). The application deadline for events under sub. 4. below (events with alcohol) may not be waived.

4. An application for an event of any size for which a temporary Class B alcohol license will be requested shall be submitted not less than sixty (60) days prior to the beginning date of the proposed event, to allow for Common Council review as required by Sec. 38.05(9)(e)2.
- (c) **Petition Required for Certain Events on Local Streets.** It is in the public interest to dedicate and use non Mall/Concourse local, streets for neighborhood-centered activities. If the application is for the use of not more than two (2) blocks of a non Mall/Concourse local street (defined as a street with a speed limit of twenty-five (25) miles per hour or less), the application shall be accompanied by a petition designating the proposed area of the street to be used, the date and times of the proposed use, and the petition shall be signed by an adult resident or occupant over the age of eighteen (18) of not less than seventy-five percent (75%) of all residential dwelling units and non-residential occupancies with a street address on that portion of the street designated for the proposed use. The petition form shall be included with the permit application and completed petitions shall be verified.
- (5) **Application Process and Permit Requirements.**
 - (a) Processing of Completed Applications. A Street Use Permit Application, the application fee under Sub. (7)(a), a petition, if required, and any ~~additional other supporting~~ materials shall be submitted to the Parks Division. Only complete applications containing all of the information required under sub. (4)(a) shall be considered. ~~The Street Use Staff Commission shall review~~ When an applicant is required by sec. 10.056(3)(c) to consult with City agencies prior to applying, the application will not be considered complete until those requirements have been fulfilled. The Parks designee shall process all such complete applications within the time limits in sub. (5)(f), if the application was filed within the deadlines in sub. (4)(b), except those applications that qualify for administrative review shall be reviewed by the designee of the Parks Superintendant under sub. (5)(b)5., below.
 - (b) **Permit Review.**
 1. ~~The Staff Commission~~ Superintendent of Parks, or designee (hereafter, "designee"), shall evaluate the application using the standards found in this ordinance ensure any pre-application consultation required by sub. (3)(c)1. has taken place, refer the application to applicable staff listed in sec. (3)(a) and (b), keep a record of their written comments and evaluate the application using the standards in this ordinance. The Commission designee shall either approve the issuance of a Street Use Permit with conditions or deny the permit for failure to meet one or more standards in this ordinance as articulated by the written comments of one or more staff required by sec. (3)(a) or (b). The reasons for denial shall be set forth in writing and provided to the applicant immediately, unless the applicant is present at the meeting at which the permit is denied within the timelines required by this ordinance to allow a meaningful appeal.
 2. ~~Conditions of the an approved permit shall include those required by this ordinance and those determined by the Staff Commission to be other conditions appropriate to ensure the safety of the public and provide for an orderly event as determined by required staff according to sub. (3) applying the standards in sub. (6). The information supplied under in the~~

application required by sub. (4)(a), if approved by the Staff Commission,
shall also become conditions of the permit.

3. When approved, the Parks Division shall issue the permit. The permit shall include all information required on the application and any conditions added to the application by the Staff Commission required under the above process.
4. Duration of Permit.
 - a. General. Each permit shall be valid for the dates and times stated therein. A separate permit shall be required for each separate event or street closure requested. ~~Permits~~ A permit may be issued for a single day, multiple consecutive days, or single-day identical street closures for more than one occasion over the course of twelve (12) months or less ("Serial Events"). A Serial Event shall also be limited to not more than one (1) day per week and not more than fifteen (15) total days per year, except for ~~the Wednesday Dane County Farmers' Market on the 200 block of Martin Luther King Jr. Boulevard~~ farmers' markets where the majority of participants are farmers and growers who sell their own raw agricultural products, consistent with applicable state and local health laws.
 - b. Business Improvement District Programming. The time limits in sub. a. above do not apply to a permit issued to a Business Improvement District, as defined in Wis. Stat. § 66.1109, if all of the following circumstances are met:
 - i. The application is for an event within the Business Improvement District for programmed entertainment and activities open to the public, and the activities comply with all applicable laws;
 - ii. The event area is limited to the sidewalk or sidewalk areas, terraces, and pedestrian ways and does not include any portion of the roadway or area that is open to motor vehicle traffic;
 - iii. No buses or other vehicle traffic will be re-routed; and
 - iv. It shall be a condition of any permit issued under this section that the applicant enter into a contract with the City of Madison setting forth, at a minimum, conditions of the permit, details for allowable programming, payment for the programming and responsibility for costs of any city services associated with the event. City funding for such programming, if any, shall be approved by the Common Council and authorization to enter into the contract shall be according to applicable City contracting policies.
5. ~~Administrative~~ Abbreviated Review for Certain Applications. The Parks Superintendent or designee may review and approve the following applications may be reviewed and approved administratively by without referral to other staff, and may use a modified designee of the Parks Superintendent application form for such purposes. Such applications shall be approved if the Parks designee finds that the Standards of Issuance and all other applicable criteria under this ordinance have been met, including any insurance that may be required under Sec. 10.056(8).

The decision on an application made under this section shall be made within the time limits in Sec. 10.056(5)(f) unless waived by the applicant.

- a. Applications for the use of not more than two (2) blocks of a residential, non-Mall/Concourse local street meeting all of the criteria of Sec. 10.056(4)(c), including the petition requirement.
 - b. Applications for a temporary "No Parking Zone" when the request is for meters or areas on streets that are not completely closed to traffic, as permitted by Sec. 12.1425(3)(a)2., MGO.
6. ~~Changes to Approved Permit. The An approved conditions for a street use event permit cannot be modified except by submitting an amended application for consideration that includes all information determined necessary by the Street Use Staff Commission, following Parks designee. Requests to amend a permit shall follow all the application procedures and deadlines herein, and the permit may only be changed with the approval of the Commission, applying the same The standards as for initial of issuance of the permit shall apply to any changes and as such, may require review by other agency staff. If changes are approved the Parks Division shall issue an amended permit.~~
- (c) Street Vending. The applicant shall describe any proposed street vending activities on the application for a Street Use Permit, however, all ~~street~~ Street Vending activities, as defined in Sec. 9.13(1), MGO, are regulated by Sec. 9.13, 9.135, and 9.136 of these ordinances and may require additional licenses ~~administered by the Street Vending Coordinator. Sec. 9.13(6)(k)~~ 9.136(1)(k) governs the options for a vendor to request suspension of certain vending rules and regulations and requests for "exclusive vending use" including invalidation of other vending licenses during an event. A Special Event Umbrella Vending license covering street vending activities of all vendors in an approved special event is available to event sponsors under Sec. 9.13(2), and administered by the Parks Division.
 - (d) Alcohol Beverage Licenses. If the applicant requests permission to sell beer or wine within the perimeter of the street use permit area, the applicant must apply for the Stret Use Permit at least sixty (60) days in advance and shall also follow the procedure for a Temporary Class B Picnic License under in Sec. 38.05(9)(e)2. of the Madison General Ordinances. Applications for such temporary license(s) in connection with a Street Use Permit are subject to which requires approval by the Common Council under Sec. 38.05(9)(e)2. The A Street Use Staff Commission has no authority to permit issued under this ordinance does not authorize the sale of any alcohol beverages or possession of open containers; however ~~the Commission may impose conditions for the a~~ Street Use Permit may include conditions not inconsistent with a concurrent alcohol beverage license and applicable laws. If ~~the Commission approves a Street Use Permit is approved~~ prior to the Common Council's approval under Sec. 38.05(9)(e)2., ~~the Commission permit~~ shall indicate whether its approval is conditioned upon the issuance of an alcohol beverage license, and if so, the ~~Commission's approval street use permit~~ shall be conditional and the ~~Street Use Permit~~ shall only be issued after the Council has approved the alcohol beverage license(s). If approval of the requested alcohol beverage license is not a condition of the Street Use Permit, the Permit may be issued prior to the Council taking action on the alcohol license. Under no circumstances shall alcohol beverages of any kind be sold at a street use permitted event without the necessary alcohol beverage license(s) required by law.

- (e) Sound Amplification. The amplification of sound and use of related sound amplification equipment may be approved as part of the Street Use Permit; and if approved, a separate permit under Sec. 24.04(3) shall not be required. Any applicable time limits in Sec. 24.04(3) shall not apply to a Street Use Permit. The ~~Staff Commission shall determine the times and conditions for use of amplified sound using~~ shall meet the standards of issuance herein, ~~except that the use of sound. Sound amplification equipment~~ may only be approved between 8:00 a.m. and 11:00 p.m., unless any notification ~~Requests for sound amplification before 8:00 a.m. or after 11:00 p.m. may be considered and granted by the Staff Commission if the Notification or petition required under Sec. 10.056(5)(g) described the proposed hours for amplification; and if the Staff Commission makes a specific finding the applicant demonstrates~~ that the Standards of Issuance, including sub. (6)(i), will not be violated by the use of amplified sound before 8:00 a.m. or after 11:00 p.m.
- (f) Time Limit for Decision. The decision to approve or deny a Street Use Permit shall be made within twenty-one (21) days of the date a complete application properly filed under sub. (5)(a) is received, unless the applicant expressly agrees to a longer period of time, or unless the application is for an event for which alcohol beverage licensing is also requested. Except for applications filed fewer than fourteen (14) days prior to the event under Sec. 10.056(4)(b)3., the decision to approve or deny shall be made no fewer than five (5) calendar days before the beginning of the proposed event, to allow a timely appeal as provided elsewhere in this section. An applicant may choose to voluntarily waive this 5-day decision deadline.
- (g) Notification Requirements.
The notices required by this paragraph shall be in addition to any petition which may be required under Sec. 10.056(4)(c), and any street vendor or other notifications required elsewhere in these Ordinances.
 - 1. Notification by the Applicant.
 - a. Residential Neighborhood Events of Two (2) Blocks or Less. The applicant shall deliver written notices announcing an event for which a permit has been granted, to each occupant on the streets to be closed at least seven (7) days prior to the event, unless a petition is required. The applicant shall provide the Parks Division a sample of any written notice required under this paragraph. If a petition is required under sub. (4)(c), the circulation of the petition shall serve as the only notice required under this paragraph.
 - b. Large Public Events of Three (3) or More Blocks, 10,000 or More Estimated Attendees, or and Any Event Requiring Bus Detours or Significant Traffic Rerouting. The applicant shall ~~send~~ provide two notices of their event: first, by sending a copy of the application to the alderperson(s) of the alder district(s) where the street closure is requested and to any neighborhood association on file with the Department of Planning and Community and Economic Development, within five (5) days of filing the application. The notification shall include contact information for the applicant. The Parks Division will ensure the alders of the affected district(s) are so notified. The purpose of the notification shall be to exchange information and receive public comment about the details of the event. The applicant shall keep a record of all public comments and provide them at to the Street Use Staff Commission Parks Division meeting when prior to the time when application is

reviewed. If a permit is granted, the applicant shall ~~also provide a~~ second notification by sending a written notice announcing the event to each occupant on the street(s) to be closed, prior to the event. The applicant shall also promptly notify any merchants or building occupants identified by the ~~Street Use Staff Commission,~~ Parks Division, at their ~~Staff Commission~~ Parks Division request of the ~~Staff Commission~~ Parks Division a copy of the meeting announcement and other written notice(s) required under this paragraph.

- c. 700 and 800 Blocks of State Street. For events on the 700 or 800 blocks taking place during regular business hours, the applicant shall notify all of the business or educational occupants of both the 700 and 800 blocks, and include proof of that notification with their application. A list of occupants can be obtained from the Parks Division.
- d. Notice. Notice of an event for which a permit has been granted, when required above, shall be sufficient if provided to the owner or occupant of each building or use with street frontage or driveway access on the street or portion of streets to be closed, unless different means of notification are specified above.

2. ~~Notification by the Street Use Staff Commission~~ Notifying Common Council. The ~~Street Use Staff Commission~~ Parks Division shall regularly report to Common Council members all Street Use Permits granted and denied. The ~~Community Events Coordinator~~ Parks Division shall also notify the Street Vending Coordinator and other pertinent staff of permits that have been granted and denied, as needed.

- (h) Animals Prohibited. Under Sec. 23.315, MGO, animals are prohibited in all areas within the perimeter of a street use event when there are a total of ten (10) or more food vendors participating in the event. For purposes of this paragraph and Sec. 23.315, a "food vendor" is any vendor selling food or beverage and required to hold a temporary or permanent food and drink license from the City under Chapter 7, MGO. A food vendor is "participating" in the event if the vendor is either included in event sponsor's special event umbrella vending license, or holds a city street vending license and is allowed to remain within the perimeter of the event. If animals are prohibited under this paragraph, the event sponsor shall provide notice to the public at the entrance to the event that animals are prohibited at the event under Sec. 23.315.
- (i) Additional Standards for the Downtown Zone. Beginning with the effective date of ORD-19-00020, applications for a permit for an event that will occur, start, end or pass through the Downtown Zone shall be subject to the following additional standards of issuance which are hereby established to take into account the special impacts on traffic patterns, Metro Transit service, and residential, business and government occupants within this zone:

1. Definitions.

Arterial. A street with a functional classification of "arterial" as classified by the Director of Traffic Engineering on a map created for that purpose.

City-Sponsored Event. An event where the City of Madison or a department or agency thereof is the applicant, or an event for which the City has a contractual relationship that directly supports the event in question.

Closure. A full closure of the street where all lanes of traffic are closed. This does not include a parking lane closure or single lane closure where motor vehicle traffic is still permitted to move in both directions. "Closure" also includes a cross street being closed to traffic (example: application for State Street that would require closing Gorham Street to motor vehicle traffic where it intersects State Street without allowing such traffic to cross would qualify as a request for a full closure of Gorham Street.) Any request to use the roadway of State Street is considered a full closure because State Street does not have the option for a partial lane closure. However, an event where participants stay on sidewalks and obey all traffic signals at cross streets is not considered a "closure."

Collector. A street with a functional classification of "collector" as classified by the Director of Traffic Engineering on a map created for that purpose.

Downtown Zone. See Sec. 10.056(2)(f).

Legacy Event. Any event that has held a permit in the Downtown Zone on the same date and substantially the same location for at least ten (10) continual years counting backwards from 2018, excluding location changes caused by construction.

Premier Event. An event that meets the base minimum criteria to qualify as a premier event under the process established in Sec. 10.056(5)(j)2.

Traveling Route. A run, race, walk, march, parade, procession or other event where people travel from one location to another or travel along a route that returns to the starting point.

2. A full closure of all lanes of traffic on a street with a functional classification of "arterial" or "collector", as classified by the Director of Traffic Engineering on a map created for that purpose, shall only be approved in the Downtown Zone with the following conditions:
 - a. Weekdays. No closure of arterial or collector street Monday through Friday.
 - b. Weekends. Arterial or collector streets may only be closed on a weekend as follows:
 - i. Start Time.
 Saturday - traveling route must start by 8:00 a.m.
 Sunday - traveling route must start by 9:00 a.m. or after 3:00 p.m., with no street closure of any street in the Downtown Zone before 3:00 pm., including for set-up.
 - ii. Exceptions to Saturday/Sunday Start Times.
 - A. Events that obey traffic signals and have the capacity to control participants to safely allow motor vehicle traffic to cross on arterials/collectors, and
 - B. City-sponsored events, defined as an event where the City of Madison or a department or agency thereof is the applicant, or an event for which the City has a contractual relationship that directly supports the event in question.
3. No permit shall be issued for a closure of any part of the 200 thru 600 or 300 blocks of State Street (West Dayton Street to North Lake Street) at

any time on the days of Monday through Friday. However, an event that stays on sidewalks and whose participants obey all traffic signals is not considered a "closure" and not subject to this subsection.

4. Any permit to close any part of State Street shall not include the closing of the cross streets of Gorham Street, Johnson Street and Dayton-Fairchild Streets unless:
 - a. The closure complies with all provisions of this subsection for the Downtown Zone including those for collectors and arterials in sub. 2. above.
 - b. The event organizer agrees to a traffic management plan that meets the requirements of Sec. 10.056(6)(o)3.b., MGO.
5. Beginning in 2019, for new events that have never been issued a Street Use Permit, no permit shall be issued for a closure for an event that includes a race or run with a traveling route that ends at the Capitol Square or crosses any arterial street within the Downtown Zone during the second half of the route, regardless of the start time.

(j) Exceptions to the Standards for the Downtown Zone.

1. Legacy Events.
 - a. Process. The standards for the Downtown Zone in Sec. 10.056(5)(i) shall not apply to an event that meets the following criteria:
 - i. Event is considered a Legacy Event, which is any event that has held a permit in the Downtown Zone on the same date and substantially the same location for at least ten (10) continual years counting backwards from 2018, excluding location changes caused by construction.
 - ii. Event organizer ~~has worked with the Street Use Staff Commission to reach agreeable conditions for its~~ was issued a Street Use Permit for 2019 (or future year under sub. b.iii.) that complies with the other standards of issuance in sub. (6) and takes into account the stated purpose of the additional standards for the Downtown Zone in sub. (5)(i), and ~~has been issued a permit that~~ includes such conditions.
 - b. Legacy Exempt Status. An event meeting the criteria of Sec. 10.056(5)(j)1. will be granted Legacy Exempt Status which means:
 - i. The standards for the Downtown Zone shall not apply to the event, so long as the event has not done anything to lose its Legacy Exempt Status, as set forth in sub. 1.e.
 - ii. The event will be given priority over any other application for its traditionally-requested date for future years, subject to the limits described in sub. 1.f., or other circumstances beyond the control of the City of Madison, and provided it does not lose Legacy Exempt Status as set forth in sub. 1.e.
 - iii. If this ordinance is amended to change or create additional rules for the Downtown Zone beyond those adopted by ORD-19-00020, an event with Legacy Exempt Status may

- apply for an exception to such new rule(s) using the process in sub. a.ii.
- c. **Date Priority for Legacy Events That Do Not Violate the Downtown Zone.** A Legacy Event that complies with the standards for the Downtown Zone will also be given priority over any other application for its traditionally-requested date for future years, ("Legacy date priority") subject to the limits described in sub. 1.f., or other circumstances beyond the control of the City of Madison, and provided it does not lose Legacy status as set forth in sub. 1.e.
 - d. **Event Date Defined.** As used herein, "date" refers, in most cases, to the annual day of the week and/or weekend during which the event has traditionally taken place (e.g. third Saturday in July or third weekend of July). For an event traditionally held on the same calendar date each year (e.g. January 1) "date" refers to the exact date. Moving an event to a different week or weekend or changing the day of the week (Sunday instead of Saturday) may be considered a significant change in date for purposes of losing Legacy status under sub. 1.e., except for the University of Wisconsin-Madison Homecoming parade which is traditionally held on a Friday night in the fall that fluctuates as a result of the university's calendar and the Big Ten Conference football schedule.
 - e. **Loss of Legacy Status.** An event will lose Legacy date priority or Legacy Exempt Status under this section and no longer be considered a Legacy Event if any one of the following occur:
 - i. There is a significant change to any one of the following: date, start time, duration, location, approved route, or other substantial change in the logistics or set-up of the event from that approved for 2019 (or future year if applicable under sub. 1.b.iii.), except that a request to change route or location caused by sub. f. or construction will not cause loss of Legacy status.
 - ii. The type or nature of the event substantially changes.
 - iii. There is either a documented violation of a condition of the approved permit or the Standards of Issuance, or a citation or other enforcement action is commenced for another violation of Sec. 10.056, MGO.
 - f. **Limits of Legacy Status, Retention of Rights.** Date priority for a Legacy event under sub. 1.c. and Legacy Exempt Status under sub.1.b. will be honored by the City of Madison to the extent it does not conflict with City-owned or City-approved construction projects, public utilities, governmental transportation projects, public transit initiatives including but not limited to Bus Rapid Transit (BRT) routes, or other City rights and obligations with respect to the rights-of-way. Legacy Exempt Status, or the issuance of any Street Use Permit under this ordinance, does not guarantee any permit holder any rights beyond those granted by the permit in question and shall not interfere with the City's rights and obligation to control the use of the highways and rights-of-way under its control.

A change in route or location of any Legacy event, if the change is required by this paragraph f., shall not cause the event to lose its Legacy status so long as all other criteria for such status remains in effect.

2. Premier Event.

- a. Purpose and Findings. The City finds that under certain circumstances, an extraordinary event of a caliber that brings significant tourism value to the City will qualify for exceptions to the standards for the Downtown Zone, if the event requires a street closure in the Downtown Zone. Such a premier event will bring significant, positive national or international recognition to the City and an economic benefit to the area that outweighs the negative impacts on the Downtown Zone under certain circumstances. Therefore, the standards for the Downtown Zone in Sec. 10.056(5)(i) shall not apply to an event that has been granted premier status using the following procedure.
- b. Staff Internal Review and Criteria. An event sponsor may initiate the process for seeking premier event status by contacting the Mayor's office, who shall refer the event to the Parks Division Events Coordinator for a staff review to determine, first, if the requested street use requires an exception from the standards for the Downtown Zone, and second, if the overall event will meet certain base minimum criteria to qualify as a premier event. Such criteria shall be developed by the Parks Division and pertinent staff with input from the tourism promotion organization that holds a contract with the City for destination marketing, and made available to the public. Such criteria shall include: minimum hotel room nights; minimum direct spending dollars and/or minimum economic impact dollars as measured by a recognized event impact calculator that measures the economic value of an event; minimum estimated total attendance; and other criteria as appropriate, to determine if the event meets the purposes stated above. The staff review shall also include notification to the alder of the affected district(s) and an estimate of City costs for the street use portion of the event. If staff finds the minimum base criteria can be met, staff shall inform the event sponsor and report the same to the Street Use Staff Commission at the time staff responsible for reviewing the application when the event applies for a Street Use Permit.
- c. ~~Application to Commission.~~ Event sponsor may apply for a Street Use Permit under the regular procedures and standards of this ordinance, except that in addition to the standards of issuance in sub. (6), event sponsor must conclusively demonstrate ~~to the Commission~~ that the minimum base criteria in sub. b. above can be met. ~~The Commission shall review the application~~ shall be reviewed as required by this ordinance, except that the ~~Commission may approve a permit that includes~~ may include exceptions to the standards for the Downtown Zone in sub. (5)(i).

3. City-Sponsored Events. The standards for the Downtown Zone in Sec.10.056(5)(i) shall not apply to a City-Sponsored Event.

- (6) Standards for Issuance. The following standards established within this subsection, in addition to any other mandatory requirements within Sec. 10.056 or elsewhere in these

Ordinances, and as amended from time to time, shall govern the issuance of street use permits. In the case of a street use permit requested solely to facilitate access to an event occurring off the street, the "event" for purposes of these standards shall be those activities reasonably expected to take place within the street(s) to be closed. A Street Use Permit shall be issued to an applicant unless:

- (a) The time and size of the event would substantially interrupt the safe and orderly movement of pedestrian and vehicular traffic in the vicinity of the event's location. If the requested location is in the Downtown Zone, the standards set forth in sub. (5)(i) shall also apply; or
- (b) The concentration of persons at the event, the proposed event location, or other physical characteristics of the event would unduly interfere with the City's ability to provide proper fire and police protection of, or other emergency service to or through the event, to areas adjacent to the event's location, or to other parts of the City; or
- (c) The estimated number of participants or the size or type of event equipment is not sufficient to close a street and there is an alternative channel of communication available; or
- (d) ~~The Event for Which the Application is Submitted Conflicts with Other Events or Activities, as Follows~~ event conflicts with other events or activities, as follows:
 - 1. Same Place/Time. Another event at substantially the same time and location has already been issued a Street Use Permit or parade permit; or
 - 2. Same Day/Weekend. Another event on the same date or same weekend has already been issued a street use, parade, or Parks special event permit and, due to the size, location, route, duration, or safety concerns that can be objectively articulated by the Police or Fire Department associated with any of the proposed events, the combination of events would significantly impair traffic flow, Metro Transit service, or the provision of police, fire, or other emergency services; or
 - 3. Other Events/Activities. One or more events or activities are known to be occurring on the same date or same weekend, whether or not such activities require a City permit, and, due to the size, location, route, duration, or safety concerns that can be objectively articulated by the Police or Fire Department, for any of the events or activities, the combination of activities would significantly impair traffic flow, Metro Transit service, or the provision of police, fire, or other emergency services.
- (e) The size or time of the event would require so great a diversion of City police, fire and other emergency staff as to prevent normal protection of the City or to prevent adequate protection at another previously scheduled event whether or not that event has been issued a street use permit or other permit from the City; or
- (f) The event is reasonably likely to cause injury to persons or property and there is inadequate planning for crowd control of participants; or
- (g) Adequate sanitation, clean up, or other necessary ~~Health~~ health facilities will not be available at the event; or
- (h) There is an insufficient number of parking places within a reasonable distance or inadequate alternative parking or transportation options to accommodate the number of vehicles expected; or

- (i) The time, size or nature of the event is incompatible with the normal activity at that location so as to impermissibly intrude on the comfort and convenience of residents or non-residential occupants or uses in the vicinity of the event; or
- (j) The proposed use or event will have a significantly adverse environmental impact; or
- (k) (Repealed by ORD-05-00051, Eff. 03-19-05)
- (l) The applicant has provided fraudulent information on the application; or
- (m) The applicant has an outstanding balance owed to the City of Madison for unpaid fees for actual costs of equipment or services related to a previous Street Use Permit, Parade Permit under Sec. 12.87, a Parks special event permit or other permit or procedure of the Parks Division requiring payment or reimbursement for fees; or
- (n) The applicant has failed to satisfy the following permit requirements established elsewhere in this ordinance:
 - 1. Filing of any petition required under sub. (4)(c).
 - 2. Posting of any cash bond or surety required under sub. (7).
 - 3. A valid indemnification agreement required under sub. (8).
 - 4. Proof of insurance, timely submitted and approved by the Risk Manager, as may be required under sub. (8).
 - 5. A valid agreement to pay actual costs of equipment and services as required under sub. (7).
 - 6. Submittal of an "Addendum to Street Use Permit," and Attachment, if required under sub. (4)(a)11.
 - 7. Submittal and approval of a Recycling Plan, if required under sub. (4)(a)12.
- (o) The proposed street use does not comply with the following minimum safety restrictions:
 - 1. At least one (1) emergency vehicle access lane a minimum of twenty (20') wide, free of obstacles, shall be maintained at all times.
 - 2. At least one (1) walkway for pedestrian access at least eight (8) feet wide shall be maintained at all times.
 - 3. Any permit to close any portion of State Street shall not include the closing of the cross streets of Gorham Street, Johnson Street and Dayton-Fairchild Streets unless:
 - a. The closure can be approved under the standards for the Downtown Zone under sub. (5)(i), and
 - b. A traffic management plan that includes all requirements established for this event by City staff for traffic control, traffic detours, barricades, signage, and parking, is approved by the ~~Staff Commission~~, event organizer agrees to cooperate with all aspects of the plan, and the plan is included as a condition of approval of the permit.
 - 4. A complete closure of all lanes of vehicle traffic on any portion of John Nolen Drive shall not be approved, with the exception of a closure for a City-sponsored event.
- (p) Alcohol beverage licensing has been requested for the event as required by sub. (5)(d), ~~the Commission has made~~ approval of the necessary alcohol beverage

licensing is a condition of approval for the Street Use Permit, and the Common Council has not approved the necessary alcohol beverage licensing.

- (q) Any activity to take place within the permitted area is contrary to federal, state or local law, or any vehicle, equipment or other materials to be used within the permitted area will not meet all applicable laws. This provision does not apply to a law that, by its express language, may be suspended or rendered non-applicable by the issuance of a Street Use Permit.

1. Events taking place on both City and State Capitol jurisdiction and the event organizer has not or will not obtain the applicable state permit(s) required by State law or regulation.

- (r) Student Move-In Dates. The proposed street use includes a run, walk, parade or similar traveling route that closes any lane of traffic in the Downtown Zone on any date from August 13 through the Sunday of the third full weekend of August, or any of the move-in dates for residence halls and apartments operated by the University of Wisconsin-Madison's University Housing department, as those dates are established by the University. Notwithstanding the foregoing, ~~the Commission may exercise flexibility and approve~~ a traveling route with a traffic lane closure in the Downtown Zone on one of the dates listed above may be approved if, for a certain year, due to the sequence of move-in dates and proximity in time or location to other events around that time, ~~the Commission finds~~ reviewing staff make a finding that the other standards of issuance can be met while approving the event on that date. Such approval shall apply only for the year in question and shall not entitle the event sponsor to future approval on the same or similar date in the future.

(7) Fees.

- (a) Application Fee. The application fee for a one-day event reviewable under Sec. 10.056(5)(b)5. (i.e. block party) is fifty dollars (\$50), the application fee for all other one-day events is one hundred dollars (\$100). If the application is for an event that requires street closure for two (2) or more consecutive days, the fee shall be two hundred dollars (\$200). If the application is for a Serial Event under Sec. 10.056(5)(b)4.a. or a BID event under Sec. 10.056(4)(a)4.b., the application fee shall be three hundred dollars (\$300). An additional twenty-five dollars (\$25) for each block or portion thereof in which any special vending approval under Sec. 9.13(6)(k)1. is requested shall be added to the application fee. All application fees shall be submitted with the application and are non-refundable. The application fee includes the administrative costs of processing the application. For events in the 700-800 blocks of State Street and residential neighborhood events of not more than two (2) blocks, the fee shall also include minimal use of City equipment and services. However, additional fees for actual costs of services and equipment provided may be incurred for any event, under Par. (c) below. All applications under this paragraph except for events reviewed under Sec. 10.056(5)(b)5. are subject to a two hundred and fifty dollar (\$250) additional late fee if the application is submitted after the deadlines in Sec. 10.056(4)(b).
- (b) Cash or Bond Deposit for Certain Events. Prior to issuing a Street Use Permit for any portion of the Capitol Square or closure of more than three (3) blocks city-wide, the applicant shall post a minimum of three thousand dollars (\$3,000) cash, certified check, or a surety bond in a form approved by the Risk Manager or the City Attorney to guarantee payment of the actual cost of City equipment and the City services provided. The cash or bond shall be delivered to the Parks Division.

- (c) Fees for Equipment Rental and Additional Services. Event sponsors may rent equipment or arrange for services from the City as available. Additionally, if the street use results in more than the minimal use of any City equipment or any City services, whether or not such use was requested or expected, the event sponsor shall pay the actual costs for use of that equipment and services in accordance with a schedule determined by each department/division that bills for services and/or provides equipment for an event. The applicant shall agree to pay, within 20 days of billing, any additional actual costs, such as additional barricades or trash barrels, incurred by the City by the occasion of the event and its participants for City services and use of City-owned equipment.
- (8) Insurance and Indemnification.
 - (a) All applicants for a street use permit shall agree, as a condition of the permit, to indemnify, defend, and hold the City and its officers, officials, employees and agents harmless against all claims, liability, loss, damage, or expense incurred by the City on account of any injury to or death of any person or any damage to property caused by or resulting from the activities for which the permit is granted.
 - (b) The requirement of insurance and applicable minimum limits shall be determined by the City Risk Manager according to objective standards including but not limited to the size and nature of the event, the number of expected participants, and the potential for physical injury or property damage caused by participants.
 - (c) If insurance has been determined to be required for an event under sub. (b) above, the applicant shall furnish a Certificate of Insurance providing evidence of Commercial General Liability coverage with minimum limits of one million dollars (\$1,000,000) per occurrence or a higher limit if determined by the City Risk Manager to be necessary on a case by case basis. Such Commercial General Liability coverage shall include coverage for contractual liability and list the City of Madison, its officers, officials, employees and agents as additional insureds. The certificate of insurance shall provide a thirty (30) days' written notice to the City upon cancellation, nonrenewal, or material change in the policy. If insurance is determined to be required for an event, the applicant shall provide the Certificate of Insurance described above no less than five (5) days prior to the event.
- (9) Appeal Procedure. Any applicant may appeal the denial of a Street Use Permit to the Administrative Review Board. Appeal procedures shall be as provided in Section 9.49, Madison General Ordinances, Review of Administrative Determinations, except that all timelines in Section 9.49(6)(a) and (b), other than the thirty (30) day deadline for the person aggrieved to file a Notice of Appeal, shall be shortened as necessary to provide a meaningful appeal whenever possible prior to the first requested date of the proposed street closure.
- (10) Severability. Each provision or requirement of any portion of this subsection shall be considered separable, and the invalidity of any portion of this subsection by a court of competent jurisdiction shall not affect the validity or enforceability of any other portion.
- (11) Termination of a Street Use Permit.
 - (a) In Advance of an Event. A Street Use Permit for an event that has not yet commenced may be terminated by the Chief of Police or the Fire Chief or their respective designees, upon consultation with the Superintendent of Parks, if termination is a reasonable and necessary response in the face of imminent danger or threat to public safety.
 - (b) During an Event. A Street Use Permit for an event in progress may be terminated by the Chief of Police or the Fire Chief, or their designees, if termination is a

reasonable and necessary response in the face of imminent danger or threat to public safety. Additionally, the Chief of Police or designee may terminate a Street Use Permit for an event in progress if the safety of the public is imminently endangered by activities generated during the event, if the participants engage in violent or destructive behavior causing injury to persons or damage to property, or if there is a violation of any condition of the permit such that the standards of issuance are no longer met. A Street Use Permit for an event in progress may be terminated by the Superintendent of Parks, or designee, if there is a violation of any condition of the permit such that the standards of issuance are no longer met, or if the applicant, sponsor, or other person affiliated with the event has violated Sec. 9.13 (Street Vending), the regulations adopted thereto, or any resolution adopted pursuant to Sec. 9.13(6)(k) (Vending and Exclusive Vending Rights During Special Events) within the perimeter of the event.

- (12) Penalty. Any person who shall do any of the following may be subject to a forfeiture of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500) for each violation:
- (a) Hold, sponsor, initiate, commence, or be in charge of any activity for which a Street Use Permit is required without having been issued a valid Street Use Permit for said activity or after a Street Use Permit has been terminated pursuant to Subsection (11).
 - (b) Violate any condition placed upon a Street Use Permit; encourage others to do the same; or, as the applicant or sponsor of an event for which a Street Use Permit has been issued, permit or allow a violation of a condition of the Permit. The applicant or sponsor is considered to have permitted or allowed a violation of a condition if the applicant or sponsor was issued a permit with the conditions listed, or a letter thereto, and a violation of any listed condition occurs during the event.
 - (c) Provide false or inaccurate information on a written application for a Street Use Permit.
 - (d) Participate in an activity for which a street use permit is required without a valid street use permit having been granted or after a permit has been terminated pursuant to Subsection (11), above.
 - (e) Violate any other subsection of this ordinance.

2. Subparagraph d. entitled "700-800 Blocks of State Street - Suspension of Rules" of Paragraph 1. entitled "Special Event Vending Approvals" of Subdivision (k) entitled "Vending During Street Use Events" of Subsection (1) of Section 9.136 entitled "Street Vending on the State Street Mall/Capitol Concourse" of the Madison General Ordinances is repealed.

3. Subparagraph c. of Paragraph 2. entitled "Special Approvals Process" of Subdivision (k) entitled "Vending During Street Use Events" of Subsection (1) entitled "700-800 Blocks of State Street - Suspension of Rules" of Section 9.136 entitled "Street Vending on the State Street Mall/Capitol Concourse" of the Madison General Ordinances is amended as follows:

- "c. The Common Council shall consider the requested approvals not less than fourteen (14) days prior to the event start date. If license invalidation is requested

under Sec. 9.136(1)(k)1.a., the applicant shall provide at least one (1) week's written notice of the Common Council meeting to the Director (to the attention of the Street Vending Coordinator), any licensed street vendors (including merchant vendors and sidewalk cafes) with assigned sites in the event perimeter, and any Sec. 9.54 permit holders with assigned sites in the event perimeter. The notice shall include all of the details required for the resolution and information about participating in the event including fees. The Common Council may grant the approvals authorized in Sec. 9.136(1)(k)1.a., b., and c. after making a finding that the requested approval(s) are necessary to maintain the integrity, comprehensiveness and success of the special event. License invalidation shall not be approved unless the applicant also satisfactorily demonstrates and the Council finds that special conditions exist warranting the exclusive vending rights. The Street Use Permit ~~issued by the Street Use Staff Commission~~ shall include a reference to the approvals granted by the Common Council."

4. Subsection (9) entitled "Project Installation Procedure" of Section 10.42 entitled "Decorative Pavement Painting Design Permit" of the Madison General Ordinances is amended as follows:

"(9) Project Installation Procedure. Once the design has been fully approved under this ordinance, the applicant must apply for and obtain a Street Use Permit under Sec. 10.056 for permission to close the affected street(s) for the date(s) and times of the painting project. No work may be performed on the painting project within the roadway or on a bike path without an approved Street Use Permit as required by Sec. 10.056 for the date(s) and time(s) of the work. ~~All requests to close the street are subject to Sec. 10.056 and the decision of the Street Use Staff Commission as provided in that ordinance.~~"

5. Subsection (2) entitled "Full Committees" of Section 33.27 entitled "Staff Committees" of the Madison General Ordinances is amended as follows:

"(2) Full Committees. Full Committees each have a separate ordinance setting forth their powers and duties and are subject to all the rules applicable to committees, except they are not subject to the rules on term limits, committee attendance or filing of statements of interest. The Full Committees are:

- (a) ~~Street Use Staff Commission. See Sec. 10.056(3), MGO.~~
- (b) Board of Assessors. See Sec. 33.03, MGO.
- (c) Olin Terrace Use Commission. See Sec. 8.39, MGO.

6. Subsection (8) entitled "Possess Open Container on Street" of Section 38.07 entitled "General Restrictions" of the Madison General Ordinances is amended as follows:

"(8) Possess Open Container on Street. shall be unlawful for any person to possess an open container which contains alcohol beverages or consume any alcohol beverages upon

any public street (including sidewalks and alleys) within the City of Madison except when such street or portion thereof is included within an area for which ~~the Street Use Staff Commission has granted~~ a Street Use Permit has been granted pursuant to Sec. 10.056 of these ordinances and a temporary Class B License (Picnic) has been approved by the Common Council under Sec. 38.05(9)(e)2., and except in areas holding a sidewalk cafe license pursuant to Sec. 9.13 of these ordinances, and for which the sidewalk is part of the licensed premises as that term is used in Sec. 38.02 of these ordinances.”

EDITOR’S NOTE:

Subparagraph d. entitled “700-800 Blocks of State Street - Suspension of Rules” of Paragraph 1. entitled “Special Event Vending Approvals” of Subdivision (k) entitled “Vending During Street Use Events” of Subsection (1) of Section 9.136 entitled “Street Vending on the State Street Mall/Capitol Concourse” of the Madison General Ordinances currently reads as follows:

- “d. 700-800 Blocks of State Street - Suspension of Rules. Certain vending rules may be suspended by the Street Use Staff Commission for street use events held entirely within the "podium area" of the 700 block of State Street, or anywhere in the 800 block of State Street. The Street Use Staff Commission may approve the suspension of portions of Sec. 9.13 and the Mall/Concourse Regulations to allow vending of non-personally prepared food and non-handcrafted items within the event. The street use applicant must demonstrate that vending such items is necessary to ensure the integrity and success of the event. If granted, suspension of rules under this paragraph shall be indicated on the street use permit and does not require Common Council approval.”



City of Madison

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

Master

File Number: 86177

File ID: 86177

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: TRANSPORTATION COMMISSION

File Created Date : 11/19/2024

File Name: Authorizing the Traffic Engineering Division to accept a federal grant for \$91,000 to maintain and expand a safety education program and authorizing the Mayor and City Clerk to enter into the grant contracts and State/Municipal Agreements with Wisconsin D

Final Action:

Title: Authorizing the Traffic Engineering Division to accept a federal grant for \$91,000 to maintain and expand a safety education program and authorizing the Mayor and City Clerk to enter into the grant contracts and State/Municipal Agreements with Wisconsin Department of Transportation. (Citywide)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 61.

Sponsors: Satya V. Rhodes-Conway, Barbara Harrington-McKinney, Yannette Figueroa Cole, Derek Field And Isadore Knox Jr.

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	11/20/2024	Ryan Pennington	Approve	12/10/2024

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	11/19/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (12/11/24), Finance Committee (12/2/24), Common Council (1/14/25)						
1	COMMON COUNCIL	11/26/2024	Refer	TRANSPORTATION COMMISSION		12/11/2024	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.

Notes: Additional referral to Finance Committee

1	TRANSPORTATION COMMISSION	11/26/2024	Refer	FINANCE COMMITTEE	12/02/2024	
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Action Text: This Resolution was Refer to the FINANCE COMMITTEE

1	FINANCE COMMITTEE	12/02/2024	Return to Lead with the Recommendation for Approval	TRANSPORTATION COMMISSION	12/11/2024	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Verveer, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.

1	TRANSPORTATION COMMISSION	12/11/2024	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
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Action Text: Kliems moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by McCahill. The motion passed by voice vote/other.

Text of Legislative File 86177

Fiscal Note

The proposed resolution authorizes Traffic Engineering to accept a federal grant for up to \$91,000 to maintain and expand a safety education program. Funds from the grant must be spent by June of 2031 and are received on a reimbursement basis. The City match required for the full grant is \$22,775. Traffic Engineering's 2025 operating budget currently includes \$20,400 for the match. Traffic Engineering will pursue an adjustment in the mid-year budget resolution to fund the remaining \$2,375 of match via a transfer from their existing appropriation.

Title

Authorizing the Traffic Engineering Division to accept a federal grant for \$91,000 to maintain and expand a safety education program and authorizing the Mayor and City Clerk to enter into the grant contracts and State/Municipal Agreements with Wisconsin Department of Transportation. (Citywide)

Body

WHEREAS, the City of Madison Traffic Engineering Division recognizes an increased need to educate children and adults in traffic safety; and

WHEREAS, the pedestrian/bicycle safety section within the Traffic Engineering Division administers this type of program for the City of Madison; and

WHEREAS, the City of Madison is anticipating to receive federal grant funds in the amount of \$91,000 through Wisconsin Department of Transportation (WisDOT) for the purpose of safety education for people walking and biking for 2025; and

WHEREAS, WisDOT's federal contract language requires the City to indemnify and save harmless WisDOT and the Federal Highway Administration (FHWA) from damages to persons or property resulting from negligence of the City in connection with performance of the contract; and

WHEREAS, City APM 1-1 requires Council approval whenever the City indemnifies another party;

NOW, THEREFORE, BE IT RESOLVED that the Traffic Engineering Division of the City of

Madison Transportation Department be authorized to accept \$91,000 from Wisconsin Department of Transportation for a bicycle/pedestrian safety education program and the Mayor and City Clerk are authorized to sign Project agreements contracts and State/Municipal Agreements for the years 2025 (5992 -08-50); and

BE IT FURTHER RESOLVED that the City is authorized to indemnify and save harmless WIDOT and the Federal Highway Administration (FHWA) from damages to persons or property resulting from negligence of the City in connection with performance of these contracts.



City of Madison

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

Master

File Number: 86434

File ID: 86434

File Type: Ordinance

Status: Unfinished
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/09/2024

File Name: Equal Opportunity Employer Considerations

Final Action:

Title: Amending Section 39.03(8)(i)3.b. of the Madison General Ordinances related to the Equal Opportunities Ordinance to align with state law.

Notes: 6919EqualOpportunityAddition

INTRODUCED FROM THE FLOOR 12/10/2024

CC Agenda Date: 01/14/2025

Agenda Number: 62.

Sponsors: Dina Nina Martinez-Rutherford

Effective Date:

Attachments:

Enactment Number:

Author: Adriana Peguero

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/10/2024	Michael Haas	Approved as to Form	12/30/2024
1	2	12/11/2024	Maggie McClain	Approve	12/30/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	12/10/2024	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Common Council (1/14/25)						
1	COMMON COUNCIL	12/10/2024	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.						

Text of Legislative File 86434

Fiscal Note

No City appropriation required.

Title

Amending Section 39.03(8)(i)3.b. of the Madison General Ordinances related to the Equal Opportunities Ordinance to align with state law.

Body

DRAFTER'S ANALYSIS: This change to the City's Equal Opportunities Ordinance replaces the 3-year limitation on crimes or other offenses that an employer can consider when making an employment decision regarding an employee. This change is to make the City's Ordinance more congruent with state law. This added language was intended on being a part of Ordinance ORD-24-00076 (Legistar File No. 85779), passed on November 26, 2024, but was inadvertently missed.

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

1. Subparagraph b. or Paragraph 3. of Subdivision (i) of Subsection (8) entitled "Employment Practices" of Section 39.03 entitled "Equal Opportunities Ordinance" of the Madison General Ordinances is amended as follows:

- "b. Has been placed on probation, paroled, released from incarceration, or paid a fine, for a felony, misdemeanor, or other offense, the circumstances of which substantially relate to the circumstances of the particular job or licensed activity. Whether the circumstances of any such offense substantially relate to the circumstances of the particular job or licensed activity shall be based on the facts of the particular offense that are available after a reasonable inquiry into the facts and elements of the offense, including but not limited to the seriousness of the offense, the passage of time since the employee or applicant was placed on probation, paroled, released from incarceration, or paid a fine, for a felony, misdemeanor, or other offense, the age of the employee or applicant at the time the offense occurred, and the character of the employee or applicant."



City of Madison

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

Master

File Number: 86251

File ID: 86251

File Type: Resolution

Status: Reconsidered
Business

Version: 2

Reference:

Controlling Body: Finance
Department

File Created Date : 11/21/2024

File Name: Amending the Parks Division 2025 Adopted
Operating Budget to remove the paid parking pilot
and associated revenues and expenditures

Final Action:

Title: SUBSTITUTE Amending the Parks Division 2025 Adopted Operating Budget to
remove the paid parking pilot and associated revenues and expenditures

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 63.

Sponsors: Tag Evers, Isadore Knox Jr., Amani Latimer Burris
And Nikki Conklin

Effective Date:

Attachments: 111324-112524_CC_public_comments.pdf, File
86251 -- FC Comment 12.2.24.pdf, File 86251, FC
Additional Comment.pdf,
112524-121024_CC_public_comments.pdf,
121124_CC_public_comment.pdf, 86251 v1.pdf, File
86251 Registration Report.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: ckoh@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	11/21/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (12/2/24), Common Council (12/10/24)						
1	COMMON COUNCIL	11/26/2024	Refer	FINANCE COMMITTEE		12/02/2024	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	12/02/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Fail
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Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion failed by the following vote:

Notes: The motion to adopt failed.

Ayes: 3 Yannette Figueroa Cole; Tag Eversand Jael Currie

Noes: 3 Sabrina V. Madison; Marsha A. Rummeland Michael E. Verveer

Non Voting: 1 Satya V. Rhodes-Conway

1	COMMON COUNCIL	12/10/2024	Adopt Substitute - 15 Votes Required	Fail
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Action Text: A motion was made by Evers, seconded by Conklin, to Adopt Substitute - 15 Votes Required. The motion failed by the following vote:

There were two registrants in support.

Notes: The motion to adopt failed.

Absent: 2 Amani Latimer Burrisand Barbara Harrington-McKinney

Ayes: 14 Derek Field; Michael E. Verveer; Regina M. Vidaver; MGR Govindarajan; Nikki Conklin; Yannette Figueroa Cole; Tag Evers; Isadore Knox Jr.; Dina Nina Martinez-Rutherford; Jael Currie; Sabrina V. Madison; Charles Myadze; John P. Guequierreand John W. Duncan

Noes: 1 Nasra Wehelie

Excused: 3 Marsha A. Rummel; Bill Tishlerand Juliana R. Bennett

Non Voting: 1 Satya V. Rhodes-Conway

Text of Legislative File 86251

Fiscal Note

The proposed resolution amends the Parks Division 2025 Adopted Operating budget by removing authorization for a paid parking pilot and associated revenues and expenses. The paid parking pilot was adopted by the Finance Committee on October 28, 2024. This amendment anticipated the pilot would cost \$15,100 in staffing, supplies, and equipment, and generate \$39,000 in agency revenues.

Removing the expenses and revenues from the Parks Division budget results in a net reduction of the Parks budget of \$23,900. The total general fund budget for the Parks Division in 2025 is \$17.27 million. The reduction of \$23,900 would be in addition to a 1% budget reduction that is required from all general fund agencies (\$170,440), and a 3% salary savings rate (\$325,810), for a total reduction target of \$520,150. The Parks Division and Finance Department will monitor the budget throughout 2025 to determine how Parks is achieving its reduction targets and if any transfers are needed.

Title

SUBSTITUTE Amending the Parks Division 2025 Adopted Operating Budget to remove the paid parking pilot and associated revenues and expenditures

Body

WHEREAS, the Finance Committee adopted an amendment to the 2025 Operating Budget on October 28, 2024, to establish a one-year paid parking pilot in the Parks Division; and,

WHEREAS, the Finance Committee amendment anticipated the pilot would cost \$15,100 for staffing, supplies, and equipment, and would generate \$39,000 in agency revenues, for a net revenue of \$23,900; and,

WHEREAS, the Finance Committee amendment was adopted prior to the passage of the municipal property tax levy referendum ("City Referendum") on November 5, 2024, which authorized a \$22 million increase to the property tax levy to support City services; and,

WHEREAS, the passage of the City Referendum resulted in the City avoiding major service reductions and use of one-time funds to balance the 2025 budget; and,

WHEREAS, establishing a paid parking program would be a significant change in how the Parks Division manages City parkland; and,

WHEREAS, removing authorization for the paid parking pilot and associated revenues and expenses would reduce the Parks Division's overall budget by \$23,900.

NOW THEREFORE BE IT RESOLVED that the 2025 Parks Division Operating Budget is amended to remove authorization of the paid parking pilot program and associated revenues and expenses; and,

BE IT FURTHER RESOLVED that the 2025 Parks Division Operating Budget is amended to direct staff to provide a report on Parks Parking Assets, including potential revenue generation from these assets, to the Common Council and Board of Park Commissioners by April 1, 2026; and,

BE IF FINALLY RESOLVED that the Parks Division will absorb the \$23,900 net revenue loss within their adopted budget without an additional appropriation.

From: [Jessi A](#)
To: [Harrington-McKinney, Barbara](#); [Guequierre, John](#); [Myadze, Charles](#); [Madison, Sabrina](#); [Currie, Jael](#); [Martinez-Rutherford, Dina Nina](#); [Knox Jr., Isadore](#); [Evers, Tag](#); [Latimer Burris, Amani](#); [Tishler, Bill](#); [Figueroa Cole, Yannette](#); [Conklin, Nikki](#); [Govindarajan, MGR](#); [Wehelie, Nasra H](#); [Rummel, Marsha](#); [Vidaver, Regina](#); [Verveer, Michael](#); [Field, Derek](#); [Bennett, Juliana](#); [All Alders](#); [Duncan, John](#); [Park Commission](#)
Subject: OPPOSE Parking fees
Date: Wednesday, November 13, 2024 10:44:13 PM

Some people who received this message don't often get email from jessialter@gmail.com. [Learn why this is important](#)

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

Hello Alders & Commissioners,

This email is to express my opposition to the recent announcement of the pilot program, as well as to any future plans that would require Madisonians to "pay to play." It's a barrier. Free public recreational spaces are necessary for the wellbeing of our society. Whats next, paying to park at the library? It just seems wrong.

Thanks for your care and dedication to our city,
Jessi Alter

From: [Terrie Anderson](#)
To: [All Alders](#)
Subject: Parking fees in city parks
Date: Wednesday, November 13, 2024 6:35:23 PM

Some people who received this message don't often get email from terrieanderson@sbcglobal.net. [Learn why this is important](#)

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

Dear Madison Alders,

Please do not approve the pilot program being considered to charge parking fees in city parks. One of Madison's jewels is the green space and nature we have available. And that resource should be available to all.

I see several potential problems with such a program:

- Adding a cost to the use of a park will put that kind of outing out of the reach of some families...probably the ones who need it most.
- Neighborhoods surrounding the parks will be inundated with cars parked to avoid the city parking fee.
- The cost to install the mechanism to collect fees hardly seems worth the return, and that infrastructure will need to be maintained.
- Warner Park fills beyond capacity during event, such as Mallards Baseball games and overflow moves to North Towne Plaza. That will be a challenge to charge for.

Sincerely,
Theresa Anderson
1409 Iowa Drive
Madison, WI 53704

Black Lives Matter!

Register, vote and make your voice heard for fairness and justice in a caring nation.
<https://vote.gov/>

From: [Livia Asher](#)
To: [council](#)
Subject: Proposed charges for parking in city parks
Date: Thursday, November 14, 2024 7:51:38 AM

You don't often get email from livia.asher@gmail.com. [Learn why this is important](#)

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Madison claims to be a city that strongly supports equity and accessibility, yet this proposal strikes me as the opposite of that idea. Families use the parks. Seniors use the parks. Disabled people use the parks. Why would we want to make it more expensive for those who might not be able to walk or bike to use the parks? In many cases it's the only recreational spot for those with few financial options. The funds raised from this proposal are minuscule as a % of the budget. And we just passed a large tax increase to shore up the budget. Please do not put additional burdens on our marginalized population. It's not a good look.

I strongly urge you not to pass this proposal.

Thank you for your consideration
Livia Asher

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Parking fees at Madison parks
Date: Wednesday, November 13, 2024 5:31:53 PM

Recipient: All Alders:

Wednesday, November 13, 2024 – 5:28pm

Anne Brasier

She/her

605 Woodward Drive

Madison, Wisconsin. 53704 Yes, by email. Abrasier2@gmail.com All Alders Parking fees at Madison parks I wish to register extreme disagreement with charging parking fees at the parks. Residents should be encouraged to use our parks for all kinds of health and quality of life reasons, not deterred. An occasional charge for an event such as the football games where the people parking aren't using the park might be okay.

From: [Rita Baldacchino](#)
To: [All Alders](#)
Subject: I oppose the proposal to charge for parking in city parks
Date: Thursday, November 14, 2024 9:17:28 AM

[Some people who received this message don't often get email from bilena_baldacchino@yahoo.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.

Dear Aldermen,

Please reject the proposal to charge parking fees in City Parks.

Parks were created so that citizens might enjoy a variety of recreational activities, from walks, to bringing their young children to enjoy the various swinging and climbing activities, to learn about nature, to have respite from their daily challenges...

Say NO to parking fee in parks.

Thank you.

Rita Cairns
1622 Lake View Avenue
Madison WI 53704

Sent from my iPhone

From: [Marsha Cannon](#)
To: [All Alders](#)
Subject: Please support Agenda Item 108, Legistar 86251
Date: Monday, November 25, 2024 4:14:04 PM

Some people who received this message don't often get email from mpcannon76@gmail.com. [Learn why this is important](#)

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

As I understand it, Agenda Item 108 proposes to remove authorization for a paid parking pilot program and associated revenues and expenses from the Parks Division 2025 Adopted Operating budget.

The pilot addresses a very unpopular and unduly complex option for a way to generate revenue for the Parks Division. Please do not waste time on the current proposal.

Sincerely,

District 18 Resident
Marsha Cannon
5 Cherokee Cir. Unit 202
Madison, WI 53704

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Parking at Madison Parks
Date: Friday, November 15, 2024 6:41:19 AM

Recipient: All Alders:

Friday, November 15, 2024 – 6:37am

Susan Ciurczak

2591 Oak View Ct

Fitchburg, Wisconsin. 53711 Yes, by email. sjvaciuarczak@gmail.com All Alders Parking at Madison Parks Please vote NO to charging for parking at Madison parks. I enjoy the Madison parks very much. It would be a deterrent if parking becomes a huge issue. There are precious few things that can be enjoyed for “free.”

Thank you for considering my objection.

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Budget - parking fees for city parks
Date: Wednesday, November 13, 2024 12:11:22 PM

Recipient: All Alders:

Wednesday, November 13, 2024 – 12:06pm

Kassidy Dehne

she her

1609 n Thompson drive

Madison, Wisconsin. 53704 Yes, by email. kdehne24@outlook.com All Alders Budget - parking fees for city parks I think that requiring community members to pay to park at local parks would negatively affect those who are low income. Going to the parks or zoo is one of the few free options residents have to spend time in the community and get outside, and these areas are not generally high demand for parking with limited space. Having free things to do in the community decreases crime and drug use in youth, and would be a barrier to utilization for many people. I think there could be a way to use event parking to generate revenue without negatively impacting people who use these public spaces regularly. I personally use Warner park to exercise my dog, so utilizing public transport would not be an option for me.

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Paid Parking at City Parks
Date: Friday, November 15, 2024 4:37:08 PM

Recipient: All Alders:

Friday, November 15, 2024 – 4:32pm

Pam Garrett

She/her

214 Knutson Dr.

Madison, Wisconsin. 536 Yes, by email. stillenuf@gmail.com All Alders Paid Parking at City Parks I am appalled at the decision by the council to charge for parking at city Parks. The parks in many areas are utilized by seniors, children, and often moderate to lower and fixed income members of our city. This is an example of elitist thinking and behavior in my opinion and puts pressure on many who already have less disposable income, to make up for budgeting shortfalls. City parks are one of the ways resources are made available to all of our citizens and I believe this will limit utilization and participation in outdoor leisure activities available through the Madison Parks system.

From: [Fields, Debbie](#)
To: [All Alders](#)
Subject: FW: Parking fees at parks.
Date: Thursday, November 21, 2024 10:23:24 AM

Alders,

Following please find an email that was received in the Council Office inbox.

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

-----Original Message-----

From: Alison Gold <alisongold@msn.com>
Sent: Thursday, November 21, 2024 9:03 AM
To: council <council@cityofmadison.com>
Subject: Parking fees at parks.

[You don't often get email from alisongold@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello, I'm a little late to the party, but I want to challenge the wisdom of charging for parking at city parks. Didn't we just approve our property taxes to be increased so as to ward off extreme cuts to city services?

The parks are for everyone's enjoyment. Charging for parking is going to be a barrier for some, and the principle of paid parking at OUR parks in the first place is a turn off. We regularly attend Madison Mallard and Nightmare games. If parking is charged on top of ticket prices at Warner Park that will end our attendance. The zoo? That's just wrong.

Thank you for this consideration.
Sincerely, Alison Gold.

From: [Stasha](#)
To: [council](#)
Subject: City Park Parking Fees
Date: Thursday, November 14, 2024 7:07:40 AM

You don't often get email from stasha@chorus.net. [Learn why this is important](#)

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Dear Madison Alders,

I am writing to express my concerns about an article that I read in the Cap Times about council members considering charging fees for parking at city parks. 3 resolutions were just passed which will raise Madison's property tax. The median tax rate in Madison is higher than the rest of the state and is one of the highest in the country. This increase will affect homeowners as well as renters. I believe one reason the resolutions passed is because Madison is a wonderful city to live in and residents appreciate what our tax dollars pay for—including free access to local parks. We are getting taxed out of our city and adding fees increases the burden. I urge you to vote no on the pilot program being proposed!

Thank you,
Stacy Levin
201 Dempsey Road,
Madison, WI 53714

From: gordian@nym.hush.com
To: [All Alders](#)
Subject: Support Agenda item 108, Legistar 86251
Date: Monday, November 25, 2024 12:29:50 PM

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

Mon. Nov. 25, 2024

Madison Common Council Members,

Please vote to support Agenda item 108, Legistar 86251. Vote to remove authorization for a paid parking pilot program and associated revenues and expenses from the Parks Division 2025 Adopted Operating budget.

The estimated \$23,900 per year in net parking fees is only 0.0055% (55 millionths) of the 2025 budget. Besides the the City's estimated overhead costs of \$15,100, there are three non-monetary costs due to charging a parking fee at Madison's parks.

- * Some people will be discouraged from visiting the parks or visit parks less often.
- * Other people will park their vehicles on surrounding streets and in nearby parking lots.
- * Drivers might travel farther in order to visit parks without paying parking fees.

Such a paltry amount of revenue is not worth discouraging people from using their parks, inconveniencing the parks' neighbors, and adding to traffic congestion and air pollution.

The economic law of supply and demand tells us that a parking fee will discourage some park visitors. Parents with small children, dog owners visiting dog parks, and people who are not able to walk or bike to parks usually drive. So do visitors who picnic in the parks. Some people will visit parks less often or not at all.

By how much will parking fees reduce the number of people enjoying Madison's parks? The pilot parking fee program will provide some information about revenues, but at only one price point. The revenue estimates are based on charging \$35 for special event parking and \$50 for commuter parking. Elasticity of demand is the slope of the demand curve across a range of prices; it can be found only from empirical data. By itself a parking fee program, such as the one used to make the \$23,900 net revenue estimate, cannot provide an estimate of how many people might be discouraged from using Madison's parks. The contemplated pilot program will not provide this important information on the elasticity of demand.

The elasticity of demand for parking at Madison's parks affects two other non-monetary outcomes.

- 1) A parking fee means that some drivers will park on streets and in nearby parking lots. This

shifting of costs to neighbors of the parks is hard to quantify, but it must be recognized.

2) People might drive further in order to visit parks without fees, which adds to traffic congestion and air pollution.

Madison's Operating budget for 2025 totals \$431,703,759. [1] The estimated \$23,900 per year in net parking fees is only 0.0055% (55 millionths) of the 2025 budget. Is such a paltry amount of revenue worth discouraging people from using the parks that they have already paid for with their property taxes?

Don Lindsay

[1] Madison 2025 budget

<https://www.cityofmadison.com/finance/documents/budget/2025/operating/OpEx2025-AdoptedAmendments.pdf>

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Paid Parking in Parks
Date: Thursday, November 21, 2024 12:01:27 PM

Recipient: All Alders:

Thursday, November 21, 2024 – 12:00pm

Louise R Lund
she/her
4006 Hanover St.
Madison

Madison, Wisconsin. 53704 Yes, by email. weezlund@outlook.com All Alders Paid Parking in Parks The referendum passed. Even those who thought of this bad idea, only did it in case the referendum did not pass. It did pass. Now, making our parks and green spaces inaccessible, especially to those on limited incomes, without being forced to pay a fee, is totally unconscionable.

From: [Laura McNeill](#)
To: [All Alders](#)
Subject: fees in City Parks?
Date: Thursday, November 14, 2024 6:44:27 AM

Some people who received this message don't often get email from lauramcneill.hasse@gmail.com. [Learn why this is important](#)

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Dear Alders,

I don't agree with charging fees for using city parks. A place to drive/bike/walk to, spend a little time by a lake or walking in the woods, and then heading home after work to fix dinner is often how I spend my time. I don't have to think about putting money into a meter, or making sure I have my credit card with me or the right app to park. I can just show up and be in nature for a little while after a long work day, or just show up with my family on a weekend and throw a frisbee for an hour, or plan a picnic with friends.

City parks are one of the best 'third spaces,' spaces outside of school/work and home where people can gather, meet one another, have a conversation, share a kind word. City parks are the parks we all know and understand, they are the parks closest to us, down the street. Most people don't know about county parks or state parks or even national forest spaces. Everyone knows city parks. Please don't put up a barrier of money, to everyday people getting out and appreciating nature. That is the LAST thing we need.

I have curiosities too. What parks and why? Is it just to generate income? (Not a good enough reason in my opinion). How would fees be collected? What is the start-up cost? What infrastructure has to be installed to enable the fee collection machine or person to perform fee collecting? When then is the payback year? If the payback is greater than 10 years, then is this really a financially wise solution?

okay, thanks for all you do to keep our city running!
Grateful,

Laura McNeill

--

"Love takes off the masks that we fear we cannot live without and know we cannot live within. I use the word love here not merely in the personal sense but as a state of being, or a state of grace – not in the infantile American sense of being made happy, but in the tough and universal sense of quest and daring and growth"

James Baldwin, 'The Fire Next Time'

From: [Russell Novkov](#)
To: [All Alders](#)
Subject: Parking Fees
Date: Monday, November 18, 2024 11:26:12 AM

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

Dear All Alders:

Please don't charge any parking fees at city parks.

Sincerely,

Russell J. Novkov

From: [Josh Olson](#)
To: [Evers, Tag](#); [Martinez-Rutherford, Dina Nina](#); [Finance Committee](#)
Cc: [Rummel, Marsha](#); [All Alders](#)
Subject: Save Parking for Park Users, not Gameday Commuters (keep the pilot!)
Date: Sunday, November 24, 2024 10:03:29 AM

Some people who received this message don't often get email from jo.olson03@gmail.com. [Learn why this is important](#)

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

Hi Alders Evers and Martinez-Rutherford and the Finance Committee,

I saw a motion to remove the planned parking pilot at Vilas. I'll summarize my main concerns and go deeper into detail below, but I think this is a mistake and the pilot should continue as planned.

1. As a pilot, and a pilot that supposedly generates revenue, I think it's bad practice to not test it to understand the tradeoffs based on the end results
2. The pilot was focused on Wisconsin football games. My understanding as a former resident of the Regent area is that on Gamedays a) there's a lot of congestion, b) people are able to charge \$30/spot for parking on their private lots in Vilas, and c) for people who don't like Wisconsin football, it's a negative (but part of the deal for living in the neighborhood)
3. [Parking Benefit Districts](#), which this could feasibly become, are boons to the surrounding community and tend to be positive for the neighborhood *if communicated effectively*

If this is all you read, thank you for your time. You should continue the pilot as planned.

...

1: For a council that just spent the whole year having to handle constituents frustrated with the levy limit increase, it's striking that we would immediately turn down a pilot that is revenue positive.

" This amendment anticipated the pilot would cost \$15,100 in staffing, supplies, and equipment, and generate \$39,000 in agency revenues."

Why does this generate revenue? How many hours of paid parking would there be? Can the revenue from this project be routed to Parks in a way that enhances the zoo/other parks?

What are the tradeoffs? How many less visitors does the zoo get during this time? What are the demographics of visitors to the zoo during this time? Does it meaningfully change? Do they complain about the parking? Do they park on the street outside of the zoo?

These and so many better questions that City Staff will probably think of are why it would be beneficial to study this. Is this a good idea or a terrible idea? Can we at least determine that, so if it's so awful we have evidence to point to in the future if someone tries to implement it again? If we stop the pilot here, we don't get to look at the complex tradeoffs of this system and understand if it's worth pursuing. Who knows, it could end up being a really great thing!

2: I lived on Mills and Spring for 2 years while attending UW-Madison. I walked through the Vilas neighborhood, typically to just around the zoo, on a daily basis. Gameday is a different beast. Thousands of Wisconsinites (and non-Madisonians) park in the neighborhood for

several hours, all for free. How do the residents feel about this?

For the ones that are savvy enough to realize you can get \$100 for parking 3 cars on your lawn for those hours, they probably like it. But for everyone else, I would question if they enjoy it. The atmosphere is great if you love football, but not everyone does.

Why don't we have a "tax" for these non-Madisonians who are attending these games? Why should they get to park their car in our parks for several hours while they stand in the stadium? What happens to the families who wanted to go to the zoo, forgot there was a home game, and can't find parking in a reasonable distance for their toddler? Is this fair?

The media jumped on "FrEe PaRkInG gOiNg AWAY?!?!?" and ran with it, and I'm sorry you have to deal with that, but it should be noted that this project would explicitly help Madisonians (unless you were driving from other parts of the City, but I wouldn't know this because I bike or bus to the games now that I'm further away). We could do a better job explaining that.

3: Speaking of better for Madisonians, have you considered a Parking Benefit District (<https://parkingreform.org/playbook/pbd/>)? Cities like Austin, TX and Pittsburgh, PA have seen hundreds of thousands of revenues each year generated in small districts that charge market-rate parking. These revenues are explicitly directed back to those small districts to help enhance/improve the area.

This means sidewalk networks, extra patrol shifts, newer facilities. Things that if you asked for as a neighborhood would probably end up on some budget item for 2031.

Vilas is attractive because of Camp Randall, Regent, and Monroe. This area can be easily overparked. The local residents get nothing but congestion. Why not flip it on its head? If the area that's serviced by multiple bus routes and one of the best bike paths in the city is so popular for private vehicles, they can help pay their fair share for what makes it so attractive. We can stop subsidizing these drivers and direct funds to the neighbors who have to deal with them. The neighborhood can then use those revenues for better infrastructure, or block parties, or whatever they decide is most valuable.

In conclusion: there's a testable program, that generates money, that reduces things that people don't like (congestion, traffic, noise) for things that people do like (sidewalks, events, etc.). If I'm wrong about the benefits and the tradeoffs aren't worth it, feel free to put me on a pedestal and say "Josh Olson was wrong, and we aren't going to expand this program or do it again". But if I'm right, and we decided to not do the pilot, we are hamstringing ourselves for no reason.

Decisions like these have difficult tradeoffs, but I'm not seeing alders who are actively exploring what they are. Instead, they are trying to avoid the tradeoffs entirely. That's bad governance in my opinion.

Thank you,
Josh Olson

From: [Benish Pam](#)
To: [council](#)
Subject: Charge for parking in city parks
Date: Wednesday, November 13, 2024 5:59:29 PM

You don't often get email from roadrunner625@yahoo.com. [Learn why this is important](#)

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

Dear Council Members,

I have recently become aware of a proposal to charge for parking in Madison city parks. I would like to voice my extreme disapproval of this idea.

Personally, I strongly believe that the city parks, like the public libraries, should be accessible to all people at no charge. Madison claims to be a city that strongly supports equity and accessibility, yet this proposal strikes me as the opposite of that idea. Families use the parks. Seniors use the parks. Disabled people use the parks. Why would we want to make it more expensive for those who might not be able to walk or bike to that destination to use the parks?

The people of Madison have only just approved a very substantial referendum to help fill the City of Madison budget shortfall. It was reported that the relatively small amount of revenue expected to be generated by this proposal is not necessary to balance the budget. To me, it feels disrespectful of the voters who supported you to ask for this ill-conceived pilot program. So many people are going to be affected by the tax increase just approved (many of whom do not recognize the impact of what they voted for), that it is unconscionable to ask for more.

I respectfully urge you to let this idea die in committee.

Pamela Benish

From: [noreply](#)
To: [All Alders](#)
Subject: [All Alders] Parking fee for parks
Date: Friday, November 22, 2024 7:17:07 AM

Recipient: All Alders:

Friday, November 22, 2024 – 7:14am

Barb Rice

She/her

1510 Brynwood Drive

Madison, Wisconsin. 53716 Yes, by email. bberice@hotmail.com All Alders Parking fee for parks Hello: I can't believe this council would be so cruel as to cut off access to our parks for our most vulnerable population. Low income parents need to have a safe place to take their kids without fear of parking tickets.

From: [Allen Rickey](#)
To: [All Alders](#)
Subject: Today: Published in WSJ
Date: Sunday, November 24, 2024 8:33:33 AM

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

YOUR VIEWS

Parking fees in city parks will fleece taxpayers

It is incredible to watch the Madison City Council dream up new ways to fleece Madison citizens again. According to a Wisconsin State Journal article, the city and its parks department may implement parking fees at several Madison parks. Absolute genius.

Why stop there? How about picnic table rentals? Pay toilets? Bird-watching permits? Disabled pier rentals? Park fees for using bicycle paths. beaches. children's

playgrounds, basketball courts, volleyball and tennis courts, ice rinks, fishing, grilling food, baseball diamonds and maybe even hugging trees?

This fiscal misadventure should remind us again that progressive politics have a hefty price tag.

Al Rickey, Madison

Al Rickey

From: [Carol Rushmore](#)
To: [council](#)
Subject: Paid parking at parks
Date: Thursday, November 14, 2024 8:53:55 AM

[You don't often get email from rushmore5116@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.

It is my understanding that the city is looking at charging for folks (families) to park at city parks. REALLY!!! The referendum was just passed, got all the money you asked for and now this slap in the face.

This is truly a shame

Sent from my iPad

From: [Linda](#)
To: [Finance Committee](#)
Cc: [Rummel, Marsha](#)
Subject: Legistar 86251, parking pilot comment
Date: Monday, December 2, 2024 11:55:57 AM

You don't often get email from lehnertz.l@att.net. [Learn why this is important](#)

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

I support the pilot program. Parking lots at some parks are often used by people who are not using the park. Where there is heavy use of park parking for non-park purposes there should be a charge.

If this resolution does pass, it is unlikely there will even be a feasibility study of charging for non-park use parking. If this resolution does not pass, Parks would at least need to study the concept and see how it could work. Either way, it does not affect the Parks overall budget.

The resolution states that “establishing a paid parking program would be a significant change in how the Parks Division manages City parkland.” The Parks Division already charges for many park uses, including items such as the use of backstops, basketball courts, multipurpose fields, pickleball courts, and soccer fields. Since Parks already charges for a number of park uses, charging for non-park use parking is not a significant change.

Many of the submitted comments reflect a mistaken belief that park users would be charged for parking, which is not surprising given the media coverage of this issue. A number of submitted comments also referenced the small budget impact that the pilot would have and/or suggested that there is not a need for raising more funding since the budget referendum passed. The pilot itself would raise a minimal amount of funds, but that is because it is a pilot. Studying this issue could potentially raise more significant funding in future years. And while the budget is okay for the moment, in just 2 years it is projected that another \$10M will be needed. Innovative programs such as this pilot are needed to help reduce future budget deficits. Proceeding with the pilot would reflect that City leadership may actually have an interest in reducing the property tax burden, and the pilot may well become an impetus for other innovative programs.

Respectfully Submitted,
Linda Lehnertz

From: [John Nguyen](#)
To: [Finance Committee](#)
Subject: File 86251 to remove the paid parking pilot
Date: Sunday, November 24, 2024 9:38:10 AM

You don't often get email from nguyenjohn99@proton.me. [Learn why this is important](#)

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

Hello,

I'm a resident of the Dudgeon-Monroe neighborhood near Vilas Park where the parking pilot on game days would have taken place, and I am deeply upset by the proposal to cut the pilot from the 2025 budget.

Residents of this neighborhood subsidize an enormous amount of car storage space with both their dollars and the opportunity cost of the space taken up by parked cars, especially during game day when every square inch of the neighborhood is taken up by cars owned by out-of-town non-residents. The paid parking pilot on game days will recoup some of the subsidy we lavish on car parking, so that we can invest it in creating and maintaining wonderful places like Vilas Park and other means of transportation. I strongly urge you to withdraw this reactionary amendment and advance the game day rate pilot.

John Nguyen

From: [Josh Olson](#)
To: [Evers, Tag](#); [Martinez-Rutherford, Dina Nina](#); [Finance Committee](#)
Cc: [Rummel, Marsha](#); [All Alders](#)
Subject: Save Parking for Park Users, not Gameday Commuters (keep the pilot!)
Date: Sunday, November 24, 2024 10:03:30 AM

Some people who received this message don't often get email from jo.olson03@gmail.com. [Learn why this is important](#)

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Hi Alders Evers and Martinez-Rutherford and the Finance Committee,

I saw a motion to remove the planned parking pilot at Vilas. I'll summarize my main concerns and go deeper into detail below, but I think this is a mistake and the pilot should continue as planned.

1. As a pilot, and a pilot that supposedly generates revenue, I think it's bad practice to not test it to understand the tradeoffs based on the end results
2. The pilot was focused on Wisconsin football games. My understanding as a former resident of the Regent area is that on Gamedays a) there's a lot of congestion, b) people are able to charge \$30/spot for parking on their private lots in Vilas, and c) for people who don't like Wisconsin football, it's a negative (but part of the deal for living in the neighborhood)
3. [Parking Benefit Districts](#), which this could feasibly become, are boons to the surrounding community and tend to be positive for the neighborhood *if communicated effectively*

If this is all you read, thank you for your time. You should continue the pilot as planned.

...

1: For a council that just spent the whole year having to handle constituents frustrated with the levy limit increase, it's striking that we would immediately turn down a pilot that is revenue positive.

" This amendment anticipated the pilot would cost \$15,100 in staffing, supplies, and equipment, and generate \$39,000 in agency revenues."

Why does this generate revenue? How many hours of paid parking would there be? Can the revenue from this project be routed to Parks in a way that enhances the zoo/other parks?

What are the tradeoffs? How many less visitors does the zoo get during this time? What are the demographics of visitors to the zoo during this time? Does it meaningfully change? Do they complain about the parking? Do they park on the street outside of the zoo?

These and so many better questions that City Staff will probably think of are why it would be beneficial to study this. Is this a good idea or a terrible idea? Can we at least determine that, so if it's so awful we have evidence to point to in the future if someone tries to implement it again? If we stop the pilot here, we don't get to look at the complex tradeoffs of this system and understand if it's worth pursuing. Who knows, it could end up being a really great thing!

2: I lived on Mills and Spring for 2 years while attending UW-Madison. I walked through the Vilas neighborhood, typically to just around the zoo, on a daily basis. Gameday is a different beast. Thousands of Wisconsinites (and non-Madisonians) park in the neighborhood for

several hours, all for free. How do the residents feel about this?

For the ones that are savvy enough to realize you can get \$100 for parking 3 cars on your lawn for those hours, they probably like it. But for everyone else, I would question if they enjoy it. The atmosphere is great if you love football, but not everyone does.

Why don't we have a "tax" for these non-Madisonians who are attending these games? Why should they get to park their car in our parks for several hours while they stand in the stadium? What happens to the families who wanted to go to the zoo, forgot there was a home game, and can't find parking in a reasonable distance for their toddler? Is this fair?

The media jumped on "FrEe PaRkInG gOiNg AWAY?!?!?" and ran with it, and I'm sorry you have to deal with that, but it should be noted that this project would explicitly help Madisonians (unless you were driving from other parts of the City, but I wouldn't know this because I bike or bus to the games now that I'm further away). We could do a better job explaining that.

3: Speaking of better for Madisonians, have you considered a Parking Benefit District (<https://parkingreform.org/playbook/pbd/>)? Cities like Austin, TX and Pittsburgh, PA have seen hundreds of thousands of revenues each year generated in small districts that charge market-rate parking. These revenues are explicitly directed back to those small districts to help enhance/improve the area.

This means sidewalk networks, extra patrol shifts, newer facilities. Things that if you asked for as a neighborhood would probably end up on some budget item for 2031.

Vilas is attractive because of Camp Randall, Regent, and Monroe. This area can be easily overparked. The local residents get nothing but congestion. Why not flip it on its head? If the area that's serviced by multiple bus routes and one of the best bike paths in the city is so popular for private vehicles, they can help pay their fair share for what makes it so attractive. We can stop subsidizing these drivers and direct funds to the neighbors who have to deal with them. The neighborhood can then use those revenues for better infrastructure, or block parties, or whatever they decide is most valuable.

In conclusion: there's a testable program, that generates money, that reduces things that people don't like (congestion, traffic, noise) for things that people do like (sidewalks, events, etc.). If I'm wrong about the benefits and the tradeoffs aren't worth it, feel free to put me on a pedestal and say "Josh Olson was wrong, and we aren't going to expand this program or do it again". But if I'm right, and we decided to not do the pilot, we are hamstringing ourselves for no reason.

Decisions like these have difficult tradeoffs, but I'm not seeing alders who are actively exploring what they are. Instead, they are trying to avoid the tradeoffs entirely. That's bad governance in my opinion.

Thank you,
Josh Olson

From: [Marsha Cannon](#)
To: [Finance Committee](#)
Subject: Support Agenda #35 - Remove Parks Division Paid Parking Pilot
Date: Monday, December 2, 2024 10:49:37 AM

You don't often get email from mpcannon76@gmail.com. [Learn why this is important](#)

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Please support Agenda Item #35, Legistar 86251

As I understand it, Agenda Item #35 proposes to remove authorization for a paid parking pilot program and associated revenues and expenses from the Parks Division 2025 Adopted Operating budget.

The pilot addresses a very unpopular and unduly complex option to generate revenue for the Parks Division.

Please do not waste time on the current proposal. There are numerous other ways to raise funds for Parks.

Thank you,

Marsha Cannon (D18)
5 Cherokee Cir. Unit 202
Madison, WI 53704
608.251.1276 (land line, no text)

From: sluysb@aol.com
To: [Finance Committee](#); [All Alders](#)
Subject: Agenda Item 35
Date: Wednesday, December 4, 2024 10:52:08 AM

You don't often get email from sluysb@aol.com. [Learn why this is important](#)

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

To: All Alders, Finance Committee
From: Beth Sluys, District 18
Date: 02 December 2024
RE: Parking Pilot Program Funding
Legistar: 86251

Agenda Item: 35

Please vote YES for the amendment for the Pay to Park in the Parks pilot project.

As a Northside resident, I am aware that the Mallards baseball games are “special use” events that often use most of the parking in Warner Park. In meeting with neighbors, I have heard that it removes their use of the park to use the accessible playground and the fishing pier area near the Rainbow Shelter. There is no parking available.

In 2015, during a National Public Radio story, Vern Stenman (Big Top Sports and Entertainment, Inc.) reported that he increased the number of attendees to 200,000 per year at Mallards games. I am sure that has increased over time. Given that number and the base rate of \$8 per ticket (not including all the other ticket prices or concession sales) they gross at least 1.6 million dollars. If our Parks Department needs to net 24,000 dollars, then why not amend the lease contract between parks and Big Top S&E to include a small percentage of the ticket sales each year to cover parking lot rentals?

It seems that for weeks on end during the Summer months, the parking lots at Warner Park are used for special events and we, the public taxpayers, pay for the park, the parking lots and ongoing maintenance and then are unable to use the parking lots. This is only more prevalent as the second franchise of women's softball has been added. These games are yet more times over the course of the Summer months that parking opportunities are removed from the public for special event parking.

Please consider an amendment to the current rental agreement with Big Top to include a rental fee (% of ticket sales) for all of the parking lots and include a fee to use the football field next to the stadium when it is in use by Big Top each Summer.

Thank you.

From: [Jennifer Argelander](#)
To: [All Alders](#)
Subject: Support for Agenda item 75
Date: Monday, December 9, 2024 7:49:26 PM

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

Dear alders,

I support Agenda Item 75 (legistar 86251). This idea of charging fees for special events in public parks will not really make a dent in the City's budget and **should be removed from the City's budget**. Charging for parking will adversely affect residents of Madison from using our beautiful parks. It would not be equitable for everyone to pay the same fee, so those less able to pay will be adversely affected. In addition the parking fee will discourage many park visitors who are not attending the special events from coming to the parks. That would include parents with children, dog owners using the dog parks (Of which I use twice a day and pay for registration to use them), people who are not able to walk or bike to parks usually, and visitors who just want to picnic in the parks. If there are fees, people will park their vehicles on the surrounding streets and nearby parking lots causing an inconvenience to the neighbors living near the parks. Many might travel farther in order to visit parks that don't charge for parking which will add to traffic congestion and air pollution. Please remove this proposal to charge for parking in parks from the City's budget.

Thank you.

Jennifer Argelander
1715 Erie court
Madison, WI 53704

From: gordian@nym.hush.com
To: [All Alders](#)
Subject: Support Agenda item 75, Legistar 86251
Date: Sunday, December 8, 2024 4:18:22 PM

Some people who received this message don't often get email from gordian@nym.hush.com. [Learn why this is important](#)

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Mon. Nov. 25, 2024

Madison Common Council Members,

I would like to reply to two of the comments made in opposition to Agenda item 75, Legistar 86251. Although I disagree with their arguments, I thank them for taking the time to contribute to the discussion of this issue.

Linda Lehnertz writes, "Many of the submitted comments reflect a mistaken belief that park users would be charged for parking..." [1]

Her assertion can be tested by looking at the special events parking at Vilas Park. According to the City, "Initial ideas for the pilot program suggest charging to park a vehicle during home Badger football games, in the north lot of Vilas Park, while continuing to provide the south lot as free three-hour parking. ". [2] It is easy to predict that Badger fans will park in the free south lot and pay themselves the \$35 parking fee [3] to take a walk across the park. Regular park visitors will arrive to find limited free parking but plenty of paid parking. Park visitors who wanted to park in the north parking lot will find only paid parking stalls there. The story will be the same as the pilot program spreads to other parks.

Linda Lehnertz writes, "The pilot itself would raise a minimal amount of funds, but that is because it is a pilot. " [1]

By how much would the pilot program need to expand to raise a significant amount of money? The estimated \$23,900 per year in net parking fees is only 0.0055% (55 millionths) of the City's \$431,703,759 2025 Operating budget. [4] Raising these numbers by a factor of 100 yields 0.55% (55 ten thousandths) of the City's \$431,703,759 2025 Operating budget. These higher numbers are a still small but a somewhat more significant fraction of the City's 2025 Operating budget. The number of parking places used to estimate the pilot program's revenues totals 145. 132 spaces are for special events parking, and 13 spaces are for commuter parking. [3] If parking fees remain the same as those used to estimate the pilot program's revenues, the number of paid parking spaces would have to rise to 14,500 ($145 * 100$) in order to make even a somewhat more significant contribution to the City's Operating budget revenues. 14,500 paid parking spaces is not a prediction; it is an indicator of the scale of the problem being addressed. This simple exploratory calculation shows that regular park users would be paying parking fees when the pilot

program is expanded.

Linda Lehnertz writes, "And while the budget is okay for the moment, in just 2 years it is projected that another \$10M will be needed." [1]

She is right. There will be great pressure on City departments to come up with increased fees. The pilot parking fee program can be seen as the thin entering wedge for a greatly expanded policy of charging park visitors for parking.

Josh Olson asks a number of important questions that the pilot program needs to answer, "What are the tradeoffs? How many less visitors does the zoo get during this time? What are the demographics of visitors to the zoo during this time? Does it meaningfully change? Do they complain about the parking? Do they park on the street outside of the zoo?" [1]

The answers to all of these questions depend on the elasticity of demand for parking at City parks. Elasticity of demand is the slope of the demand curve across a range of prices. The pilot program by itself cannot and will not provide that information because it only tests one price point. The numbers used to estimate the pilot program's revenues are \$35 for event parking and \$50 for commuter parking. [3] That information is not adequate for determining the elasticity of demand; a range of prices is needed.

The economic law of supply and demand tells us that a parking fee will discourage some park visitors. Parents with small children, dog owners visiting dog parks, and people who are not able to walk or bike to parks usually drive. So do visitors who picnic in the parks. Some people will visit parks less often or not at all. The pilot program cannot and will not tell us how many people that is.

Equity is also an issue here. The same fee can be a speed bump for the wealthy but a locked gate for the many who live from paycheck to paycheck.

Some of the opponents of Legistar 86251 allude to non-monetary problems. Three non-monetary problems that parking fees might worsen can be summarized here.

- * Some people will be discouraged from visiting the parks or visit parks less often.
- * Other people will park their vehicles on surrounding streets and in nearby parking lots, inconveniencing the parks' neighbors
- * Drivers might travel farther in order to visit parks without paying parking fees. In doing so they will add to traffic congestion and air pollution.

Josh Olson is the only one who asks how paid parking at City parks might worsen those problems.

I thank all readers who have taken this deep dive into the issue of paid parking at Madison's parks

and the commenters who took the time to offer their thoughts on the issue.

Don Lindsay

SOURCES:

[1] Public comments 12.2.2024:

<https://madison.legistar.com/View.ashx?M=F&ID=13595482&GUID=912A918E-AD29-4DE9-932D-14BEC8B7FBD0>

[2] Blog post Madison Parks Paid Parking Pilot Program Proposal
November 14, 2024 7:15 AM

<https://www.cityofmadison.com/parks/blog/?Id=32319>

Accessed 20241118:

"Initial ideas for the pilot program suggest charging to park a vehicle during home Badger football games, in the north lot of Vilas Park, while continuing to provide the south lot as free three-hour parking. "

[3] Estimated revenues:

"On 11/21/2024 at 7:50 AM, "CJ Ryan" <CRyan@cityofmadison.com> wrote:

"Hi Don,

"On your first question - yes, we estimated parking revenues based on stalls by fees. Here's the backup math:

"Badger Games: 132 stalls, 6 games, \$35 per stall

"Commuter Parking: 13 stalls, 12 months, \$50/month

"Other events: a placeholder for other ideas that may come up during the pilot

"Gross revenue estimate of \$39,000

"Net revenue estimate of \$23,000"

[4] Madison 2025 budget

<https://www.cityofmadison.com/finance/documents/budget/2025/operating/OpEx2025-AdoptedAmendments.pdf>

From: [Sheila Martin](#)
To: [Evers, Tag](#)
Cc: [All Alders](#); [Mayor](#)
Subject: Parking in City Parks
Date: Monday, December 2, 2024 9:17:44 PM

Some people who received this message don't often get email from sheila0725@sbcglobal.net. [Learn why this is important](#)

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

Dear Alder Evers,

Thank you for your proposed amendment to eliminate the proposed trial of charging people to park at our city parks. I couldn't agree more that charging parking to utilize an otherwise free community resource would hurt the most vulnerable members of our community. The free zoo, Vilas swimming beach, Goodman Pool, playgrounds, and more are utilized by so many as a wholesome, fun way to enjoy Madison's outdoor spaces. I appreciate your discernment around this issue and recognition that the small amount of revenue it would raise would be far overshadowed by the negative impacts to our community.

Appreciatively,
Sheila Olk Martin
Sent from my iPhone

Begin forwarded message:

From: "Alder Evers, District 13" <noreply@cityofmadison.com>
Date: December 2, 2024 at 2:05:06 PM CST
To: sheila0725@sbcglobal.net
Subject: District 13: Renewal and Refocus, New Midtown Captain, Parking in City Parks
Reply-To: "Alder Evers, District 13" <noreply@cityofmadison.com>

[View this email in your browser](#)

[City of Madison](#)





Renewal and Refocus, New Midtown Captain, Parking in City Parks

Hi Everyone,

Renewal has been a theme for so many since last month's election. Turning off the news, processing the fear felt by many, sensing the anxiety over the unknown. Ways of responding, getting outdoors, connecting with friends and family, volunteering to help others.

The Thanksgiving holiday we just celebrated reminds us that gratitude can be a superpower, helping us to refocus.

There's much to look forward to in the new year. For one, there will be a very important WI Supreme Court election next spring. This is not an exhortation to bypass any residual grief. Rather, it's a reflection that retreat in moments like these, though natural and healthy, even strategic, is necessarily temporary. There comes a time when we turn our attention to what we can do, letting go of past disappointments and moving forward with the gift of hope. That's the message of Rebecca Solnit's, [Hope in the Dark](#), a book written two decades ago but just as relevant in this present moment.

After all, as James Baldwin noted: "Not everything that is faced can be changed, but nothing can be changed until it is faced."

Now on to some key updates.

New Midtown Police Captain

Four of the six neighborhoods in District 13 are served by the Midtown Police District. Up until recently, Jason Freedman has served as the Midtown Captain. Jason just retired to take on a new position as police chief in a different city. I very much appreciate Jason's service to District 13, and wish him much success in his new post.

Shannon Blackamore is taking over as Midtown Captain. I very much look forward to a successful collaboration. Captain Blackamore recently [posted](#) on the MPD Blog about a recent rash of thefts from autos. These are, by definition, crimes of opportunity and can be easily prevented by a healthy dose of common sense.

Parking Fees in City Parks

I have introduced an [amendment to rescind the paid parking pilot](#) from our recently passed operating budget. The pilot would raise revenue by \$23,900,

a miniscule portion of our overall budget. The idea for this came from exercise in which city agencies were asked for ways to achieve a 5% reduction in their annual budgets. This exercise was put forth in order to prepare for the possibility that the referendum did not pass. The Parks division introduced this idea of charging parking fees in city parks as a revenue enhancement, along with other ideas such as privatizing Goodman Pool, with the understanding these would only be pursued in the event of a budget emergency should the referendum fail.

However, because an idea was raised on how to reduce the Parks budget in an exigent circumstance does not mean the idea was a good one or an idea that we ought to pursue if we can otherwise avoid it.

Thankfully, the referendum did pass. Consequently, we do not need to make painful cuts to services. We have options and we have a cushion against the realities of our ongoing structural deficit. Which means we have time to get a better deal from the state to permanently address the fundamentals of our structural deficit. Yes, we need to be smart with our money and wise with our spending. But the whole idea of charging to park in our city parks is not something we need to study right now. To do so would take an immense amount of staff time to pursue an objective that's entirely counter to their overall mission. Pursuing this study would require our short-handed staff to utilize scarce resources to pursue something they don't want to do. Parks Superintendent Eric Knepp stated from the very beginning that this effort would be contrary to current policy. As noted in one of the Whereas clauses in my amendment, "establishing a paid parking program would be a significant change in how the Parks Division manages City parkland."

Yes, it's true we could charge people to park at Goodman Pool, but should we, knowing the pool attracts low-income families who cannot afford membership at a private pool? We could charge people to park at Brittingham Park, but should we, knowing this park is one of the most diverse in terms of its user base? We could charge people to park at Wingra Park, but should we, knowing people come from all over the county to fish, paddle board, and kayak in this beautiful urban respite?

It's important to remember that user fees are revenue enhancers, often viewed as alternatives to taxation. However, like many forms of taxation, user fees are often regressive. In this instance, imposing parking fees at Vilas Park on game days would make it very difficult to distinguish between low-income families going to the free Henry Vilas Zoo from wealthy Badger football fans headed to Camp Randall.

Some are arguing that free parking at our city parks subsidizes space for greenhouse-gas emitting vehicles, that such subsidies incentivize people to drive instead of walking, biking or using public transportation. True, there is a social and environmental cost to free parking anywhere, whether it's in our parks or on our city streets, but charging a user fee taxes that access in a manner that would be problematic for those of lesser means.

I welcome ongoing discussion about parking. For example, I'm open to the idea

we should do away with parking minimums on development projects. And I'm also open to a broader discussion about limiting the number of parking spaces as we develop new parks or reconstruct existing parks. But now is not the time to begin charging for parking in our parks.

Residents are to be congratulated for supporting our referendum, not bushwhacked with the prospect the city will begin charging folks a fee for parking in our otherwise free city parks.

Here are the rest of this week's updates:

Boards, Commissions, and Committee Meetings

Note: This is not a complete list of meetings for this upcoming week. All meetings and their details can be found at the [Meeting Schedule page](#).

- **Finance Committee:** The Finance Committee meeting will take place on Monday, December 2, at 4:30 p.m. in virtual format. Agenda items include removing the paid parking pilot program and an update on internal audit projects.
 - [Meeting Details](#)
 - [Meeting Agenda](#)
 - [Register for Public Comment](#)
 - [Watch Online](#)
- **Plan Commission:** The Plan Commission meeting will take place on Monday, December 2, at 5:30 p.m. in virtual format. Agenda items include implementing revisions to the Urban Design Commission ordinance and development-related requests in District 1, 4, 7, 12, 14, and 17.
 - [Meeting Details](#)
 - [Meeting Agenda](#)
 - [Register for Public Comment](#)
 - [Watch Online](#)
- **City-County Homeless Issues Committee:** The City-County Homeless Issues Committee meeting will take place on Monday, December 2, at 5:30 p.m. in virtual format. Agenda items include presentations on evictions and eviction resources, as well as the implications of the *Grant Pass v. Johnson* SCOTUS ruling.
 - [Meeting Details](#)
 - [Meeting Agenda](#)
 - [Register for Public Comment](#)

- [Watch Online](#)
- **Committee on Aging:** The Committee on Aging meeting will take place on Wednesday, December 4, at 2:30 p.m. in virtual format. Agenda items include approving funds to support older adult programming.
- [Meeting Details](#)
- [Meeting Agenda](#)
- [Register for Public Comment](#)
- [Watch Online](#)

If you would like more information about becoming a member of a City board, commission, or committee, please visit [the page linked here](#).

Public Information Meetings

- [Nakoma Road Sidewalk 2025, Monday, December 2:](#) This project will install a sidewalk on the south side of Nakoma Road, closing a gap in the pedestrian network. This will involve bumping out the curb and removing most parking spots on the south side of Nakoma Road. There is no sanitary or water work anticipated, but storm sewer work will be necessary. No properties will be assessed for this project. There is a virtual public information meeting scheduled for 5:30 p.m., Dec. 2, 2024, via Zoom. Registration prior is required.
- [Meyer Avenue Reconstruction, Tuesday, December 3:](#) A public information meeting is scheduled for this project at 6 p.m., Dec. 3, 2024, via Zoom. Registration prior is required. Details on the project design, construction schedule, residential impacts, and special assessments will be discussed. The presentation will be posted on this website for anyone unable to attend.
- [Playground Workshop, Thursday, December 5:](#) Madison Parks will replace five existing playgrounds in 2025, and neighbors are invited to attend a virtual playground workshop! Parks staff will present an overview of the playground replacement program and ask for input on design decisions. Join Parks staff at a virtual community meeting on Thursday, December 5 at 6:00pm via Zoom - REGISTER IN ADVANCE.

Announcements and News Releases

- [Hundreds of new affordable units get funding from City of Madison:](#) Hundreds of proposed new income- and rent-restricted apartments will receive financial support from the City of Madison's Community Development Division after another round of Affordable Housing Fund awards were approved by the Common Council. [posted November 27, 2024]

- [Update: Reconstruction to Pause Until Spring Due to Cold Weather](#): Due to cold weather the remaining work within the Doty St and Martin Luther King Jr Blvd intersection has been rescheduled for the Spring of 2025. R.G. Huston will perform this work as temperatures allow in Spring of 2025. Learn more about the... [posted November 27, 2024]
- [Public Health Alerts Community to Rising Pertussis \(Whooping Cough\) Cases Ahead of Holidays](#): Public Health Madison & Dane County is urging everyone to be aware of the ongoing pertussis (whooping cough) outbreak ahead of upcoming holiday season. [posted November 26, 2024]
- [50th Anniversary celebration of Madison Arts marks banner fundraising year](#): The Madison Arts Commission (MAC) is proud to celebrate 50 years of dedication to public art and community art-making and invites the community to join in on the celebration in early December. [posted November 25, 2024]

Please [visit the City news webpage](#) to find additional news and announcements and to subscribe to receive notification of news releases as they are posted.

Events

- [Virtual Open House: Southwest Area Plan, Tuesday, December 3](#): If you are unable to join the in-person open house to kick off the Southwest Area Plan process, you can join Planning, Engineering, Transportation, Parks, and others in a virtual open house on December 3, 2024, from Noon to 1:00pm. There will be a brief presentation at the start, but feel free to drop in and stay for a few minutes or the entire time to ask questions about the process.
- [Mobile Vaccination Clinic: Catholic Multicultural Center, Tuesday, December 3](#): We're hosting mobile vaccination clinics throughout the county in partnership with community organizations! All vaccines are free to those eligible. Read more to learn more.
- [Virtual Open House: Southwest Area Plan, Tuesday, December 3](#): If you are unable to join the in-person open house to kick off the Southwest Area Plan process, you can join Planning, Engineering, Transportation, Parks, and others in a virtual open house on December 3, 2024, from 6:00pm to 7:00pm. There will be a brief presentation at the start, but feel free to drop in and stay for a few minutes or the entire time to ask questions about the process.
- [In-Person Open House: Southeast Area Plan kickoff event, Wednesday, December 4](#): Join Planning, Engineering, Transportation, Parks, and others at an open house on December 4, 2024, from 6:00-7:30 p.m. at LaFollette High School Cafeteria and Commons, 702 Pflaum Road. There will be a brief presentation at the start, but feel free to drop in and stay for a few minutes or the entire time to learn about the Southeast Area Plan and other upcoming projects in the Southeast Area.

- [Virtual Open House: Southeast Area Plan, Thursday, December 5](#): If you are unable to join the in-person open house to kick off the Southwest Area Plan process, you can join Planning, Engineering, Transportation, Parks, and others in a virtual open house on December 5, 2024 from Noon to 1:00pm. There will be a brief presentation at the start, but feel free to drop in and stay for a few minutes or the entire time to learn about the Southeast Area Plan and other upcoming projects in the Southeast Area.
- [Madison Arts Commission 50th Anniversary Celebration, Thursday, December 5](#): The Madison Arts Commission invites you to its 50th Anniversary celebration at the Madison Children's Museum on December 5th at 4:00pm. This event will be family-friendly and include live performances by VO5 and others, as well as arts activities with artists.
- [HolidayFest Arts & Crafts Fair, Saturday, December 7](#): Join us for the 25th annual HolidayFest Arts & Crafts Fair held the first Saturday in December each year. Over 80 vendors from the Midwest will be selling their handmade goods. Shop for a variety of jewelry, baskets, garden art, cards, pottery, woodwork, baby gifts, soaps, balms, lotions, knitwear, paintings, home décor and more! It's the perfect place to find a unique gift for that special someone!
- [District 11 Book Club with Stu Levitan, December 11](#): For our next District 11 Book Club on December 11th, Stu Levitan will give an illustrated talk on Madison in the 1970s, adapted from his forthcoming book, Madison: The Illustrated Sesquicentennial History, Volume 2, 1932 to 1979.

Additional upcoming events can also be found on the [City events calendar](#).

That's all for now.

Take good care and stay safe this holiday season.

Tag

[View full blog post](#)

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From: [Josh Napravnik](#)
To: [Evers, Tag](#)
Cc: [All Alders](#)
Subject: Parking - 86251
Date: Tuesday, December 3, 2024 2:19:08 PM
Attachments: [image.png](#)
[image.png](#)

Some people who received this message don't often get email from josh.nappravnik@gmail.com. [Learn why this is important](#)

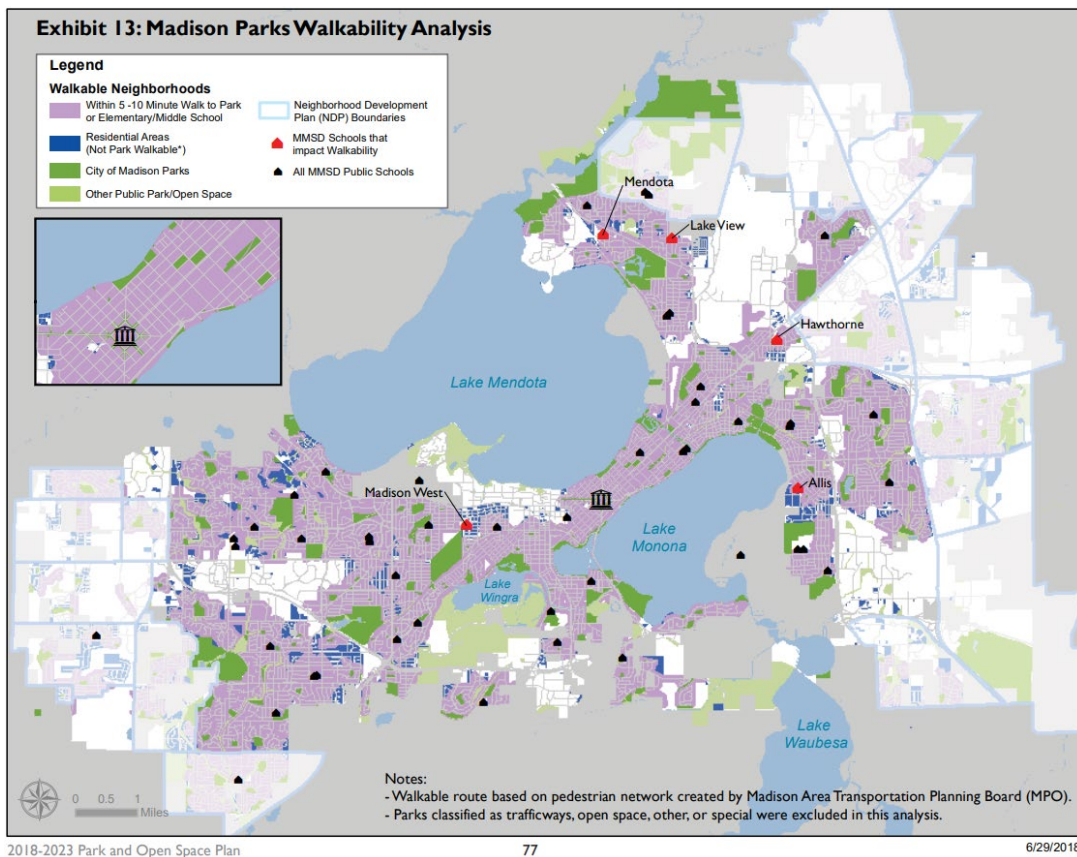
Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hi Tag,

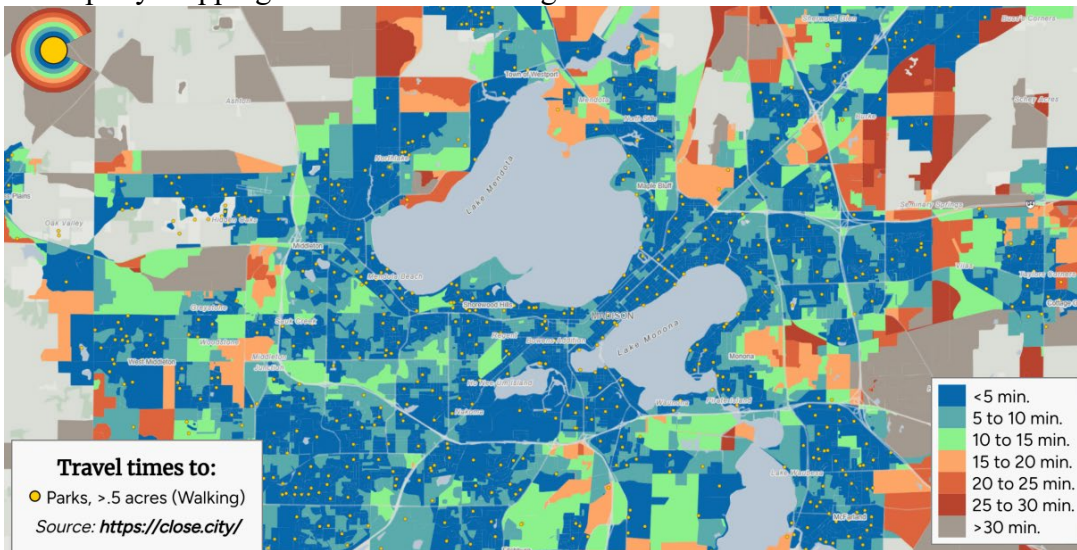
I wanted to email to say that I am in support of the pilot program that will add fees for parking. Free parking ironically incentivizes and subsidizes the driving of polluting cars to greenspaces. Adding reasonable parking fees can help reduce the amount the City subsidizes driving. For example, the Wilson Street garage is already subsidizing drivers \$240/mo/parking space. Recent park budgets also have a lot of money going towards parking lot maintenance/construction.

Regarding parking for special events, Warner Park has around 800 parking spaces and the Mallards have 36 home games a year. Even a modest special event rate of \$10 could net \$275,000 per year for the City. Badger fans parking at Vilas for football games prevent people from parking for the zoo anyways. Wingra Park regularly has boat trailers parked in the grass over the parking spots that limits access to the pathway and harms the grass. Having drivers pay their fair share seems valuable here. A Commuter/Polluter Fee that can help with park maintenance would make sense.

I also see that a lot of opponents are making equity arguments. However, the City's own research on this in 2018 showed that walkability is not a problem in most of the City and stated that "The City provides community **park service area coverage for approximately 97% of all areas of residential land use..**"



Third-party mapping shows similar findings -



So, what exactly are we providing when we provide 24/7 free parking to all City parks? Are we making the parks more green by expanding the percentage of the parks that are covered with surface lots? Are we helping the lakes combat surface run-off by paving more of the parks? Are we allowing more people to enjoy the parks by adding parking to parks that are already within walking distance?

I hope that we can find a way to start to address the high cost of free parking in the City by allowing the pilot to move forward.

Thanks,
Josh Napravnik

From: [Josh Olson](#)
To: [All Alders](#)
Cc: [Rummel, Marsha](#)
Subject: Legistar 86251 - Keep the Parking Pilot
Date: Tuesday, December 10, 2024 7:54:35 AM

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

Hi Alders,

I'm re-upping my support for the proposed parking pilot for Wisconsin Football game day parkers. It looks like it generates revenue from non-Madison residents, which is a nice tradeoff for the congestion that the cars bring into the area.

After a whole year of budget deliberations it seems inadvisable to table a revenue positive pilot project. If it's truly a bad idea, it doesn't need to be extended into a full project. That's what pilots are for and I hope that Parks is ready to gather the right data to allow you all to make informed decisions. The goal itself is laudable and saying no to money now and making cuts to programs that do affect Madisonians in a couple years is poor decision making.

Parking Benefit Districts have helped neighborhoods in Austin, TX and Pittsburgh, PA generate hundreds of thousands in revenue each year that the communities use to improve their neighborhood. This looks like additional sidewalks, beautification projects, additional patrols, block parties, etc. We should be looking at these and determining if we can have that positive impact here, and that starts with continuing this pilot as planned.

Josh Olson

From: sluysb@aol.com
To: [Finance Committee](#); [All Alders](#)
Subject: Agenda Item 35
Date: Monday, December 2, 2024 12:49:40 PM

Some people who received this message don't often get email from sluysb@aol.com. [Learn why this is important](#)

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

To: All Alders, Finance Committee
From: Beth Sluys, District 18
Date: 02 December 2024
RE: Parking Pilot Program Funding
Legistar: 86251

Agenda Item: 35

Please vote YES for the amendment for the Pay to Park in the Parks pilot project.

As a Northside resident, I am aware that the Mallards baseball games are “special use” events that often use most of the parking in Warner Park. In meeting with neighbors, I have heard that it removes their use of the park to use the accessible playground and the fishing pier area near the Rainbow Shelter. There is no parking available.

In 2015, during a National Public Radio story, Vern Stenman (Big Top Sports and Entertainment, Inc.) reported that he increased the number of attendees to 200,000 per year at Mallards games. I am sure that has increased over time. Given that number and the base rate of \$8 per ticket (not including all the other ticket prices or concession sales) they gross at least 1.6 million dollars. If our Parks Department needs to net 24,000 dollars, then why not amend the lease contract between parks and Big Top S&E to include a small percentage of the ticket sales each year to cover parking lot rentals?

It seems that for weeks on end during the Summer months, the parking lots at Warner Park are used for special events and we, the public taxpayers, pay for the park, the parking lots and ongoing maintenance and then are unable to use the parking lots. This is only more prevalent as the second franchise of women's softball has been added. These games are yet more times over the course of the Summer months that parking opportunities are removed from the public for special event parking.

Please consider an amendment to the current rental agreement with Big Top to include a rental fee (% of ticket sales) for all of the parking lots and include a fee to use the football field next to the stadium when it is in use by Big Top each Summer.

Thank you.

From: [Nicholas Davies](#)
To: [All Alders](#)
Subject: Registration against 86251
Date: Tuesday, December 10, 2024 6:38:14 PM

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

Dear alders,

I registered in opposition to item 86251 and I'm prepared to speak. However the Finance Committee *did not* recommend adoption. So...

If, other than my registration, this item would be included in the consent agenda with a motion to place on file, then no need to separate it from the consent agenda for my sake. I'd just be speaking in agreement with that motion.

Just wanted to let you know before you get to that part of your meeting. Hope that makes sense.

Thank you!

Nick Davies
3717 Richard St



City of Madison

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

Master

File Number: 86251

File ID: 86251

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 11/21/2024

File Name: Amending the Parks Division 2025 Adopted
Operating Budget to remove the paid parking pilot
and associated revenues and expenditures

Final Action:

Title: Amending the Parks Division 2025 Adopted Operating Budget to remove the paid
parking pilot and associated revenues and expenditures

Notes:

Sponsors: Tag Evers, Dina Nina Martinez-Rutherford And
Isadore Knox Jr.

Effective Date:

Attachments: 111324-112524_CC_public_comments.pdf, File
86251 -- FC Comment 12.2.24.pdf, File 86251, FC
Additional Comment.pdf,
112524-121024_CC_public_comments.pdf,
121124_CC_public_comment.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: ckoh@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Finance Department	11/21/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (12/2/24), Common Council (12/10/24)						
1	COMMON COUNCIL	11/26/2024	Refer	FINANCE COMMITTEE		12/02/2024	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	12/02/2024	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Fail
	Action Text: A motion was made by Figueroa Cole, seconded by Evers, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion failed by the following vote:						
	Notes: The motion to adopt failed.						
Ayes: 3 Yannette Figueroa Cole; Tag Eversand Jael Currie							

Noes: 3 Sabrina V. Madison; Marsha A. Rummeland Michael E. Verveer
Non Voting: 1 Satya V. Rhodes-Conway

Text of Legislative File 86251

Fiscal Note

The proposed resolution amends the Parks Division 2025 Adopted Operating budget by removing authorization for a paid parking pilot and associated revenues and expenses. The paid parking pilot was adopted by the Finance Committee on October 28, 2024. This amendment anticipated the pilot would cost \$15,100 in staffing, supplies, and equipment, and generate \$39,000 in agency revenues.

Removing the expenses and revenues from the Parks Division budget results in a net reduction of the Parks budget of \$23,900. The total general fund budget for the Parks Division in 2025 is \$17.27 million. The reduction of \$23,900 would be in addition to a 1% budget reduction that is required from all general fund agencies (\$170,440), and a 3% salary savings rate (\$325,810), for a total reduction target of \$520,150. The Parks Division and Finance Department will monitor the budget throughout 2025 to determine how Parks is achieving its reduction targets and if any transfers are needed.

Title

Amending the Parks Division 2025 Adopted Operating Budget to remove the paid parking pilot and associated revenues and expenditures

Body

WHEREAS, the Finance Committee adopted an amendment to the 2025 Operating Budget on October 28, 2024, to establish a one-year paid parking pilot in the Parks Division; and,

WHEREAS, the Finance Committee amendment anticipated the pilot would cost \$15,100 for staffing, supplies, and equipment, and would generate \$39,000 in agency revenues, for a net revenue of \$23,900; and,

WHEREAS, the Finance Committee amendment was adopted prior to the passage of the municipal property tax levy referendum ("City Referendum") on November 5, 2024, which authorized a \$22 million increase to the property tax levy to support City services; and,

WHEREAS, the passage of the City Referendum resulted in the City avoiding major service reductions and use of one-time funds to balance the 2025 budget; and,

WHEREAS, establishing a paid parking program would be a significant change in how the Parks Division manages City parkland; and,

WHEREAS, removing authorization for the paid parking pilot and associated revenues and expenses would reduce the Parks Division's overall budget by \$23,900.

NOW THEREFORE BE IT RESOLVED that the 2025 Parks Division Operating Budget is amended to remove authorization of the paid parking pilot program and associated revenues and expenses; and,

BE IF FINALLY RESOLVED that the Parks Division will absorb the \$23,900 net revenue loss

within their adopted budget without an additional appropriation.

Public Comment Registrants Report

12/10/2024 06:30 PM - Common Council				Representing Organization			Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N Name(s)	Paid	Duties	Rep
AGENDA ITEM: 75 Amending the Parks Division 2025 Adopted Operating Budget to remove the paid parking pilot and associated revenues and expenditures							
75 12/08/24 11:07 AM	Nicholas Davies District: 15 3717 Richard Street Madison, WI 53714	Oppose	Yes	No			
75 12/09/24 12:19 PM	JENNIFER L ARGELANDER District: 12 1715 ERIE COURT MADISON, WI 53704	Support	Yes	No			
75 12/07/24 07:02 PM	Don Lindsay District: 12 1716 Northfield Madison, WI 53704	Support	No	No			
75 12/10/24 07:38 AM	Josh Olson District: 6 1010 E Washington Ave Madison, WI 53703	Oppose	No	No			
75 12/10/24 08:15 AM	Matt Gawlik District: 6 137 S Franklin St Madison, WI 53703	Oppose	No	No			
Support: 2 Opposed: 3 Neither: 0 Counts distinct registrants and removes duplicate votes							
Total Registrants: 5							



City of Madison

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Madison, WI 53703
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Master

File Number: 86606

File ID: 86606

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/06/2025

File Name: Public Records Updates

Final Action:

Title: Amending Section 3.70 of the Madison General Ordinances related to Public Records to align with current technology, City practices, and State law.

Notes: 6917PublicRecordsUpdates

CC Agenda Date: 01/14/2025

Agenda Number: 64.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Adriana Peguero

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Michael Haas	Approved as to Form	1/24/2025
1	2	1/7/2025	Maggie McClain	Approve	1/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	01/06/2025	Referred for Introduction				
Action Text: This Ordinance was Referred for Introduction							
Notes: Common Council Executive Committee (2/25/25), Public Safety Review Committee (2/12/25), Common Council (2/25/25)							

Text of Legislative File 86606

Fiscal Note

No City appropriation required.

Title

Amending Section 3.70 of the Madison General Ordinances related to Public Records to align

with current technology, City practices, and State law.

Body

DRAFTER'S ANALYSIS: This revision makes necessary change to the Public Records Ordinance to align with current technology and City practices. It also carves out an exception that allows the Madison Police Department to charge for video redaction in some limited circumstances, due to a change in State law.

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

1. Section 3.70 entitled "Public Records" of the Madison General Ordinances is amended as follows:

"3.70 PUBLIC RECORDS

(1) Declaration of Policy. A representative government is dependent upon an informed electorate and therefore it is declared to be the public policy of the City of Madison that all persons are entitled to the greatest possible information regarding the affairs of their government and the official acts of those officers and employees who represent them. Further, providing persons with such information is an essential function of a representative government and an integral part of the routine duties of officers and employees whose responsibility it is to provide such information. To that end, this ordinance shall be construed in every instance with a presumption of complete public access, consistent with the conduct of governmental business. The denial of public access generally is contrary to the public interest and only in an exceptional case may access be denied. Therefore, the City of Madison does hereby adopt and incorporate, as though fully set forth herein, the provisions of Wisconsin's Public Records laws, Wis. Stat. §§ 19.31 through 19.39, inclusive of all future amendments and revisions to such sections of the Wisconsin Statutes. The following provisions are intended to supplement, not to replace or to supplant, the Wisconsin Public Records Laws.

(2) Records Custodians.

- (a) Designation of Records Custodians and Alternate Custodians. "Custodian" means that officer, department head or division head of the City of Madison who is designated by the Mayor or by the terms of this ordinance, to keep and preserve public records, or whom is required by law to file, deposit, or keep such public record in his/her/their office, or is lawfully in possession or lawfully entitled to possession of public records. The City Clerk is the legal custodian of the records of the Common Council as a body politic and for all Common Council boards, committees and commissions. Each alderperson shall be the custodian of their individual official records, such as their correspondence, memorandums and e-mail. Any alderperson may designate, in writing, the staff of the Common Council Office to act as the official custodian of the alderperson's individual official records. For every Department or Division, the Department/Division Head is the custodian of records for their agency. Every custodian of records shall designate in writing one or more employees to act in his or her absence as an alternate custodian of such records.
- (b) Duties. Custodians are vested with full legal power to render decisions and carry out the duties of the City under this ordinance. Each custodian shall establish a procedure for handling records and shall see that all of their employees entrusted with records are informed of these procedures. Prior to providing access to or a copy of any records, the custodian shall review the records to determine that the records are responsive to the request, whether any redactions are required or whether access should be denied as to any record. If

a custodian has any question about granting or denying a request to inspect or copy any record, ~~he or she~~ they shall consult with the City Attorney.

- (c) Public Records Training. Each custodian and alternate custodian shall receive training regarding public records laws as soon as practicable upon receiving these duties. Custodians and alternate custodians are personally responsible for keeping current with any developments or advancements in records keeping and the Wisconsin Public Records Laws.

(3) Procedural Information.

- (a) Form of Request. The Wisconsin Public Records Law dictates that certain actions must be taken with regards to oral requests for records and that certain more formal actions are taken in response to written requests for records. However, the state law does not expressly state how to respond to the following methods of communication. Therefore, requests made by the following means shall be responded to as follows:

1. E-mail. A request made by e-mail may be responded to via e-mail or in writing and shall have all of the formalities as though the request was made in writing.
2. ~~Voice-mail~~ Voicemail. A request made by ~~voice-mail~~ voicemail shall be responded to as though it were made orally.
3. Instant Messaging/Text Messaging. A request made in either such manner shall be treated as an oral request.

- (b) Treatment of Certain Data As Records. The Wisconsin Public Records Law provides little or no guidance as to whether the raw and perishable data of the following technologies qualify as records that must be maintained. Therefore the ~~Common Council~~ Director of Information Technology, in consultation with the City Attorney's Office, determines the following status of these technologies:

1. E-mail. The ~~data in content of~~ an e-mail message may constitute a public record and is subject to maintenance as a public record. The ~~data in content of~~ an e-mail is subject to the same analysis under the public records statutes as an equivalent paper or hard copy record. The Information Technology Department is responsible for ensuring that all e-mails are properly preserved for such analysis.
2. ~~Voice-mail~~ Voicemail. A ~~voice-mail~~ voicemail message is not a public record and ~~voice-mail~~ voicemail messages do not have to be maintained as public records. These messages are the functional equivalent of phone conversations. Phone conversations clearly are not public records. Additionally, these messages also share many of the attributes of "personal notes" which are not public records either. Finally, these messages cannot be indexed or maintained in any manner that would allow for their easy classification, searching or retrieval.
3. Instant Messaging (IM)/Text Messaging (TM). Except as set forth in this paragraph and in subparagraph (3)(b)9. and 10. hereof, the data involved in IM/TM communications is not subject to maintenance as a public record. IM/TM has all of the attributes of instantaneous exchange of ideas, as does a regular telephone conversation. Furthermore, the ~~data~~ exchange has the same technological issues as to capturing and storage of ~~data content~~ that is present with regards to ~~voice-mail~~ voicemail with an additional concern - the ~~raw data content~~ is often only briefly stored or not stored at all by the third party vendors or hosts that provide these services. Thus, this technology is even closer to a true telephone conversation than are ~~voice-mail~~ voicemail. Therefore, City employees and officials shall refrain from using such services for official

communications purposes or for matters that would result in a public record if another format such as email or written communications were employed, unless the employee or official preserves a copy of such communications by either copying them to their email account, downloading the communications to their city computer, making a computer file of the communications or by printing and retaining a copy of such communications.

4. ~~Voice Over the Internet Protocol (VOIP). The City does not monitor nor record the data associated with the conversations that occur over VOIP. Such conversations are the very same real time voice communications as standard telephone conversations that are not public records. The only difference between these communications is the medium employed in transmitting the voice communications from one participant in the conversation to all others involved in the conversation.~~
54. Audio, Video, Data Transmissions & Communications. Although audio, video, data and radio transmissions and communications may be processed through city computers, the City does not routinely copy the data nor maintain records of such communications. Whenever the City copies, records or maintains copies or recordings of such communications or transmissions, those copies may constitute public records that are subject to records requests and which must be maintained according to the appropriate records retention schedule. The Dane County 9-1-1 center is the custodian for police and fire radio communications.
65. Audio/Video Recordings. Unless otherwise provided herein, are public records subject to requests and must be maintained according to the retention schedules published herein.
 - a. Rewritable Recording Systems. Those systems where the recordings are routinely overwritten by newer recordings, such as in continuous loop videotape or digital video written to a camera's hard drive or memory, such data does not constitute a record unless it is further downloaded, printed or separately preserved to memorialize some event or proceeding. Until such time as these recordings are downloaded, printed or separately preserved, these recordings do not have to be preserved and, as the recording equipment programs/protocols may dictate, can be overwritten, erased or otherwise destroyed. However, if such data is downloaded, printed, or separately preserved it shall be treated as a record and shall be retained in accordance with the retention schedules.
 - b. Recordings Made for the Purpose of Preparing Minutes of Meetings. In accordance with Wis. Stat. § 19.21(7), any tape recording of a meeting, as defined in Wis. Stat. § 19.82(2), by any city body as defined by Wis. Stat. § 19.82(1), to include each City board, commission and committee, may be destroyed, overwritten, or recorded over no sooner than ninety (90) days after the minutes have been approved and published if the purpose of the recording was to take minutes of the meeting.
76. Electronic Document Files. Where records, as that term is defined in Wis. Stat. § 19.32(2), exist in an electronic format only, such electronic records shall be maintained according to the appropriate retention schedule. Where both hard copy (i.e., paper) and electronic copies of a

record exist they shall each be subject to public records requests. However, when the custodian has designated, pursuant to sub. (9) electronic records as the official records, only the electronic copy shall be retained and made available for inspection under the public records laws. Where the custodian has not made such a designation, only the hard copy shall be subject to inspection as a public record and the electronic copies shall be treated and disposed of as draft documents that do not need to be maintained beyond creation of the final hard copy.

87. Electronic logs/Temporary Data Files. These logs and temporary data files provide detailed information about the design and functionality of the city's computer network. These logs are routinely overwritten on a daily basis due to the high volume of traffic that is being logged. Unrestricted access to these logs and files would constitute a breach of system security and leave the system vulnerable to exploitation and hacking. In order to ensure network security, these logs are available to Information Technology Director's authorized staff only. These determinations apply to the following types of logs and data files:
- a. Syslogs for Network Electronic Devices. All logs created by network devices such as firewalls, routers, switches, etc., which are used for monitoring and trending computer network traffic patterns and/or detecting unauthorized network traffic.
 - b. Network Server Security, Application and Event Logs. These logs are used to monitor activity on city network servers including successful/unsuccessful login attempts, file system access, hardware performance, etc. These logs provide detailed information about city network account ID's, file system structure, and hardware profiles.
 - c. Network Security Appliance Logs. All logs created by network security devices such as the anti-virus appliance, anti-SPAM appliance, content filtering appliance, etc., which are used to monitor specific types of unauthorized or malicious traffic on the city network. These logs identify specific network traffic patterns and/or protocols that are allowed or disallowed on the city network.
 - d. Application Logs. These logs are used to monitor activity on various database applications, but do not contain specific audits of database transactions. These logs can contain version information, program variables, and programming logic.
98. Emerging Technologies and Records Retention. As new information technologies emerge the Director of Information Technologies shall evaluate these technologies and their benefit to City operations. The Director shall consider whether any of these technologies provide the capacity to archive public records created by these technologies. Whenever it is economically and practically feasible to archive records created by such technologies that archiving shall be incorporated into any deployment of said technologies. Whenever the technologies do not provide for such archiving capabilities the Director of Information Technology shall consider whether the benefits of employing such technologies outweigh the risks that some public records may not be retained by deployment of such technologies. Where such benefits outweigh these risks City employees shall refrain from using such technologies for official communications purposes or for matters that

would result in a public record if another format such as email or written communications were employed. In the event that such technologies are used for such communications purposes the employee shall preserve a copy of such communications by either copying them to their email account, downloading the communications to their city computer, making a computer file of the communications or by printing and retaining a copy of such communications. The Director shall also ensure that, as soon as practical and economically feasible, archiving systems are obtained for any information technology that is deployed without an archiving system.

409. Use of Technologies to Avoid Duty to Preserve Public Records

Prohibited. No employee shall use or employ any form of communications or information technology with the intent or design to circumvent the records retention requirements of this ordinance. For example, Text Messaging shall not be used in lieu of email to share or create a public record unless the employee complies with the provisions of subparagraph (3)(b)(9), above.

(4) Access to Records: Fees.

(a) Format For Delivery of Records.

1. Same Format as Record Exists & Redacted Records. Except as otherwise provided by law, any ~~requester~~ requestor may receive or inspect a record in the ~~very same format~~ medium (physical, electronic, or digital) in which the City maintains the record. ~~However, whenever it is necessary to redact or excise portions of a record in order to comply with the Wisconsin Public Records Laws, the redactions shall be made with the assistance of the Information Technology Department.~~ Whenever electronic redaction or excisions cannot be done in a secure manner that preserves such redactions and prevents the viewing of the redacted information then such redactions should be made by hand, not electronically, ~~and the requestor shall only receive a hard copy, not an electronic copy, of the redacted record.~~ Except as provided in Wis. Stats §19.35(3)(h), a requestor may not be charged for the time necessary to review a record and to redact or excise non-releasable materials.
2. E-mailing or Transferring Records. When practicable, records may be e-mailed or transferred to the requestor via SFTP (secure file transfer protocol). In order to ensure the integrity of City records, any e-mailed document shall be converted to a secure format prior to sending the document to anyone outside of the City government. There shall not be any reproduction charge for e-mailing or transferring records, however, such records may still be subject to payment of a location fee as established in Wis. Stat. § 19.35(3)(c).

(b) Reproduction Fees. To the extent possible, the Director of Information Technology and the Finance Director shall develop a uniform fee schedule for the reproduction of records that shall be used by every department and division. Such schedule shall include the following provisions and considerations:

1. Fees imposed upon a records requestor may not exceed the actual, necessary and direct costs of reproducing ~~and/or transcribing~~ of the record, unless a fee is otherwise specifically established or authorized by state or federal law.
2. If the record exists in such a format that it cannot be easily reproduced, such as a mock-up of a building, then the custodian may photograph the record and may charge the requestor for the actual, necessary and direct

- costs of such photographing and photographic processing.
3. The fee schedule for ~~photocopying~~ reproducing records shall be:
- a. No charge for copying records of which in the normal course of business ten (10) or more copies are made, such as agendas, minutes and reports;
 - b. Full cost of reproduction for materials ~~such as films, tapes, computer printouts, etc.~~ not otherwise identified in the schedule developed under this subsection. In such cases, the Department/Division Head who is the records custodian, in consultation with the Finance Director, must determine the costs for reproduction of such records. The determination of these costs shall be made by utilizing a practice or factors that are as uniform as practicable across City departments/divisions.
 - c. If the record is reproduced and provided on electronic media the custodian may charge the requestor for the actual costs and in accordance with the uniform fee schedule.
 - d. Other Fees.
 - i. Location Fee. If the cost of locating a requested record is fifty dollars (\$50) or more, the ~~requester~~ requestor shall pay the full cost, as determined by the department or division head. Such cost shall not exceed the actual, necessary and direct cost of locating such record. Whenever it is determined that such location costs will exceed fifty dollars (\$50) and the requestor is required to pay the full cost, the requestor ~~shall~~ may be required to post a deposit with the custodian that is equal to the reasonable good faith estimate of such costs.
 - ii. Mailing Fee. Custodians shall impose a fee upon a ~~requester~~ requestor for the actual, necessary and direct cost of mailing or shipping of any copy or record that is mailed or shipped to the ~~requester~~ requestor.
 - e. Fee Waivers. A custodian may provide copies of a record without charge or at a reduced charge where the department or division head determines in writing that waiver or reduction of the fee is in the public interest. The Common Council has determined that for all requests of twenty-five dollars (\$25.00) or less it is in the public interest to waive reproduction/duplications fees for all non-profit 501(c)3 corporations.
 - ef. Prepayment of Fees. Custodians may require prepayment by a ~~requester~~ requestor of any fee or fees imposed under this Subdivision if the total amount exceeds five dollars (\$5) and a custodian shall require prepayment by a ~~requester~~ requestor of any fee or fees imposed under this subdivision if the total amount exceeds fifty dollars (\$50). If prepayment is required, the custodian shall not ~~process the request~~ provide access to the records until such prepayment has been posted with the custodian.

(5) Special Rules Regarding Reproduction of E-mail Records.

- (a) ~~Reproducing E-mails Dated Earlier than April 1, 2004. E-mails dated April 1, 2004 or before were not stored in an archive. The restoration and location of these e-mails is difficult and labor intensive. Such requests often take more than thirty (30) days to comply with due to labor and technical issues. Custodians who~~

~~receive requests for these records should inform the requestor of these issues. Such requests must be immediately forwarded to the Information Technology Director who may prepare an estimate of the actual, necessary and direct cost of locating such records and whom shall provide technical assistance to the custodian.~~

- (ba) Reproducing E-mails Dated April 1, 2004 or Later. All City of Madison e-mail transactions ~~dated April 1, 2004 or later have been~~ are preserved in a searchable data archive for a period of seven (7) years. When requests are made for such records, custodians should clarify with the requestor, the various search terms and e-mail boxes that the requestor would have the City search for. Once the requestor has specified search terms, the custodian should contact the Information Technology ~~Director~~ Department for technical assistance in fulfilling the request.
- (eb) E-mail chains. E-mails are often sent to multiple recipients. A requestor ~~will~~ may be provided with one copy of such an e-mail and all responses to that e-mail. ~~Unless a requestor specifically requests otherwise, they will not be provided with multiple copies of such an e-mail showing receipt by each of the designated e-mail recipients.~~

(6) Time for Compliance and Procedures.

- (a) Time. The fulfillment of public records requests is a high priority for the City. Therefore, each custodian, upon request for any record, shall, as soon as practicable and without delay, acknowledge receipt of the request and either fill ~~fulfill~~ the request or notify the ~~requestor~~ requestor of ~~her/his~~ their determination to deny the request in whole or in part and the reasons therefore. If a request may take more than ten (10) business days to process, then the custodian must respond to the requestor within those ten days with an estimate of when such processing shall be completed and an explanation of the reasons supporting that estimate.
- (b) City Attorney Consultation Required. Before any custodian may deny access to any records or portion thereof, the custodian must consult with the City Attorney. Such consultation shall occur as soon as practicable after the custodian has assembled and reviewed the requested record. In any response to a requestor, the custodian shall include a statement that ~~he or she~~ they consulted the City Attorney regarding the denial of access to any records. Any denial of access made by a custodian without such consultation and statement is not considered a response from the City of Madison.
- (c) Public Records Opt-Out Policy and Procedures. The City shall develop a procedure whereby individuals may inform the City that their safety may be endangered by the release of any otherwise available public records and whereby such individuals may request that such records be maintained as confidential records. The Office of the City Attorney and IT shall work cooperatively to develop the necessary procedures and policies to facilitate such communications and to respond appropriately to such communications.

- (7) No Destruction of Records While a Request is Pending or While a Denial of a Request is Being Appealed. No custodian may destroy any record at any time after the receipt of a request for inspection or copying of the record until after the request is granted or until at least sixty (60) days after the date that the request is denied. If any legal action is pending regarding or related to the record, the record may not be destroyed without the express authorization of the City Attorney. No record that is the object of or which has been produced pursuant to a discovery order or a subpoena may be destroyed without the express consent of the City Attorney.

- (8) Retention Schedules. The City, in accordance with Wis. Stat. §§ 19.21(4)(b) and 16.61(3)

- (e), adopts the following records retention schedules:
- (a) Retention Schedule. The City of Madison Records Manager, in consultation with the Information Technology Director ~~and, in consultation with the City Attorney,~~ shall develop and maintain the City of Madison's Records Retention Schedule in accordance with the provisions of Wis. Stats. §§ 16.61(3)(e) and 19.21(4) and such records shall be maintained in accordance with the provisions of that schedule. Such schedule must be approved by the Wisconsin Public Records Board and published by the Information Technology Director. Consistent with this schedule, records documenting legislative proposals introduced for Council consideration are public records and the City encourages the greatest public access and transparency to such records regardless of whether a particular version of a legislative proposal is ultimately adopted by the Common Council. All versions of proposed ordinances and resolutions and all accompanying documents referenced in a proposed ordinance or resolution that have been introduced or considered by the Council, or that have been published as part of an agenda, shall be retained in the legislative file consistent with the applicable retention schedule. Any changes to an ordinance or resolution or any accompanying report or other document introduced for consideration before the Council or any board, commission or committee shall be labeled sequentially and added as a new version of such ordinance, resolution, report or document, and any previous versions shall be retained visible to users of the legislative management system.
 - (b) Records that are Evidence. No record may be destroyed that has been identified as, or that may have value as, evidence in any civil or criminal legal proceeding, labor arbitration or disciplinary action. No record may be destroyed at any time within sixty (60) days of the denial of a request to review the record or any part thereof.
 - (c) Compliance with Federal or Other Retention Requirements. Notwithstanding the City of Madison Records Retention Schedule set forth in sub. (8)(a) above, custodians may not destroy any record where any contract, grant, funding conditions, state or federal statute require that such records be maintained for a longer period of time.
 - (d) Offer of Records to State Historical Society Before Destruction. The City is required to offer all obsolete records to the State Historical Society in accordance with Wis. Stat. § 19.21(4)(a), prior to destruction of those records. ~~The Information Technology Director or any Department/Division Head, may apply to the State Historical Society for a waiver of this requirement as to certain categories of records under such person's authority that they reasonably believe have little or no significant historical value.~~ State Historical Society may grant a waiver of this requirement to certain categories of records through the records disposition authorization approval process.
- (9) Electronic Formatting or Other Reproduction of Records. Any City officer, or the director of any department or division of City government may, with the approval of the Director of Information Technology, may retain and preserve public records in ~~his/her~~ their possession by means of microfilm, or another reproduction method, optical imaging or electronic formatting. Such records shall meet the standards for photographic reproduction set forth in Wis. Stat. §§ 16.61(7)(a) and (b), 2001-2002 Wis. Admin. Code § PR 1 (current through Wis. Admin. Reg. No. 467, Nov. 1994) and Wis. Admin. Code § Adm. 12 (current through Wis. Admin. Reg. 554, Feb. 2002). Such records shall be considered original records for all purposes. Such records shall be preserved along with other files of the department or division and shall be open to public inspection and copying according to the provisions of state law and of Subsections (1) through (3) of

this ordinance. This ordinance does not require that past copies of a record be converted to the new format(s). However, when the decision is made to convert old records to the new format, the original hardcopy of any document or record which has been converted to the new format may be destroyed once the Records Disposition Authorization for that records classification has been approved by the Wisconsin State Public Records Board and only when such destruction is permissible under Subsection (7) of this ordinance.

- (10) Severability. The provisions of this ordinance are severable. If any provision of this ordinance is held to be invalid or unconstitutional or if the application of any provision of this ordinance to any person or circumstance is held to be invalid or unconstitutional, such holding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications. It is hereby declared the intent of the Common Council that this ordinance would have been adopted had any invalid or unconstitutional provision or applications not been included herein."



City of Madison

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

Master

File Number: 86625

File ID: 86625

File Type: Ordinance

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 01/08/2025

File Name: Update Compensation Group Position Titles

Final Action:

Title: Amending Section 3.54(9)(b) of the Madison General Ordinances to add the position of CDA Housing Director to Compensation Group (CG) 21 and adding or retitling the position from CG18 Housing Operations Program Manager and correcting current CG 21 titles here and elsewhere in the ordinances.

Notes: 6925CompGroupRenames

CC Agenda Date: 01/14/2025

Agenda Number: 65.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Patricia Lauten

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Michael Haas	Approved as to Form	1/28/2025
1	2	1/8/2025	Maggie McClain	Approve	1/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	01/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Common Council (1/28/25)						

Text of Legislative File 86625

Fiscal Note

No City appropriation required.

Title

Amending Section 3.54(9)(b) of the Madison General Ordinances to add the position of CDA Housing Director to Compensation Group (CG) 21 and adding or retitling the position from CG18 Housing Operations Program Manager and correcting current CG 21 titles here and elsewhere in the ordinances.

Body

DRAFTER'S ANALYSIS: This ordinance amendment adds the CG21 position of CDA Housing Director to Section 3.54 Subsection 9 of the Madison General Ordinances and adds or substitutes CDA Housing Director for CG18 Housing Operations Program Manager elsewhere in the ordinances. It also updates selected CG 21 titles here and elsewhere in the ordinances.

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

1. Subdivision (b) entitled "Positions" of Subsection (9) entitled "Compensation of Managerial Employees" of Section 3.54 entitled "Compensation Plan" of the Madison General Ordinances is amended as follows:

- "(b) Positions. This subsection shall apply to the following positions:
- Building Inspection Division Director
 - CDA Housing Director
 - City Assessor
 - City Attorney
 - City Clerk
 - City Engineer
 - ~~Civil Rights Director, Director of Department of Community Development~~
 - ~~Authority Executive Director~~
 - Common Council Chief of Staff
 - Community Development Authority Executive Director
 - Community Development Division, Director
 - Director of Traffic Engineering
 - EAP Director
 - Economic Development Division, Director
 - ~~Employee Assistance Program Director~~
 - Finance Director
 - Fire Chief
 - Fleet Service Superintendent
 - Human Resources Director
 - Independent Police Monitor
 - Information Technology Director
 - Library Director
 - Monona Terrace Director
 - Parking Division Manager
 - Parks Superintendent
 - ~~Director of Planning & Community & Economic Development, Director of~~
 - ~~Department of Planning Division Director~~
 - Planning Division Director
 - Police Chief
 - Public Works Director
 - Street Superintendent
 - Transit Chief Administrative Officer
 - Transit Chief Development Officer
 - Transit Chief Maintenance Officer

Transit Chief Operating Officer
Transit General Manager
Director of Transportation ~~Director~~
Water Utility General Manager”

2. The Office of the City Attorney is authorized to add the new title and replace the old title when referenced elsewhere in the ordinances and revise the selected CG 21 titles elsewhere in the ordinances.



City of Madison

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

Master

File Number: 86649

File ID: 86649

File Type: Ordinance

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 01/08/2025

File Name: Demolition Approval

Final Action:

Title: Repealing and recreating Section 28.185 and creating Section 41.28 of the Madison General Ordinances related to demolition of buildings to update the approval processes.

Notes: 6923DemoApproval

CC Agenda Date: 01/14/2025

Agenda Number: 66.

Sponsors: Satya V. Rhodes-Conway, Derek Field, John P. Guequierre And Regina M. Vidaver

Effective Date:

Attachments: Zoning Text Memo 2-17-25 Housing Package & Non-Historic Demolition.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	1/9/2025	Michael Haas	Approved as to Form	1/29/2025
1	2	1/9/2025	Maggie McClain	Approve	1/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	01/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (2/17/25), Landmarks Commission (2/10/25), Common Council (2/25/25)						

Text of Legislative File 86649

Fiscal Note

No City appropriation required.

Title

Repealing and recreating Section 28.185 and creating Section 41.28 of the Madison General Ordinances related to demolition of buildings to update the approval processes.

Body

DRAFTER'S ANALYSIS: This proposed ordinance changes how demolition applications are reviewed by city staff and the Plan Commission. Under the current MGO 28.185, all applications for demolition are approved by the Plan Commission. This change proposes that only demolitions of buildings determined by the Landmarks Commission to have historic value by the Landmarks Commission will require Plan Commission approval. All demolitions of non-historic buildings can be processed administratively after Landmarks Commission reviews for historic value.

Currently, all principal buildings proposed for demolition are first reviewed by the Landmarks Commission for historic value. This proposed change would maintain that review for all applicants. The Landmarks Commission would review the proposed demolition for historic value and assign a Category (either A, B, or C) to the application. The descriptions of Categories A, B, and C are codified in the new subsection MGO 41.28. Category C demolitions, or those with no known historic value, will then be processed administratively. Category A and B applications, or those with historic value, move to the Plan Commission for review and approval. The Landmarks Commission already assigns a designation to all applications using similar methodology.

The Plan Commission will then evaluate the proposed demolition under the new standards in MGO 28.185(6)(c). Staff believes the new standards will help Commissioners better determine if a historic building should be demolished.

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

1. Section 28.185 entitled "Approval of Demolition (Razing, Wrecking) and Removal" of the Madison General Ordinances is repealed and recreated as follows:

"28.185 APPROVAL OF DEMOLITION OF PRINCIPAL BUILDINGS.

- (1) Statement of Purpose. It is hereby declared as a matter of public policy that the careful consideration of requests to demolish principal buildings with historic value is a public necessity and required in the interest of the health, prosperity, safety, and welfare of the people. It is further a matter of public policy that the City balances its general interest in preserving buildings with historic interest with its need to accommodate the growth of its population and built environment.
- (2) General. Demolitions of principal buildings are subject to the requirements of this section. No principal buildings shall be demolished without either administrative or Plan Commission approval.
- (3) Application. Any Eligible Applicant under MGO Sec. 28.181(2) may submit an application for a demolition approval for a principal building, as defined by MGO Sec. 28.211, to the Director of the Building Inspection Division. Thirty (30) days prior to the filing of an application for demolition, the applicant or their agent is required to notify a list of interested persons registered with the City. Application completeness is subject to MGO Sec. 28.181(4), and applications shall contain the following information:
 - (a) A clear, detailed and completed statement and description of the building proposed for demolition and the reason for requesting the demolition.
 - (b) If known to the applicant, the date the building proposed for demolition was constructed.
 - (c) A description of the proposed method and timeline of the demolition.
 - (d) A statement regarding whether the applicant is also seeking a Zoning Map amendment pursuant to MGO Sec. 28.182(10) or conditional use pursuant to

- MGO Sec. 28.183 in conjunction with the requested demolition.
- (e) If likely to be deemed to have historic interest, the proposed plan(s) to mitigate the adverse effects to Madison's cultural landscape. If applicable, a description of the efforts that the applicant has taken or will take to relocate the building to another site rather than demolish it.
 - (f) If proposed for relocation, information regarding the applicant's preliminary assessment that relocation is likely to be structurally and legally feasible.
 - (g) Photos of the interior and exterior of each principal building to be demolished sufficient to indicate its character and condition.
- (4) Review for Historic Value. Applications for demolition of a principal building shall be reviewed by the Landmarks Commission, unless exempted under subsection 5(a) or (b) below. The Landmarks Commission shall provide input to the Building Inspection Division and Plan Commission regarding the historic value of the property with the building proposed for demolition, and assign a Category (A, B or C) to each application pursuant to MGO Sec. 41.28.
- (a) If the Landmarks Commission determines that the proposed demolition is a Category C demolition, the demolition may be approved administratively under sub. (5)(c) below.
 - (b) If the Landmarks Commission determines that the proposed demolition is a Category A or B, then the Plan Commission shall consider the demolition under sub. (6).
 - (c) Nothing in this subsection eliminates the requirement in MGO Secs. 41.09(1)(c) and 41.12(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.
- (5) Administrative Approval. Applications for the demolition of a principal building may be administratively approved by the Director of Building Inspection in any of the following circumstances:
- (a) The Director of the Building Inspection Division finds that the building proposed to be demolished is structurally unsound, subject to an appeal as provided in MGO Sec. 29.21. The applicant may support the request with the report of a licensed architect or engineer certifying and providing reasons that the building is structurally unsound.
 - (b) The building proposed for demolition is identified for demolition in a Campus Institutional Master Plan that has been approved by the Common Council pursuant to MGO Sec. 28.097(6).
 - (c) The Landmarks Commission has reviewed any other proposed demolition under MGO Sec. 41.28 and found that the demolition is a "Category C" Demolition.
- (6) Plan Commission Approval. The Plan Commission shall hold a public hearing on any demolition application that is not approved administratively under sec. (5) above.
- (a) Public Hearing Required. If the applicant for a demolition approval requests an amendment to the Zoning Map pursuant to MGO Sec. 28.182(10) or a conditional use approval pursuant to Sec. MGO 28.183, the demolition application may be considered at the same time the Plan Commission considers the amendment to the zoning map or conditional use. The public hearing for a demolition application shall meet the requirements of MGO Sec. 28.183(5)(a)1., except that a demolition application considered with a zoning map amendment shall also meet the public hearing requirements in MGO Sec. 28.182(4).
 - (b) Submitted Materials. The Plan Commission shall receive the complete application, the report from the City's Preservation Planner, and any report that may be submitted by the Landmarks Commission in connection with the Review for Historic Value as well as any materials submitted to the Landmarks

- Commission for their review under MGO Sec. 41.28.
- (c) Standards of Approval. The Plan Commission shall not approve an application for demolition unless it finds that each of the following standards are met:
1. Demolition of the existing building(s) is consistent with or will aid in the implementation of adopted plans or with the purpose statement of this section.
 2. There are factors that are found to outweigh the public interest in preserving historic resources. Such a finding may include, but is not limited to:
 - i. The building is found to be in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it.
 - ii. If the building has historic value, the building has been so altered that it cannot convey its historical association or architectural significance.
 - iii. There is evidence of a potential structural or fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern that supports demolition as provided in reports from the Madison Fire Department, Police Department, and/or Building Inspection Division.
 - iv. The applicant will implement a plan to mitigate the loss of the building with historic value, to include but not limited to relocation, salvage of historic materials, adaptive reuse of portions of the existing structure, interpretive installations at the site, or other creative mitigation measures.
- (d) Conditions. Before granting a demolition approval, the Plan Commission may stipulate conditions and restrictions on the proposed demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified above.
- (e) Decision. At the conclusion of the public hearing, the Plan Commission shall approve, approve with conditions, or deny a demolition.
- (7) Appeal of Plan Commission Decision.
- (a) The Plan Commission's decision to approve or deny a demolition may be appealed to the Common Council by:
 1. The applicant, or
 2. The Alderperson of the district in which the building proposed for demolition is located.
 - (b) The appeal shall specify the grounds, with specific reference to the findings of the Plan Commission.
 - (c) The appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission.
 - (d) The Zoning Administrator shall transmit the appeal to the City Clerk, who shall file the appeal with the Common Council.
 - (e) After receiving the appeal from the City Clerk, the Common Council shall introduce the appeal at one Common Council meeting and set the appeal for a public hearing at the next Common Council meeting. In addition to setting the appeal for a public hearing, the City shall also provide email notice to anyone whose name appears on the list of persons wishing to receive information about demolitions. The Common Council shall decide on the appeal within a reasonable period of time.
 - (f) The action of the Plan Commission shall be upheld unless it is reversed or

- modified by a favorable vote of two-thirds ($\frac{2}{3}$) of the members of the Common Council.
- (g) If the applicant for a demolition has also filed a timely appeal of a conditional use permit pursuant to MGO Sec. 28.183, the two appeals shall be considered at the same Common Council meeting unless the applicant and the Office of the City Attorney agree to an alternate schedule.
- (8) Scope of Approval.
- (a) A demolition approved under sub. (5) or (6) is valid for two (2) years from the date of approval.
- (b) Where the plans have not been altered since approval of the demolition and the approval has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.
- (9) Subsequent Applications. Effective April 1, 2025, no application for a demolition approval that is denied wholly or in part by the Plan Commission (or, on appeal, by the Common Council) shall be resubmitted for a period of one (1) year from the date of the final decision, unless the decision expressly states that it is placed on file without prejudice.
- (10) Demolition by Fire. Demolition by fire is prohibited unless the burn is conducted by the Madison Fire Department (MFD) in conjunction with an MFD training event and limited to no more than three (3) demolitions by fire events per year. For any approval for demolition by fire, the applicant shall provide written notice of the date of the proposed demolition to the alderperson of the district where the demolition is proposed and to all owners and residents of properties within one thousand (1,000) feet of the boundaries of the property on which the demolition will occur. Such notice shall be provided at least five (5) days prior to the date of the proposed demolition.
- (11) Penalty. Any person who fails to obtain a demolition approval prior to demolition of a principal building shall, upon conviction thereof, be subject to a forfeiture of not less than one thousand dollars (\$1,000) and not more than two thousand dollars (\$2,000). Each day or portion thereof such violation continues shall be considered a separate offense."

2. Section 41.28 entitled "Historic Value Advisory Recommendation" of the Madison General Ordinances is amended as follows:

"41.28 HISTORIC VALUE ADVISORY RECOMMENDATION

- "(1) Review for Historic Value. Following a review by the Landmarks Commission and based upon application materials and a report by the City's Preservation Planner, the Commission shall review MGO Sec. 28.185 applications for demolition and assign one of the following Categories to each principal building proposed for demolition:
- (a) Category A Demolitions: denotes that the Landmarks Commission finds that the building has historic value based on architectural significance, cultural significance, historic significance, as the work/product of an architect of note, its status as a contributing structure in a National Register Historic District, and/or as an intact or rare example of a certain architectural style or method of construction.
- (b) Category B Demolitions: denotes that the Landmarks Commission finds that the building has historic value related to the vernacular context of Madison's built environment, cultural practices, or as the work/product of an architect of note, but the building itself is not historically, architecturally or culturally significant.
- (c) Category C Demolitions: denotes that the Landmarks Commission finds that the building has no known historic value. This category may also denote sites or

properties that have historic value, and the significance will not be negatively impacted by the removal of the building itself.”

EDITOR’S NOTE:

Section 28.185 entitled “Approval of Demolition (Razing, Wrecking) and Removal” of the Madison General Ordinances currently reads as follows:

“28.185 APPROVAL OF DEMOLITION (RAZING, WRECKING) AND REMOVAL.

- (1) Statement of Purpose. It is hereby declared as a matter of public policy that the careful consideration of requests to demolish or remove existing principal buildings is a public necessity and required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is therefore to ensure the preservation of historic buildings, encourage applicants to strongly consider relocating rather than demolishing existing buildings, aid in the implementation of adopted City plans, maximize the reuse or recycling of materials resulting from a demolition, protect the public from potentially unsafe structures and public nuisances, and require the use of safe and orderly demolition or removal methods.
- (2) Definitions.
Demolition. An act or process that removes, pulls down, tears down, razes, deconstructs, or destroys an existing building wall facing a public street or, during any ten (10) year period, removes, pulls down, tears down, razes, deconstructs or destroys fifty percent (50%) or more of the area of the exterior walls of a building. This definition does not include the repair or replacement of windows, doors, or siding.
- (3) Requirement. No building, as defined in MGO Sec. 29.04, shall be demolished or removed without a permit from the Building Inspection Division of the Department of Planning and Community and Economic Development.
- (4) Application. Any Eligible Applicant (See MGO Sec. 28.181(2)) may submit an application for a demolition or removal permit for a principal building to the Director of the Building Inspection Division. Every application for demolition or removal of a principal building shall contain the following:
 - (a) A clear, detailed and completed statement and description of the principal building or structure proposed for demolition or removal and the reason for requesting the demolition or removal.
 - (b) If known to the applicant, the date the building or structure proposed for demolition or removal was constructed.
 - (c) A description of the proposed method and timeline of the demolition or removal.
 - (d) A statement whether the applicant is also seeking a zoning map amendment pursuant to MGO Sec. 28.182(10), or conditional use pursuant to MGO Sec. 28.183, in conjunction with the requested demolition.
 - (e) If applicable, a description of the efforts that the applicant has taken or will take to relocate the building to another site rather than demolish it.
 - (f) Photos of the interior and exterior of each principal building to be demolished or removed sufficient to indicate its character and condition.
- (5) Completeness Review. See MGO Sec. 28.181(4).
- (6) Notice. A demolition request, except for applications approved administratively under sub.
(8) below, requires notice as provided in MGO Sec. 28.181(5):

- (a) Preapplication. Failure to provide notice does not invalidate any action taken on the application by the Plan Commission or Common Council. The notice requirement may be waived, if approved by the Alderperson and Director of Planning and Community and Economic Development.
 - (b) Mail. Notice of the required public hearing shall be sent at least ten (10) days before the public hearing.
 - (c) Publication.
 - 1. A demolition or removal permit application considered with a zoning map amendment shall meet the public hearing requirements for zoning map amendments (See MGO Sec. 28.181(5)).
 - 2. A demolition or removal permit considered with a conditional use permit shall meet the public hearing requirements for conditional uses (See MGO Sec. 28.181(5)).
- (7) Review for Historic Value. Every application for demolition or removal of a principal structure shall be reviewed by the Landmarks Commission, which shall provide input to the Building Inspection Division regarding the historic value of the property with the building or structure proposed for demolition or removal.
- (a) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has no known historic value, the demolition or removal may be approved administratively under sub. (8)(b) below, provided that at least one of the standards for administrative approval have been met.
 - (b) If the Landmarks Commission determines that the property with the proposed demolition or the structure proposed for removal has historic value, then the Plan Commission shall consider the demolition or removal under sub. (9) below, after reviewing input from the Landmarks Commission.
 - (c) Nothing in this subsection eliminates the requirement in MGO Secs. 41.09(1)(c) and 41.12(3) that the demolition of landmark structures or structures in historic districts must also be approved by the Landmarks Commission through the issuance of a Certificate of Appropriateness.
- (8) Administrative Approval.
- (a) Accessory Buildings: If the Director of Building Inspection determines the building proposed to be demolished or removed is an accessory building, as defined in MGO Sec. 28.211, then the approval shall be administratively reviewed.
 - (b) Demolition or removal permits may be issued administratively by the Director of the Building Inspection Division whenever the Landmarks Commission has determined that the property with the proposed demolition or the structure proposed for removal has no known historic value and at least one of the following conditions is present:
 - 1. The Director of the Building Inspection Division finds that the building proposed to be demolished or removed is structurally unsound, subject to an appeal as provided in MGO Sec. 29.18. The applicant may support the request with the report of a licensed architect or engineer certifying and providing reasons that the building is structurally unsound.
 - 2. The building or buildings proposed for demolition are being demolished due to damage by fire or other natural disaster.
 - 3. The building or buildings proposed for demolition are identified for demolition in a Campus Institutional Master Plan approved by the Common Council pursuant to MGO Sec. 28.097(6).
 - 4. The building or buildings proposed for demolition are proposed to be replaced with residential or mixed-use buildings containing affordable (income-restricted) housing units subsidized by the City of Madison.

(9) Plan Commission Approval.

- (a) Public Hearing Required. The Plan Commission shall hold a public hearing on any demolition or removal application that is not approved administratively under sec. (8) above. If the applicant for a demolition or removal permit requests an amendment to the Zoning Map pursuant to MGO Sec. 28.182(10) or a conditional use approval pursuant to Sec. MGO 28.183, the demolition or removal permit application may be considered at the same time the Plan Commission considers the amendment to the zoning map or conditional use. The public hearing for a demolition or removal application shall meet the requirements of MGO Sec. 28.183(5)(a)1., except that a demolition or removal application considered with a zoning map amendment shall also meet the public hearing requirements in MGO Sec. 28.182(4).
- (b) Reuse and Recycling Plan. Every applicant for demolition or removal approval that requires approval by the Plan Commission is required to get an approved Reuse and Recycling Plan approved by the City Recycling Coordinator prior to receiving a raze permit.
- (c) Standards of Approval. The Plan Commission shall not approve an application for demolition or removal unless it finds that each of the following standards are met:
 - 1. The applicant has included information related to any efforts to relocate the building, including but not limited to assessing the costs of relocation, the impact of relocation on city terrace trees, and the structural soundness of the building.
 - 2. The applicant has received a Certificate of Appropriateness from the Landmarks Commission under MGO Secs. 41.09(1)(c) and 41.12(3), if applicable.
 - 3. The applicant has received an approved reuse and recycling plan from the City Recycling Coordinator.
 - 4. The Plan Commission has received and considered the report of the City's historic preservation planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.
 - a. For properties determined by the Landmarks Commission to have any historic value or significance, the Plan Commission may consider how demolition and redevelopment of the property relates to the implementation of the City's adopted plans.
 - 5. The Plan Commission has received and considered the report of the City Forester regarding the impact a proposed building relocation could have on City terrace trees, if applicable.
 - 6. The Plan Commission shall consider the condition of the building or buildings proposed for demolition or removal. In order to find this standard met, the Plan Commission may consider a report of the Madison Fire Department, Police Department, and/or Building Inspection Division regarding the proposed demolition, including whether any evidence of a potential fire hazard, unlawful use of the property, public nuisance, or other public health and safety concern supports demolition or removal.
 - 7. The Plan Commission shall consider the factors and information specified in items 1-6 and find that the proposed demolition or removal is consistent with the statement of purpose of this section and with the health, prosperity, safety, and welfare of the City of Madison.
- (d) Conditions. Before granting a demolition or removal permit, the Plan Commission may stipulate conditions and restrictions on the proposed

demolition as deemed necessary to promote the public health, safety and general welfare of the community, and to secure compliance with the standards and requirements specified above.

- (e) Decision. At the conclusion of the public hearing, the Plan Commission shall approve, approve with conditions, or deny a demolition or removal permit.

(10) Appeal of Plan Commission Decision.

- (a) The Plan Commission's decision to grant or deny a demolition or removal permit may be appealed to the Common Council by:
 - 1. The applicant, or
 - 2. The Alderperson of the district in which the building proposed for demolition or removal is located.
- (b) The appeal shall specify the grounds, with specific reference to the findings of the Plan Commission.
- (c) The appeal shall be filed with the Zoning Administrator within ten (10) days of the final action of the Plan Commission.
- (d) The Zoning Administrator shall transmit the appeal to the City Clerk, who shall file the appeal with the Common Council.
- (e) After receiving the appeal from the City Clerk, the Common Council shall introduce the appeal at one Common Council meeting and set the appeal for a public hearing at the next Common Council meeting. In addition to setting the appeal for a public hearing, the City shall also provide email notice to anyone whose name appears on the list of persons wishing to receive information about demolitions. The Common Council shall make a decision on the appeal within a reasonable period of time.
- (f) The action of the Plan Commission shall be upheld unless it is reversed or modified by a favorable vote of two-thirds ($\frac{2}{3}$) of the members of the Common Council.
- (g) If the applicant for a demolition or removal permit also has requested a zoning map amendment pursuant to MGO Sec. 28.182 or a conditional use permit pursuant to MGO Sec. 28.183, the determination shall be appealed with the appeal of the conditional use or map amendment.

(11) Scope of Approval.

- (a) A demolition or removal permit approved under sub. (8) or (9) is valid for two (2) years from the date of approval.
- (b) Where the plans have not been altered since issuance of the demolition or removal permit and the permit has expired, the Director of Planning and Community and Economic Development may, after consultation with the Alderperson of the District, approve an extension for up to one (1) year from the expiration date.

(12) Demolition by Fire. Demolition by Fire is prohibited unless the burn is conducted by the Madison Fire Department (MFD) in conjunction with an MFD training event and limited to no more than three (3) demolitions by fire events per year. For any permit approved for demolition by fire, the applicant shall provide written notice of the date of the proposed demolition to the alderperson of the district where the demolition is proposed and to all owners and residents of properties within one thousand (1,000) feet of the boundaries of the property on which the demolition will occur. Such notice shall be provided at least five (5) days prior to the date of the proposed demolition.

(13) Penalty.

- (a) Any person who fails to submit documentation of compliance with an approved reuse and recycling plan shall, upon conviction thereof, be subject to a forfeiture of not less than five hundred dollars (\$500) and not more than one thousand dollars (\$1,000). Each day or portion thereof such violation continues shall be considered a separate offense.

- (b) Any person who fails to obtain a demolition or removal permit prior to the demolition or removal shall, upon conviction thereof, be subject to a forfeiture of not less than one thousand dollars (\$1,000) and not more than two thousand dollars (\$2,000). Each day or portion thereof such violation continues shall be considered a separate offense."

**PREPARED FOR THE PLAN COMMISSION****Proposal:** **Zoning Text Amendment****Legistar File ID #:** [86650](#) (Housing Package) and [86649](#) (Demolition)**Prepared By:** Planning and Zoning Staff

Overview

Together, Legistar ID 86650 and Legistar ID 86649 introduce several changes to the Madison General Ordinances (MGO), primarily to the Zoning Code in Chapter 28, intended to support housing creation. In general, these changes aim to provide more flexibility for homeowners seeking to build or modify single-family homes and ADUs, facilitate small residential infill projects where already allowed, and streamline the city's review process for non-historic buildings that are proposed to be demolished. More specifically, these amendments:

- Allow more options for the placement of attached garages in residential zoning districts
- Allow open porches on the side of homes to be located within a portion of the side yard setback, similar to allowances for open porches on the front and rear of homes
- Revise the side yard setback to require the same minimum for both one- and two-story buildings
- Increase the allowable size for Accessory Dwelling Units (ADUs) and remove the maximum number of bedrooms
- Allow more flexibility for how units are arranged within two- and three-unit buildings
- Remove requirements for Usable Open Space, while maintaining existing stormwater, maximum impervious surface (lot coverage), and landscaping requirements
- Continue the Landmark Commission's review of all demolition requests for historic value but allow demolitions that the Landmarks Commission determines are not historic to move forward administratively without an additional review by the Plan Commission (Legistar ID 86649)

Ease Attached Garage Design Requirements

Legistar 86650 replaces MGO Sec. 28.031(3), which currently requires that an attached garage door facing the street must be recessed at least 2 feet behind the street-facing wall in residential zoning districts. This requirement was added to the code to prevent streets from being dominated in appearance by garage doors. However, the current requirement is an obstacle to building modular homes, using a greater variety of single-family home builders, and developing homes using widely available and standardized "off-the-shelf" plans. The requirement also restricts the amount and/or placement of habitable space that can be built under the main roof of new homes, which can increase costs and decrease the efficiency of a home's layout.

Prior to 2013, many homes were built in Madison with an attached garage forward (though not completely forward) of the remainder of the house. The aesthetic of these homes is not contrary to the goal to have neighborhoods where garages are not the predominant feature along the street. Changing the limit to no more than 4' forward of at least 50% of the width of the remainder of that building façade is intended to

allow more flexibility while maintaining desired neighborhood aesthetics. The code will also continue to limit garage door width to no more than 50% of the street-facing wall and to require facade modulation where any house's width exceeds 50 feet.

Allow Open Porches in Side Yard Setbacks

Legistar ID 86650 amends Table 281-1 in MGO 28.132 to allow open porches to be located within a side yard setback, as long as the porch is at least 3 feet from the property line. Open porches have roofs but are not enclosed or conditioned spaces. This change provides more flexibility for owners wishing to add an open porch and is in response to requests from homeowners to make this improvement to their homes. Currently, open porches can occupy a portion of front and rear yard setbacks. The proposed amendment will allow similar flexibility for open porches within a side setback.

Establish Consistent Side Yard Setbacks for One- and Two-Story Buildings

Legistar ID 86650 amends a number of *Dimensional Requirements, Permitted and Conditional Uses* district tables to require the same minimum side yard setback for one- and two-story buildings. In most cases, the required setback is either 5 ft or 6 ft for a one-story building and 6 ft or 7 ft for two-story buildings. While only modestly different, over time these differing setbacks have caused confusion for applicants and in some cases precluded property owners from modifying/expanding existing homes and residential buildings. These amendments simplify side yard setbacks by applying what is currently the required one-story setback for each district to one- and two-story buildings alike. This amendment also makes a technical correction to the *Dimensional Standards* table for the Regional Mixed-Use (RMX) District (MGO 28.069) to fill in a missing side yard setback requirement that applies to street side yards, consistent with other similar districts.

Increase Maximum ADU Size & Remove ADU Bedroom Limit

Legistar ID 86650 amends standards in MGO 28.151 regarding Accessory Dwelling Units (ADUs) to further reduce challenges in building ADUs. The proposed amendment increases limits on ADU size and removes the limit that ADUs contain no more than two bedrooms. The proposed amendment will allow for an ADU in a building with another home or homes to have up to 1,000 square feet of living space. The proposal will also increase the maximum size for a detached accessory building containing an ADU to a footprint of 1,000 square feet, consistent with requirements for other types of accessory buildings in residential and mixed-use districts. Having the same standard for all accessory buildings simplifies and expands design options for code-compliant ADUs. While the City has revised its rules to make ADUs more permissible, these limits continue to create some challenges for how internal living space within an ADU can be designed, as well as in the most efficient and cost-effective ways to incorporate ADUs within detached buildings. Regulating by maximum footprint will allow ADUs to have finished basements, lofts, and other building efficiencies within the living space and will provide more options for filling the allowable box with a mixed of ADU living space, storage, and/or garage.

Expand Design Options for Two- and Three-Family Dwellings

Legistar 86650 allows additional options for two- and three-unit building design in districts where these housing types are already allowed. Today, the zoning code limits two- and three-unit buildings to either have side-by-side units or stacked units. This change will also allow units to be arranged in additional configurations including back-to-back and with some units located on two floors. The current design restrictions are obstacles to missing middle development, particularly on infill lots or when adding a unit to an existing building.

Remove Usable Open Space Requirements

Legistar ID 86650 removes Usable Open Space (UOS) requirements, while maintaining requirements for setbacks, landscaping, and maximum impervious lot coverage. In most districts, the standards for UOS require ground level outdoor space in backyards for use by a building's occupants, ranging from 100 square feet of required area per dwelling unit to as much as 1,300 square feet per dwelling unit. Within the Downtown Residential 1 (DR1), Downtown Residential 2 (DR2), Urban Mixed-Use (UMX) and Urban-Office-Residential (UOR) districts, UOS may also be located in porches, balconies, roof decks, green roofs, or other above-ground outdoor amenities. UOS is not currently required for developments within the Downtown Core (DC) and Regional Mixed-Use (RMX) zoning districts, nor for developments within the Transit Oriented Development (TOD) Overlay District.

This amendment proposes eliminating the UOS requirement because it overlaps with and is in some ways duplicative of other zoning code requirements that limit impervious lot coverage and require minimum setbacks between buildings property lines; and because it limits the ability to create housing types and densities that are otherwise permitted in the zoning code. For example, this requirement has been an obstacle to:

- Siting a single-family home on a vacant corner lot due to the inability to fit the home and the required UOS on the lot while still meeting yard setbacks.
- Constructing two duplexes with rear loading garages.
- Adding an eighth unit by internal remodeling to a seven unit building downtown.
- Converting an upper story office space in a mixed-use building into an apartment.
- Rezoning a property to a zoning district more compatible with city plans because the district didn't allow structured UOS and a project would be infeasible with so much of the lot devoted to surface green space.
- Building the number of dwelling units that would otherwise be allowed based on a district's base requirements for lot area/dwelling unit.
- Prevented the creation of a third dwelling unit within an existing two-story mixed-use building because the rear of the lot was developed with a small parking area.
- Preventing a commercial building from converting to a residential building, due to the lack of on-site qualifying UOS

Additionally, despite fairly prescriptive requirements for where and how UOS is located on a lot, a number of developments have successfully met the requirement with outdoor spaces that are unlikely to be enjoyed as the ordinance intends. Removing this requirement will be particularly beneficial for small, missing middle

scale residential developments. UOS limits developable land by typically requiring ground level private parkland. It also increases housing development costs by requiring amenities like balconies that wouldn't otherwise be provided or desired in the market. We have already seen the benefits of removing UOS to projects that have been approved in the TOD Overlay since its enactment two years ago, in January 2023.

Allow Administrative Approval of Non-Historic Demolitions

Legistar ID 86649 changes how demolition applications are reviewed by City staff and the Plan Commission. Approaches to amend the demolition ordinance have previously been discussed with the Plan Commission at their special meetings.

Currently, all applications for demolition are reviewed and decided on by the Plan Commission. This change proposes that only demolitions of buildings determined by the Landmarks Commission to have historic value will require Plan Commission review. Demolitions that are not historic can be processed administratively. Additionally, this proposal updates the standards that the Plan Commission uses to review the demolition applications that are referred to it, removing administrative checklist items and clarifying approval standards. Other processes related to demolition will be unchanged, including street tree protection/pruning/removal, approval of reuse/recycling plans, and building moving processes.

Currently, all principal buildings proposed for demolition are first reviewed by the Landmarks Commission for historic value and significance. This does not change as part of the proposed code amendment. Similar to the current process, the Landmarks Commission would assign one of the following to the demolition application:

- Category A: has architectural significance, cultural significance, or historic significance; is work/product of an architect of note; contributes to a National Register Historic District; and/or is intact or rare example of an architectural style or construction method.
- Category B: has value related to the vernacular context of Madison's built environment, cultural practices, or as work/product of an architect of note, but it's not itself historically, architecturally or culturally significant.
- Category C: no known historic value.

These descriptions of Categories A, B, and C will be codified in the City's Landmarks Commission Ordinance, MGO 41.28. These categories are similar to the findings the Landmarks Commission currently makes using a similar methodology.

Unlike the current process, the proposed ordinance would allow non-historic (Category C) demolitions will now be processed administratively by staff within the Building Inspection division and other City departments for compliance with applicable ordinances. Category A and B applications, which are those found to have historic value, will still require Plan Commission review and approval under the new standards in MGO 28.185(6)(c), followed by administrative approvals. The determination of historic value does not consider the proposed project for the site, only the historic value of existing resources on the property. Staff believes the new standards will help Plan Commissioners better work through whether a historic building should be demolished and will simplify the process for demolition for non-historic buildings.



City of Madison

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

Master

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File ID: 86650

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: Housing Package

Final Action:

Title: Amending Sections in Chapter 28 of the Madison General Ordinances related to single-family homes, accessory dwelling units, and small residential infill projects.

Notes: 6924HousingPackage

CC Agenda Date: 01/14/2025

Agenda Number: 67.

Sponsors: Satya V. Rhodes-Conway, Derek Field, John P.
Guequierre And Regina M. Vidaver

Effective Date:

Attachments: 86650 Body, Zoning Text Memo 2-17-25 Housing
Package & Non-Historic Demolition.pdf

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

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Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/9/2025	Michael Haas	Approved as to Form	1/29/2025
1	2	1/9/2025	Maggie McClain	Approve	1/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	01/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (Public Hearing - 2/17/25), Common Council (2/25/25)						

Text of Legislative File 86650

Fiscal Note

No City appropriation required.

Title

Amending Sections in Chapter 28 of the Madison General Ordinances related to single-family

homes, accessory dwelling units, and small residential infill projects.

Body

DRAFTER'S ANALYSIS: This proposed ordinance changes several sections throughout MGO Chapter 28, the Zoning Code. In general, these changes aim to bring more flexibility for homeowners seeking to build or modify single-family homes and Accessory Dwelling Units (ADUs) and facilitate small residential infill projects where already allowed. More specifically, these amendments:

- Allow more flexibility for the placement of attached garages in residential districts.
- Allow open porches on the side of homes to be located within a portion of the required side yard setback.
- Require the same side yard setback for one- and two-story buildings.
- Increase the allowable size and remove the maximum number of bedrooms for Accessory Dwelling Units (ADUs).
- Allow more flexibility for how units are arranged within two- and three-unit buildings.
- Remove the requirement for Usable Open Space where it is still required, while maintaining stormwater, maximum impervious surface, and landscaping requirements.

Many of these amendments emerged from staff's day-to-day work with applicants and observations about ways the code could be improved to help facilitate small residential development types that are already allowed within these zoning districts.

Please see Legistar File No. 86650 Body in Attachments.

Legistar File No. 86650 Body

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- Remove the requirement for Usable Open Space where it is still required, while maintaining stormwater, maximum impervious surface, and landscaping requirements.

Many of these amendments emerged from staff's day-to-day work with applicants and observations about ways the code could be improved to help facilitate small residential development types that are already allowed within these zoning districts.

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

1. Subsection (3) entitled "Attached Garage Setback" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances is repealed and recreated as follows:

- "(3) Attached Garage Design. In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, the following standards must be met. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible.
- (a) For any street-facing façade containing an attached garage door, the total width of all garage doors on that façade may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade.
 - (b) Any portions of a street-facing façade that contain an attached garage door may be no more than four (4) feet forward of at least fifty percent (50%) of the width of the remainder of that building façade, measured at grade."

2. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

"Accessory Dwelling Unit in Districts.

- (a) The principal ~~dwelling~~ building shall not contain more than eight (8) dwelling units.
- (b) No more than one (1) accessory dwelling unit may be located on a lot.

- (c) The number of occupants of the accessory dwelling unit shall not exceed one (1) family.
- (d) The accessory dwelling unit shall not be sold separately from the principal dwelling.
- (e) The maximum height of a detached building containing an accessory dwelling unit, including one built above a garage or similar space, shall be twenty-five (25) feet. Height shall be measured as a principal building pursuant to Sec. 28.134(1)(b).
- (f) The maximum size of an accessory dwelling unit contained within a principal building shall be ~~nine hundred (900) square feet~~ one thousand (1,000) square feet.
- (g) ~~An accessory dwelling unit shall contain no more than two (2) bedrooms~~ The footprint of an accessory building which includes an accessory dwelling unit shall not exceed one thousand (1,000) square feet.
- (h) The minimum setback requirements shall be those for accessory building or structures of the underlying zoning district.
- (i) Accessory dwelling unit entry ways within a rear or side yard shall be connected to a street frontage by a paved walkway or driveway.
- (j) For accessory dwelling units constructed within the principal building, the appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of a single-family dwelling.

3. Table 28I-1 of Section (1) entitled “Permitted Setback Encroachments” of Section 28.132 entitled “Encroachments into Setback Areas” of the Madison General Ordinances is amended by amending therein the following:

Structure or Feature	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Lakefront Yard Setback
Open porches	7	<u>3 from prop. line</u>		

4. Subsection (3) entitled “Two-Unit and Three-Unit Buildings” of Section 28.172 entitled “Residential Building Forms” of the Madison General Ordinances is amended as follows:

“(3) Two-Unit and Three-Unit Buildings.

(a) Building Types.

- 1. Two-Unit. A building containing two dwelling units, other than a two-family twin, that are vertically stacked one above the other, with a separate entrance to each unit and with yards on all sides.
- 2. Three-Unit. A building containing three dwelling units ~~that are vertically stacked one above the other~~, with a separate entrance to each unit and with yards on all sides.

- (b) Access and Entry. At least one of the dwellings shall have direct access from a common porch or stoop facing the front lot line and street. Parking, loading and trash disposal may be accessed from an alley or driveway. Each building shall include a stoop, porch or terrace serving at least one of the dwelling units, oriented toward the primary street.

- (c) Building Width. Buildings facing a public street shall not exceed a width of forty (40) feet along a single plane on the axis facing the street. Additional building wings facing the street shall be set back at least five (5) feet behind the front plane of the building.

5. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended as follows:

"Dwelling Types.

- (a) Dwelling, Single-Family Detached. A building designed exclusively for and occupied exclusively by one (1) family in one (1) dwelling unit, with yards on all sides.
- (b) Dwelling, Two-Family - Two-Unit. A building containing two dwelling units, other than a two-family twin that generally are vertically stacked one above the other, with a separate entrance to each unit and with yards on all sides.
- (c) Dwelling, Two-Family - Twin. A single-family dwelling which is attached on one side to another single-family dwelling with a common side wall, each of which may be located on an individual lot.
- (d) Dwelling, Three-Family, or "Three-Unit". A building containing three (3) dwelling units ~~that are vertically stacked one above the other,~~ with a separate entrance to each unit and with yards on all sides.
- (e) Dwelling, Single-Family Attached. A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having totally exposed front and rear walls to be used for access, light and ventilation.
- (f) Dwelling, Multi-Family. A building, or portion of a building, designed exclusively for occupancy by four (4) or more families living independently of each other in individual dwelling units. (See also "Residential Building Complex")

6. Subsection (2) entitled "Dimensional Requirements, Permitted and Conditional Uses" of Section 28.035 entitled "SR-C1 District" of the Madison General Ordinances is amended by amending therein the following:

"(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C1 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	8,000	8,000
Lot Width	60	60
Front Yard Setback	30	30
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6
Reversed Corner Side Yard Setback	15	30

Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	35
Maximum lot coverage	50%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

7. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.036 entitled “SR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C2 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	30	30
Side Yard Setback	One-story: 6/Two-story: 7	One-story: 6/Two-story: 7
Reversed Corner Side Yard Setback	15	30
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	35
Maximum lot coverage	50%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	1,300	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

8. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.037 entitled “SR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-C3 District				
	Single-family detached	Two-family Two-unit	Two-family—Twin	Nonresidential
Lot Area (sq. ft.)	6,000	8,000	4,000/d.u.	6,000
Lot Width	50	50	25/d.u.	50
Front Yard Setback	30	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 5	One-story: 5 Two-story or more: 6 (one side only)	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	15	15	15	25
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	60%	60%	60%	60%
Maximum building coverage	n/a	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	750	n/a

(a) Rear Yard Setback.

If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

9. Subdivision (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.039 entitled “SR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

SR-V1 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3-8 units)	Single-family attached,

					three-four unit
Lot Area (sq. ft.)	6,000	6,000	3,000/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	60	20 d.u.
Front Yard Setback	25	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 <u>5</u>	One-story: 5 Two-story: 6	6/15 total	Exterior end walls: 6 <u>5</u>
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	60%	90%
Usable open space (sq. ft. per d.u.)	750	500	500	460/one bedroom 320/2+ bedrooms	400

SR-V1 District: Conditional and Nonresidential Uses		
	Single-family attached (5-8 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	6,000
Lot Width	20/d.u.	50
Front Yard Setback	25	25
Side Yard Setback	Exterior end walls: 6 <u>5</u>	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	25
Rear Yard	Lesser of 25% lot depth or 30	Equal to building height but at least 30
Maximum height	3 stories/40	40
Maximum lot coverage	90%	60%
Maximum building coverage	n/a	50%
Usable open space (sq. ft. per d.u.)	400	n/a

10. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.040 entitled “SR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

SR-V2 District: Permitted Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Single-family attached (8 units max.)	Multi-family (3-24 units max)
Lot Area (sq. ft)	6,000	6,000	3,000/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	50	50	25/d.u.	20/d.u.	60
Front Yard Setback	25	25	25	25	25
Side Yard Setback	One-story: 5 Two-story: 6	Two-story: 6 <u>5</u>	One-story: 5 Two-story: 6	Exterior end walls: 6 <u>5</u>	10
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	60%	60%	60%	90%	60%
Usable open space (sq. ft. per d.u.)	500	500	500	100	160/one bedroom 320/2+ bedrooms

SR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>24 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	20/d.u.	60	50
Front Yard Setback	25	25	25
Side Yard Setback	Exterior end walls: 6	10	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	25
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 30	Equal to building height but at least 30
Maximum height	3 stories/40	4 stories/52	35
Maximum lot coverage	90%	60%	60%
Maximum building coverage	n/a	n/a	50%

Usable open space (sq. ft. per d.u.)	100	160/one bedroom 320/2+ bedrooms	n/a
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11. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.042 entitled “TR-C1 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C1 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	6,000	6,000
Lot Width	50	50
Front Yard Setback	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	One-story: 6 Two-story: 7	10
Reversed Corner Side Yard Setback	15	15
Rear Yard Setback	Lesser of 30% lot depth or 35 See (a) below	Equal to building height but at least 35 See (a) below
Maximum height	2 stories/35	35
Maximum lot coverage	50%	65%
Usable open space (sq. ft. per d.u.)	1,000	n/a
Maximum building coverage	n/a	50%

- (a) Rear Yard Setback. If the existing principal structure and any additions to it, covers twenty percent (20%) or less of the lot area, the rear yard setback may be reduced by twenty-five percent (25%).”

12. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C2 District

	Single-family detached	Nonresidential
Lot Area (sq.ft.)	4,000	4,800
Lot Width	40	40
Front Yard Setback	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	One-story: 5 Two-story or more: 6 Lot width < 50: 10% lot width	10
Reversed Corner Side Yard Setback	12	20
Rear Yard	Lesser of 30% lot depth or 30	Equal to building height but at least 30
Maximum height	2 stories/35	35
Maximum lot coverage	65%	65%
Usable open space (sq. ft. per d.u.)	700	n/a
Maximum building coverage	n/a	50%”

13. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.043 entitled “TR-C3 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C3 District		
	Single-family detached	Nonresidential
Lot Area (sq. ft.)	3,000	4,000
Lot Width	30	40
Front Yard Setback	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	5 Lot width <50: 10% lot width	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	8 (10 for garage)	15
Rear Yard	20 alley-accessed: 2 See (a) below	Equal to building height but at least 20
Maximum height	2 stories/35	35
Maximum lot coverage	75%	75%

Maximum building coverage	n/a	65%
Usable open space (sq. ft. per d.u.)	500	n/a

14. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.045 entitled “TR-C4 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-C4 District					
	Single-family detached	Two-family Two unit	Two-family Twin	Three-unit	Nonresidential
Lot Area (sq. ft.)	4,000	4,000	2,000/d.u.	4,000	4,800
Lot Width	40	40	20/d.u.	40	40
Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	Two-story: 5 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 6 Lot width <50: 10% lot width	One-story: 5 Two-story: 6
Reversed Corner Side Yard Setback	12	12	12	12	20
Rear Yard	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Lesser of 30% lot depth or 30	Equal to building height but at least 30
Maximum height	2 stories/35	2 stories/35	2 stories/35	2 stories/35	35
Maximum lot coverage	65%	65%	65%	65%	65%
Maximum building coverage	n/a	n/a	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	750	750	750	750	n/a

15. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.047 entitled “TR-V1 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V1 District: Conditional and Nonresidential Uses					
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached, three-four unit
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 5 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story: 6
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Usable open space (sq. ft. per d.u.)	500	500	500	160/one bedroom, 320/2+ bedrooms	400

TR-V1: Nonresidential (permitted or conditional)	
	Nonresidential
Lot Area (sq. ft.)	6,000
Lot Width	50
Front Yard Setback	20

Side Yard Setback	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	20
Rear Yard	Equal to building height but at least 30
Maximum Height	35
Maximum Lot Coverage	65%
Maximum Building Coverage	50%

16. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.048 entitled “TR-V2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Conditional and Nonresidential Uses			
	Single-family attached (>8 units)	Multi-family (>12 units)	Nonresidential
Lot Area (sq. ft.)	1,500/d.u.	1,500/d.u.	6,000
Lot Width	15/d.u.	60	50
Front Yard Setback	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	Exterior end walls: One-story: 5 Two-story: 6	10	One-story: 6 Two-story or more: 7
Reversed Corner Side Yard Setback	12	12	20
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40	3 stories/40	40
Maximum lot coverage	90%	70%	65%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	100	160/one bedroom, 320/2+ bedrooms	n/a

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-V2 District: Permitted Uses

	Single-family detached	Two-family Two unit	Two-family - Twin	Multi-family (3—12 units)	Single-family attached (8 units max.)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	1,500/d.u.	1,500/d.u.
Lot Width	30	30	15/d.u.	30	15 d.u.
Front Yard Setback	20	20	20	20	20
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 6 5 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	One-story: 5 Two-story or more: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25	Lesser of 25% lot depth or 25
Maximum height	2 stories/35	2 stories/35	2 stories/35	3 stories/40	3 stories/40
Maximum lot coverage	70%	70%	70%	70%	90%
Usable open space (sq. ft. per d.u.)	500	500	500	160/one bedroom, 320/2+ bedrooms	400

17. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.050 entitled “TR-U1 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U1 District: Conditional and Nonresidential Uses			
	Single-family attached (> 8 units)	Multi-family (> 24 units)	Nonresidential

Lot Area (sq. ft.)	1,000/d.u.	750/d.u.	6,000
Lot Width	15/d.u.	50	50
Front Yard Setback	15 or avg.	15 or avg.	15 or avg.
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	Exterior end walls: One-story: 5 Two-story: 6	10	One-story: 5 Two-story or more: 6
Reversed Corner Side Yard Setback	12	12	15
Rear Yard	Lesser of 25% lot depth or 20 Alley accessed: 2	Lesser of 25% lot depth or 25	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	5 stories/65 See (b) below	40
Maximum lot coverage	90%	75%	70%
Maximum building coverage	n/a	n/a	50%
Usable open space (sq. ft. per d.u.)	400	460	n/a

TR-U1 District: Permitted Uses						
	Single-family detached	Two-family Two unit	Two-family - Twin	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—24 units)
Lot Area (sq. ft.)	3,000	3,000	1,500/d.u.	3,000	1,000/d.u.	750/d.u.
Lot Width	30	30	15/d.u.	30	15/d.u.	30
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10%	Two-story: 6 5 Lot width <50: 10%	One-story: 5 Two-story: 6 Lot width <50: 10%	One-story: 5 Two-story: 6 Lot width	Exterior end walls: One-story: 5	One-story: 5 Two-story: 6 Lot Width <50: 10%

	of lot width	of lot width	of lot width	<50: 10% of lot width	Two-story: 6	of lot width
Reversed Corner Side Yard Setback	12	12	12	12	12	12
Rear Yard	Lesser of 25% lot depth or 30	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20
Maximum height	2 stories/35 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 ft. See (b) below
Maximum lot coverage	75%	75%	75%	75%	90%	75%
Usable open space (sq. ft. per d.u.)	320	320	320	160	100	160

18. Subsection (2) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.051 entitled “TR-U2 District” of the Madison General Ordinances is amended by amending therein the following:

“(2) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

TR-U2 District: Permitted Uses			
	Three-four unit	Single-family attached (max. 8 units)	Multi-family (5—36 units)
Lot Area (sq. ft.)	3,000	800/d.u.	350/d.u.
Lot Width	30	15/d.u.	30
Front Yard Setback	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average
Side Yard Setback	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Exterior end walls: One-story: 5 Two-story: 6	One-story: 5 Two-story: 6 Lot Width <50: 10% of lot width
Reversed Corner Side Yard Setback	12	12	12
Rear Yard	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20

Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	4 stories/52 See (b) below
Maximum lot coverage	75%	90%	75%
Usable open space (sq. ft. per d.u.)	40	100	40

TR-U2 District: Conditional and Nonresidential Uses						
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Lot Width	15/d.u.	30	30	15/d.u.	50	50
Front Yard Setback	15	15	15	15	15	15
Maximum Front Yard Setback	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	30 ft. or up to 20% greater than block average	n/a
Side Yard Setback	Exterior end walls: One-story: 5 Two-story: 6	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	Two-story: 6 5 Lot width <50: 10% of lot width	One-story: 5 Two-story: 6 Lot width <50: 10% of lot width	10	One-story: 5 Two-story: 6
Reversed Corner Side Yard Setback	12	12	12	12	12	15
Rear Yard	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Lesser of 25% lot depth or 20	Equal to building height but at least 30
Maximum height	3 stories/40 See (b) below	3 stories/40 See (b) below	2 stories/35 See (b) below	2 stories/35 See (b) below	6 stories/78 See (b) below	40
Maximum lot coverage	90%	75%	75%	75%	80%	75%
Maximum building coverage	n/a	n/a	n/a	n/a	n/a	50%
Lot Area (sq. ft.)	800/d.u.	3,000	3,000	1,500/d.u.	350/d.u.	6,000
Usable open	100	320	320	320	40/d.u.	n/a

space (sq. ft. per d.u.)						
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19. Subsection (3) entitled “Dimensional Requirements” of Section 28.063 entitled “Limited Mixed-Use District” of the Madison General Ordinances is amended by amending therein the following:

“(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Limited Mixed-Use District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'.
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Same as for non-residential buildings in the adjacent residential district.
Side yard setback: other cases	No minimum
Rear yard setback	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 20
Maximum lot coverage	Same as for non-residential buildings in the adjacent residential district. If not adjacent to residential district, 75%
Maximum height	2 stories/35
Maximum building size (sq. ft.)	5,000
Usable open space (sq. ft.)	160 for one-bedroom dwelling unit, 320 for dwelling units with 2 or more bedrooms

20. Subsection (3) entitled "Dimensional Requirements" of Section 28.064 entitled "Neighborhood Mixed-Use District" of the Madison General Ordinances is amended by amending therein the following:

"(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Neighborhood Mixed-Use District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line.	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback (for exclusive residential use)	One-story: 5 Two-story or higher: 6
Side yard setback: other cases (i.e., infill between party wall storefront buildings).	None unless needed for access
Lot area (for exclusive residential use)	500 sq. ft./unit
Rear yard setback.	20
Maximum lot coverage.	75%
Maximum height.	3 stories/40 See (d) below
Usable open space -- residential only.	40 sq. ft./unit

21. Subsection (3) entitled "Dimensional Requirements" of Section 28.065 entitled "Traditional Shopping Street (TSS) District" of the Madison General Ordinances is amended by amending therein the following:

"(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Traditional Shopping Street District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	85%
Maximum height	3 stories/40 See (c) below
Usable open space	40 sq. ft./unit
Lot area (for exclusive residential use)	350 sq. ft./unit

22. Subsection (5) entitled “Dimensional Requirements” of Section 28.066 entitled “Mixed-Use Center (MXC) District” of the Madison General Ordinances is amended as follows:

“(5) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Mixed-Use Center District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard	Approved as part of the master plan
Rear yard setback	Approved as part of the master plan
Maximum lot coverage	85%
Maximum height	The maximum height of any building in the MXC district shall be established on the approved master plan. Any building exceeding 5 stories/78 feet shall require approval as a conditional use.
Usable open space	40 sq. ft./unit

23. Subsection (3) entitled “Dimensional Requirements” of Section 28.067 entitled “Commercial Corridor - Transitional District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Corridor - Transitional District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and

	property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5 Two-story or higher: 6 Lot width <40: 10% lot width
Side yard setback (for exclusive residential use)	10
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	none unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	500 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories/78 See (d) below
Usable open space	40 sq. ft./unit

24. Subsection (3) entitled "Dimensional Requirements" of Section 28.068 entitled "Commercial Center District" of the Madison General Ordinances is amended as follows:

"(3) Dimensional Requirements.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Commercial Center District	
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and

	property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: For exclusive residential use	10
Side yard setback: Other cases	One-story: 5 Two-story or higher: 6
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Lot area (for exclusive residential use)	750 sq. ft./unit
Maximum lot coverage	85%
Maximum height	5 stories/78 See (d) below
Usable open space -- residential only	160 sq. ft. per lodging room or 1-bedroom unit; 320 sq. ft. for >1-bedroom units

25. Subsection (3) entitled "Dimensional Standards" of Section 28.069 entitled "Regional Mixed-Use (RMX) District" of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Regional Mixed-Use District	
Front Yard Setback	See (a) below
<u>Side Yard Setback</u>	<u>0' or 5'</u> <u>0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</u> <u>5' if the distance between the curb and property line is less than 15'.</u> <u>See (a) below and Downtown Setback Map and Setback Exceptions Map.</u>

Side yard setback: Where buildings abut residentially-zoned lots at side lot line	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	6 Lot width <40: 10% lot width
Side yard setback: Other cases (i.e., infill between party wall storefront buildings)	None unless needed for access
Rear yard setback	The lesser of 20% of lot depth or 20 feet
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	5 stories/78 feet See (c) below
Usable open space	None
Lot area (for exclusive residential use)	None

26. Subsection (3) entitled “Dimensional Standards” of Section 28.075 entitled “Urban Office-Residential (UOR) District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Urban Office-Residential District	
Lot area (sq. ft.)	8,000
Lot width	65
Front yard setback	15 See (a) below and Downtown Setback Map
Side yard setback	10 See Downtown Setback Map
Rear yard setback	20% of lot depth, but at least 30 See (b) below
Maximum lot coverage	75%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below

- (a) Specific front yard setbacks may be designated on the zoning map and may be designated as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

27. Subsection (3) entitled “Dimensional Standards” of Section 28.076 entitled “Urban Mixed-Use (UMX) District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Urban Mixed-Use District	
Lot area (sq. ft.)	3,000
Lot width	30
Minimum front yard setback	<p>Nonresidential or mixed-use buildings: 0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</p> <p>5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.</p> <p>Residential buildings: 5' See (a) below and Downtown Setback Map</p>
Maximum front yard setback	<p>10 See (a) below and Downtown Setback Map</p>
Side yard setback	<p>0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.</p> <p>5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.</p>
Rear yard setback	<p>10 See (b) below</p>
Maximum lot coverage	90%
Minimum height	2 Stories
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	<p>40 sq. ft. per bedroom See (c) below</p>

- (a) Specific front yard setbacks may be designated on the zoning map and may be designated as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if it is located completely below pre-construction existing grade or under a slope of no greater than one (1) to three (3) feet to the lot line and is completely covered by landscape.

- (c) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

28. Subsection (2) entitled “Dimensional Standards” of Section 28.078 entitled “Downtown Residential 1 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 1 District	
Lot area (sq. ft.)	3,000
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40
Front yard setback	15 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% lot width See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 30 See (b) below
Maximum lot coverage	75%
Maximum height	See Downtown Height Map
Stepback	See Downtown Stepback Map
Usable open space	40 sq. ft. per bedroom See (c) below

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

29. Subsection (2) entitled “Dimensional Standards” of Section 28.079 entitled “Downtown Residential 2 District” of the Madison General Ordinances is amended as follows:

“(2) Dimensional Standards.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Downtown Residential 2 District	
Lot area	3,000 sq. ft.
Lot width	Residential buildings: 30 Non-residential and mixed-use buildings: 40

Front yard setback	10 See (a) below and Downtown Setback Map
Side yard setback	5 Lot width <40: 10% See Downtown Setback Map
Rear yard setback	Lesser of 20% lot depth or 20 See (b) below
Maximum lot coverage	80%
Minimum height	2 stories
Maximum height	See Downtown Height Map
Stepbacks	See Downtown Stepback Map
Usable open space	20 sq. ft. per bedroom See (c) below

- (a) Front yard setbacks may be designated on the zoning map as a specific location (build to line), a minimum, or a range.
- (b) Underground parking may extend into the rear yard setback if located completely below grade.
- (c) ~~Usable open space may take the form of at-grade open space, porches, balconies, roof decks, green roofs or other above-ground amenities.~~

30. Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.084 entitled “Traditional Employment District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Traditional Employment District	
Lot area (sq. ft.)	6,000
Lot area (for exclusive residential use)	2,000 sq. ft./unit
Lot width	50
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. (see frontage requirements)
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the

	15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: for exclusive residential use	5 ft.: 1 story 6 ft.: 2 or more stories
Side yard setback: other cases (i.e. infill between party wall storefront buildings)	None unless needed for access
Rear yard setback	Lesser of 20% lot depth or 20
Rear yard setback: For corner lots, where all abutting property is in a nonresidential zoning district	The required rear yard setback shall be the same as the required side yard setback
Maximum lot coverage	85%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68 See (c) below
Usable open space – residential only	20 sq. ft. per bedroom

31. Subsection (3) entitled “Dimensional Requirements, Permitted and Conditional Uses” of Section 28.085 entitled “Suburban Employment District” of the Madison General Ordinances is amended as follows:

“(3) Dimensional Requirements, Permitted and Conditional Uses.

Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Suburban Employment District	
Lot area (sq. ft.)	20,000
Lot area (for exclusive residential use)	2000 sq. ft./unit
Lot width	65
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance.

	5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Side yard setback	15 or 20% building height
Side yard setback (for exclusive residential use)	15 or 20% of building height
Rear yard setback	30
Maximum lot coverage	75%
Minimum height	22, measured to building cornice
Maximum height	5 stories/68 Residential uses: 4 stories/55 See (d) below
Usable open space – residential only	20 sq. ft. per bedroom

32. Subsection (4) entitled “Dimensional Requirements” of Section 28.097 entitled “Campus-Institutional District” of the Madison General Ordinances is amended as follows:

“(4) Dimensional Requirements.

In CI districts, with an approved Master Plan, dimensional requirements will be determined by the Master Plan. In CI Districts with no Master Plan, the dimensional requirements follow. Requirements represent minimums unless otherwise noted. Dimensions are in feet unless otherwise noted.

Campus-Institutional District	
Lot area sq. ft.	6,000
Lot width	50
Front yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15'. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'.
Side yard setback	0' or 5' 0' if the distance between the curb and property line is equal to or greater than 15' or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15' distance. 5' if the distance between the curb and property line is less than 15'. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Rear yard setback	0
Maximum lot coverage	85%
Maximum height	3 stories/68 See Sub. (a) below
Usable open space	0

33. Subsection (6) entitled “Usable Open Space” of Section 28.104 entitled “Transit Oriented Development Overlay District” of the Madison General Ordinances is repealed.

34. Subsection (7) entitled “Site Standards for Buildings” through (8) entitled “Site Standards of Automobile Infrastructure” of Section of Section 28.104 entitled “Transit Oriented Development Overlay District” of the Madison General Ordinances are hereby renumbered to (6) through (7), respectively.

35. Section 28.140 entitled “Usable Open Space” of the Madison General Ordinances is repealed.

36. Subdivision (b) entitled “General Requirements” of Subsection (3) entitled “Development of Deep Residential Lots” of Section 28.135 entitled “Lot Division, Creation and Access” of the Madison General Ordinances is amended as follows:

- (b) General Regulations. The Plan Commission may allow, after a public hearing and notice as set forth in Sec. 28.183 and consideration of the standards set forth in Sec. 28.183(6), the development of a deep residential zoning lot into not more than four (4) zoning lots, provided that:
1. The front lot(s) shall have a width not less than that required in the district in which it is located.
 2. The rear lot shall have frontage onto an improved public street for a width not less than thirty (30) feet.
 3. The strip of land of land between the improved public street and the remainder of the rear lot shall not contain any buildings or structures and said strip of land shall not be used to satisfy any area, or yard, ~~or usable open space~~ requirement for the rear lot.
 4. All of the lots proposed shall have the minimum required lot area.
 5. The house numbers for all lots shall be on a sign visible from the public street.

37. Section 28.151 entitled “Applicability” of the Madison General Ordinances is amended by amending therein the following:

“Assisted Living Facility. Congregate Care Facility. Skilled Nursing Facility.

- (a) The yard requirements for multi-family use in the district apply.
- (b) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- (c) ~~The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.~~

- ~~(d)~~(c) 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.
- ~~(e)~~(d) The owner shall submit a Management Plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

"Cohousing Community.

- (a) Any housing type that is a conditional use within the zoning district may be located in a cohousing community with conditional use approval.
- (b) Any use allowed within the zoning district may be located in a cohousing community.
- (c) Lot area requirements may be combined and shared among cohousing units with conditional use approval provided that the overall density remains consistent with minimum lot area standards.
- ~~(d) Usable open space may be combined and shared among cohousing units."~~

"Convent, Monastery, Similar Residential Group.

- (a) The use shall be accessory to a place of worship. The use may be located on a separate zoning lot where separated by a public right-of-way from the primary use.
- (b) The yard requirements for multi-family use in the district apply.
- (c) A facility established after the effective date of this ordinance within a predominantly residential or mixed-use area shall have vehicular access to a collector or higher classification street.
- ~~(d) The site shall contain a minimum of one hundred fifty (150) square feet of usable open space per resident, consisting of outdoor seating areas, gardens and/or recreational facilities. Public parks or plazas within three hundred (300) feet of the site may be used to meet this requirement.~~
- ~~(e)~~(d) Where the principal use is a conditional use, 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."

"Lease of Off-Street Parking Facilities Accessory to a Residential Use to Non-Tenants.

- (a) The lessee shall reside within a block, all or a portion of which is within fifteen hundred (1500) feet of the parking facility.
- ~~(b) Adequate useable open space shall be provided for any residential use located on the same zoning lot, except for lots in the Central Area.~~
- ~~(e)~~(b) Occupants of the principal use shall have first right of refusal for the parking facilities.
- ~~(d)~~(c) The lessee shall provide the owner of the facility documentation establishing their place of residence.
- ~~(e)~~(d) All new parking facilities shall comply with City standards for design, paving, and screening."

"Residential Building Complex.

- (a) Recreational areas may be required to serve the needs of the anticipated population.
- (b) Setback requirements may be reduced as part of the conditional use approval, ~~provided that equivalent open space areas are provided.~~
- (c) Minimum distances between buildings shall equal the combination of the required side yards for each building, unless reduced by the Plan Commission as part of the conditional use approval.
- (d) 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.
- (e) In the TE District, new residential uses, whether in new or existing buildings, shall not be located where potential nuisances exist, including but not limited to: excessive vibration, dust, noise, light, glare, smoke, odor, or truck traffic.
- (f) In the TE District, new residential uses shall be adequately separated or buffered from adverse impacts from existing industrial uses.
- (g) Shall be reviewed by the UDC pursuant to Sec. 33.24(4)(c), MGO.
- (h) All Residential Building Complexes shall be submitted with a plan for building placement, circulation, access and parking, and information on the architectural design of the development.
- (i) Each building in a Residential Building Complex shall provide the lot area and usable open space required for the building type by the zoning district.
- (j) Entrance orientation requirements for buildings that do not front a public street and are located behind buildings that do front a public street may be modified by the Plan Commission as part of the conditional use approval, provided that the modification results in entrances being oriented to a courtyard, open space, or other common amenity of the residential building complex.”

“Two-Family Dwelling - Twin.

- (a) Each unit shall be separated from the abutting unit by a minimum fire separation complying with Wis. Admin. Code § SPS 321.08, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof.
- (b) The common wall between dwelling units shall be approximately perpendicular to the street right-of-way line. When a parcel containing a Two Family Dwelling - Twin is divided by Certified Survey Map, the lot line shall run continuously from the front lot line to the rear lot line through the common wall.
- (c) Each unit shall have separate water services, curb stops, lines and meters. The water service may be split in the terrace, with separate curb stops, lines and meters.
- (d) Each unit shall have separate sanitary sewer service laterals and lines.
- (e) Each unit shall have separate gas and electric meters.
- (f) A Two Family Dwelling - Twin divided by Certified Survey Map shall have a joint cross access and maintenance agreement that has been submitted with the land division application and which shall be recorded with the land division.
- (g) In the NMX, TSS, and CC-T Districts, Two Family Dwelling - Twin constructed after the effective date of this ordinance require conditional use approval. The lot area, and lot width ~~and usable open space~~ required shall be the same as in the

TR-C4 district. Any Two-Family Dwelling - Twin shall not have an attached garage with a door facing any street.

- (h) In the TR-C4 district, a Two-Family Dwelling - Twin shall not have an attached garage with a door facing any street.”

38. Subsection (1) entitled “Statement of Purpose” of Section 28.098 entitled “Planned Development District” of the Madison General Ordinances is amended as follows:

“(1) Statement of Purpose.

The Planned Development (PD) District is established to provide a voluntary regulatory framework as a means to facilitate the unique development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations, and that features high-quality architecture and building materials. In addition, the Planned Development District is intended to achieve one or more of the following objectives:

- (a) Promotion of green building technologies, low-impact development techniques for stormwater management, and other innovative measures that encourage sustainable development.
- (b) Promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas, with enhanced pedestrian, bicycle and transit connections and amenities.
- (c) Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.
- (d) Preservation of historic buildings, structures, or landscape features through adaptive reuse of public or private preservation of land.
- (e) Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.
- (f) Facilitation of high-quality development that is consistent with the goals, objectives, policies, and recommendations of the Comprehensive Plan and adopted neighborhood, corridor or special area plans.

Because substantial flexibility is permitted in the base zoning districts, the PD option should rarely be used. It is intended that applicants use the PD option only for situations where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting.

Approval of a Planned Development District requires a zoning map amendment, which shall result in the creation of a new site-specific zoning district, with specific requirements that are unique to that planned development. In the Planned Development District, there shall be no predetermined requirements for lot area, lot width, height, floor area ratio, yards, ~~usable open space~~, signage, or off-street parking and loading, but such requirements may be made a part of a planned development during its approval and recorded against the PD-zoned property as regulations to be enforced as a part of this ordinance.”

39. Section 28.192 entitled “Nonconforming Buildings or Structures” of the Madison General Ordinances is amended as follows:

“28.192 NONCONFORMING BUILDINGS OR STRUCTURES

A lawful nonconforming building or structure existing on the effective date of this ordinance may be continued although it does not conform to the provisions of this ordinance with respect to bulk characteristics including, but not limited to, setback, ~~open space~~, floor area ratio, height, density, parking facilities, amount of parking, and style, provided that any additions or enlargements shall conform to the provisions of the ordinance.”

40. Section 28.206 entitled “Fees” of the Madison General Ordinances is amended by amending therein the following:

“Type of Action	Fee
Conditional use application for the following conditional uses:	No Fee
• Day care centers [includes adult day care]	
• Adaptive reuse of former public school or municipal buildings	
• Accessory greenhouses and swimming pool roofs or domes which infringe on required usable open space	
• Community service organizations; day treatment facilities	
• Development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the zoning district in which the property is located”	

41. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended as follows:

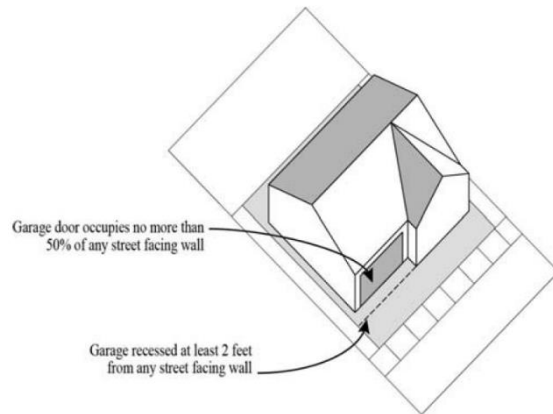
“Lodging Room. A room rented as sleeping and living quarters, but without kitchen facilities, and with or without an individual bathroom. In a suite of rooms without kitchen facilities, each room which provides sleeping accommodations shall be counted as one lodging room for the purpose of this ordinance. A lodging room designed for more than two (2) people shall be counted as one lodging room for each two (2) persons of total occupancy, for ~~open space~~, park impact fee and parking requirements.”

~~“Usable Open Space. That portion of a zoning lot, outside of a required front or corner side yard, as extended to the rear lot line, that is available to all occupants for outdoor use. Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement may be included in usable open space. Usable open space may include balconies and roof decks where specified in this ordinance.”~~

EDITOR'S NOTES:

Subsection (3) entitled "Attached Garage Setback" of Section 28.031 entitled "General Provisions for Residential Districts" of the Madison General Ordinances currently reads as follows:

- "(3) Attached Garage Setback. In new buildings constructed after the effective date of this code, in order to avoid the monotonous and pedestrian-unfriendly appearance of facades dominated by garage doors, any street-facing wall that contains an attached garage door may occupy no more than fifty percent (50%) of the width of that building facade, measured at grade. That portion of the façade that contains the garage door must be recessed at least two (2) feet behind the remainder of the facade. The Plan Commission may reduce or eliminate this requirement as part of the conditional use process in the case of lakefront lots where physical constraints make compliance infeasible."



Subsection (6) entitled "Usable Open Space" of Section 28.104 entitled "Transit Oriented Development Overlay District" of the Madison General Ordinances currently reads as follows:

- "(6) Usable Open Space. Usable open space shall not be required."

Section 28.140 entitled "Usable Open Space" of the Madison General Ordinances currently reads as follows:

"28.140 USABLE OPEN SPACE.

- (1) Usable open space shall be provided on each lot used in whole or in part for residential purposes, as set forth in each district.
 - (a) Usable open space at ground level shall be in a compact area of not less than two hundred (200) square feet, with no dimension less than eight (8) feet and no slope grade greater than ten percent (10%).
 1. Where lot width is less than forty (40) feet, the minimum dimension of usable open space may be reduced to six (6) feet.
 - (b) Usable open space shall not include areas occupied by buildings, driveways, drive aisles, off-street parking, paving and sidewalks, except that paved paths no wider than five (5) feet, and pervious pavement designed for outdoor recreation only may be included as usable open space.

- (c) Within the Central Area, as defined, where usable open space requirements cannot be met due to limited existing lot area, or building/parking placement, required landscaped areas may be used to meet the usable open space requirement, provided that said landscaped areas are a minimum of five (5) feet in width.
- (d) Within the TR-U1 and TR-U2 Districts and within all Mixed-Use, Employment, Downtown and Urban Districts:
 - 1. Roof decks, porches, and balconies may be used to meet up to seventy-five percent (75%) of the minimum open space requirements, provided that:
 - a. Roof decks shall have a minimum dimension of fifteen (15) feet and shall be free of any obstructions, improved and available for safe and convenient access to all occupants of the building.
 - b. Porches shall have a minimum width of fifteen (15) feet and minimum depth of six (6) feet and shall be free of any obstructions, improved, and available and be available to all occupants as a source of ingress and egress to the building.
 - c. Balconies shall have a minimum dimension of six (6) feet and shall be free of any obstructions, improved, and available for safe and convenient access to all occupants of the building.
 - d. Private balconies and private porches shall have a minimum dimension of four and one-half (4½) feet.
- (e) Within the TSS and MXC Districts, roof decks and balconies may be used to meet up to one hundred percent (100%) of the minimum open space requirements, provided that the dimensions set forth in sub. (d) 1. and 2 are met.
- (f) For all single-family attached homes, porches and balconies may be used to meet up to one hundred percent (100%) of the minimum open space requirements, provided that the dimensions set forth in sub. (d)1.d. are met.

**PREPARED FOR THE PLAN COMMISSION****Proposal:** **Zoning Text Amendment****Legistar File ID #:** [86650](#) (Housing Package) and [86649](#) (Demolition)**Prepared By:** Planning and Zoning Staff

Overview

Together, Legistar ID 86650 and Legistar ID 86649 introduce several changes to the Madison General Ordinances (MGO), primarily to the Zoning Code in Chapter 28, intended to support housing creation. In general, these changes aim to provide more flexibility for homeowners seeking to build or modify single-family homes and ADUs, facilitate small residential infill projects where already allowed, and streamline the city's review process for non-historic buildings that are proposed to be demolished. More specifically, these amendments:

- Allow more options for the placement of attached garages in residential zoning districts
- Allow open porches on the side of homes to be located within a portion of the side yard setback, similar to allowances for open porches on the front and rear of homes
- Revise the side yard setback to require the same minimum for both one- and two-story buildings
- Increase the allowable size for Accessory Dwelling Units (ADUs) and remove the maximum number of bedrooms
- Allow more flexibility for how units are arranged within two- and three-unit buildings
- Remove requirements for Usable Open Space, while maintaining existing stormwater, maximum impervious surface (lot coverage), and landscaping requirements
- Continue the Landmark Commission's review of all demolition requests for historic value but allow demolitions that the Landmarks Commission determines are not historic to move forward administratively without an additional review by the Plan Commission (Legistar ID 86649)

Ease Attached Garage Design Requirements

Legistar 86650 replaces MGO Sec. 28.031(3), which currently requires that an attached garage door facing the street must be recessed at least 2 feet behind the street-facing wall in residential zoning districts. This requirement was added to the code to prevent streets from being dominated in appearance by garage doors. However, the current requirement is an obstacle to building modular homes, using a greater variety of single-family home builders, and developing homes using widely available and standardized "off-the-shelf" plans. The requirement also restricts the amount and/or placement of habitable space that can be built under the main roof of new homes, which can increase costs and decrease the efficiency of a home's layout.

Prior to 2013, many homes were built in Madison with an attached garage forward (though not completely forward) of the remainder of the house. The aesthetic of these homes is not contrary to the goal to have neighborhoods where garages are not the predominant feature along the street. Changing the limit to no more than 4' forward of at least 50% of the width of the remainder of that building façade is intended to

allow more flexibility while maintaining desired neighborhood aesthetics. The code will also continue to limit garage door width to no more than 50% of the street-facing wall and to require facade modulation where any house's width exceeds 50 feet.

Allow Open Porches in Side Yard Setbacks

Legistar ID 86650 amends Table 281-1 in MGO 28.132 to allow open porches to be located within a side yard setback, as long as the porch is at least 3 feet from the property line. Open porches have roofs but are not enclosed or conditioned spaces. This change provides more flexibility for owners wishing to add an open porch and is in response to requests from homeowners to make this improvement to their homes. Currently, open porches can occupy a portion of front and rear yard setbacks. The proposed amendment will allow similar flexibility for open porches within a side setback.

Establish Consistent Side Yard Setbacks for One- and Two-Story Buildings

Legistar ID 86650 amends a number of *Dimensional Requirements, Permitted and Conditional Uses* district tables to require the same minimum side yard setback for one- and two-story buildings. In most cases, the required setback is either 5 ft or 6 ft for a one-story building and 6 ft or 7 ft for two-story buildings. While only modestly different, over time these differing setbacks have caused confusion for applicants and in some cases precluded property owners from modifying/expanding existing homes and residential buildings. These amendments simplify side yard setbacks by applying what is currently the required one-story setback for each district to one- and two-story buildings alike. This amendment also makes a technical correction to the *Dimensional Standards* table for the Regional Mixed-Use (RMX) District (MGO 28.069) to fill in a missing side yard setback requirement that applies to street side yards, consistent with other similar districts.

Increase Maximum ADU Size & Remove ADU Bedroom Limit

Legistar ID 86650 amends standards in MGO 28.151 regarding Accessory Dwelling Units (ADUs) to further reduce challenges in building ADUs. The proposed amendment increases limits on ADU size and removes the limit that ADUs contain no more than two bedrooms. The proposed amendment will allow for an ADU in a building with another home or homes to have up to 1,000 square feet of living space. The proposal will also increase the maximum size for a detached accessory building containing an ADU to a footprint of 1,000 square feet, consistent with requirements for other types of accessory buildings in residential and mixed-use districts. Having the same standard for all accessory buildings simplifies and expands design options for code-compliant ADUs. While the City has revised its rules to make ADUs more permissible, these limits continue to create some challenges for how internal living space within an ADU can be designed, as well as in the most efficient and cost-effective ways to incorporate ADUs within detached buildings. Regulating by maximum footprint will allow ADUs to have finished basements, lofts, and other building efficiencies within the living space and will provide more options for filling the allowable box with a mixed of ADU living space, storage, and/or garage.

Expand Design Options for Two- and Three-Family Dwellings

Legistar 86650 allows additional options for two- and three-unit building design in districts where these housing types are already allowed. Today, the zoning code limits two- and three-unit buildings to either have side-by-side units or stacked units. This change will also allow units to be arranged in additional configurations including back-to-back and with some units located on two floors. The current design restrictions are obstacles to missing middle development, particularly on infill lots or when adding a unit to an existing building.

Remove Usable Open Space Requirements

Legistar ID 86650 removes Usable Open Space (UOS) requirements, while maintaining requirements for setbacks, landscaping, and maximum impervious lot coverage. In most districts, the standards for UOS require ground level outdoor space in backyards for use by a building's occupants, ranging from 100 square feet of required area per dwelling unit to as much as 1,300 square feet per dwelling unit. Within the Downtown Residential 1 (DR1), Downtown Residential 2 (DR2), Urban Mixed-Use (UMX) and Urban-Office-Residential (UOR) districts, UOS may also be located in porches, balconies, roof decks, green roofs, or other above-ground outdoor amenities. UOS is not currently required for developments within the Downtown Core (DC) and Regional Mixed-Use (RMX) zoning districts, nor for developments within the Transit Oriented Development (TOD) Overlay District.

This amendment proposes eliminating the UOS requirement because it overlaps with and is in some ways duplicative of other zoning code requirements that limit impervious lot coverage and require minimum setbacks between buildings property lines; and because it limits the ability to create housing types and densities that are otherwise permitted in the zoning code. For example, this requirement has been an obstacle to:

- Siting a single-family home on a vacant corner lot due to the inability to fit the home and the required UOS on the lot while still meeting yard setbacks.
- Constructing two duplexes with rear loading garages.
- Adding an eighth unit by internal remodeling to a seven unit building downtown.
- Converting an upper story office space in a mixed-use building into an apartment.
- Rezoning a property to a zoning district more compatible with city plans because the district didn't allow structured UOS and a project would be infeasible with so much of the lot devoted to surface green space.
- Building the number of dwelling units that would otherwise be allowed based on a district's base requirements for lot area/dwelling unit.
- Prevented the creation of a third dwelling unit within an existing two-story mixed-use building because the rear of the lot was developed with a small parking area.
- Preventing a commercial building from converting to a residential building, due to the lack of on-site qualifying UOS

Additionally, despite fairly prescriptive requirements for where and how UOS is located on a lot, a number of developments have successfully met the requirement with outdoor spaces that are unlikely to be enjoyed as the ordinance intends. Removing this requirement will be particularly beneficial for small, missing middle

scale residential developments. UOS limits developable land by typically requiring ground level private parkland. It also increases housing development costs by requiring amenities like balconies that wouldn't otherwise be provided or desired in the market. We have already seen the benefits of removing UOS to projects that have been approved in the TOD Overlay since its enactment two years ago, in January 2023.

Allow Administrative Approval of Non-Historic Demolitions

Legistar ID 86649 changes how demolition applications are reviewed by City staff and the Plan Commission. Approaches to amend the demolition ordinance have previously been discussed with the Plan Commission at their special meetings.

Currently, all applications for demolition are reviewed and decided on by the Plan Commission. This change proposes that only demolitions of buildings determined by the Landmarks Commission to have historic value will require Plan Commission review. Demolitions that are not historic can be processed administratively. Additionally, this proposal updates the standards that the Plan Commission uses to review the demolition applications that are referred to it, removing administrative checklist items and clarifying approval standards. Other processes related to demolition will be unchanged, including street tree protection/pruning/removal, approval of reuse/recycling plans, and building moving processes.

Currently, all principal buildings proposed for demolition are first reviewed by the Landmarks Commission for historic value and significance. This does not change as part of the proposed code amendment. Similar to the current process, the Landmarks Commission would assign one of the following to the demolition application:

- Category A: has architectural significance, cultural significance, or historic significance; is work/product of an architect of note; contributes to a National Register Historic District; and/or is intact or rare example of an architectural style or construction method.
- Category B: has value related to the vernacular context of Madison's built environment, cultural practices, or as work/product of an architect of note, but it's not itself historically, architecturally or culturally significant.
- Category C: no known historic value.

These descriptions of Categories A, B, and C will be codified in the City's Landmarks Commission Ordinance, MGO 41.28. These categories are similar to the findings the Landmarks Commission currently makes using a similar methodology.

Unlike the current process, the proposed ordinance would allow non-historic (Category C) demolitions will now be processed administratively by staff within the Building Inspection division and other City departments for compliance with applicable ordinances. Category A and B applications, which are those found to have historic value, will still require Plan Commission review and approval under the new standards in MGO 28.185(6)(c), followed by administrative approvals. The determination of historic value does not consider the proposed project for the site, only the historic value of existing resources on the property. Staff believes the new standards will help Plan Commissioners better work through whether a historic building should be demolished and will simplify the process for demolition for non-historic buildings.



City of Madison

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

Master

File Number: 86652

File ID: 86652

File Type: Ordinance

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 01/08/2025

File Name: City Purchasing Threshold

Final Action:

Title: Amending Section 4.26, City Purchasing, of the Madison General Ordinances to increase the threshold requiring competitive selection of service contracts from \$50,000 to \$75,000 and make other clarifications.

Notes: 6926PurchasingLimits

CC Agenda Date: 01/14/2025

Agenda Number: 68.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Lara Mainella

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/9/2025	Michael Haas	Approved as to Form	1/29/2025
1	2	1/9/2025	Ryan Pennington	Approve	1/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	01/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Common Council (1/28/25)						

Text of Legislative File 86652

Fiscal Note

This amendment increases the dollar threshold for when competitive selection is required to make a service contract. The threshold would increase from \$50,000 to \$75,000 in total

contract price. This policy change was recommended in the 2025 Adopted Budget. The change does not have a direct fiscal impact but is expected to save staff time.

Title

Amending Section 4.26, City Purchasing, of the Madison General Ordinances to increase the threshold requiring competitive selection of service contracts from \$50,000 to \$75,000 and make other clarifications.

Body

DRAFTER'S ANALYSIS: This amendment increases the dollar threshold for when competitive selection is required to make a service contract, from \$50,000 to \$75,000 in total contract price, as recommended in the 2025 adopted operating budget, and likewise increases the threshold for emergency service contracts to \$75,000. This amendment authorizes the Finance Director to sign contract extensions for up to 6 months if there is no increase in cost to the contract, eliminating the need for a resolution in those situations. The amendment also adds an exception to competitive selection requirements for professionals such as expert witnesses working under the direction of an attorney on a specific case or incident. Finally, the amendment makes clarifications for improved readability.

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

1. Section 4.26 entitled "City Purchasing" of the Madison General Ordinances is amended as follows:

"4.26 CITY PURCHASING.

- (1) Council Authorization. This ordinance authorizes the Finance Director, City Attorney, ~~or~~ and the Mayor and City Clerk, to enter into contracts on behalf of the City of Madison if the contracts meet the criteria of this ordinance. Contracts that do not meet the criteria set forth in this ordinance, and are not otherwise authorized by law, rule or regulation, shall be expressly authorized ~~separately~~ by the Common Council, by resolution or otherwise. This ordinance does not apply to public works contracts required to be bid pursuant to Wis. Stat. § 62.15.
- (2) Goods and Supplies. The City may purchase supplies, equipment, goods and materials (collectively, "goods") when the costs of the same have been included in the approved City budget. Except as otherwise authorized by the Common Council, purchases of goods shall be made by the Finance Director, under this section and Sec. 4.27, MGO, pursuant to policies adopted by the Mayor or the Finance Director that include a competitive process, and on forms approved by the City Attorney. A contract for the purchase or rental of goods that includes maintenance or repair services for the goods is considered a contract for the purchase of goods for purposes of this subsection.
- (3) Services. The City may contract for the purchase of services. Except as otherwise directed by the Common Council, contracts for the purchase of services may be entered into without Council resolution when all the following conditions are met:
 - (a) The funds for the services are included in the approved City budget.
 - (b) ~~The City has engaged in~~ a contractor was selected through a Request for Proposals (RFP) ~~or the contractor has been selected through another~~ other competitive bidding process ~~that has been~~ approved by the Finance Director, including but not limited to a competitive selection conducted by the State of Wisconsin or a purchasing consortium, or the contract is exempt from such a requirement pursuant to sub. (4) of this ordinance.
 - (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 one (1) year or less, or the contract is for a period of more than one (1) year but not more than five (5) years (including any renewal or extension terms) and the cost of the services does not average more than one hundred thousand dollars (\$100,000) per year of the contract, provided that this subparagraph is subject to sub. (4)(b) of this ordinance for non-competitive contracts.
- (4) Exceptions to RFP Process. The City may enter into negotiated contracts to purchase services without a competitive bidding process ~~for the purchase of services~~ if the following are met:
 - (a) One or more of the following criteria are present as found by the Finance Director:
 - 1. Public exigency will not permit the delay incident to advertising or other competitive processes;
 - 2. The service required is available from only one person or firm;
 - 3. The services are for professional services to be provided by attorneys or other professionals performing services under the direction of an attorney on a specific case, matter, or incident;
 - 4. The services are to be rendered by a university, college, or other educational institution;
 - 5. No acceptable bids have been received after formal advertising;
 - 6. Service fees are established by law or professional code;
 - 7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant;
 - 8. The contract price is ~~less than fifty thousand dollars (\$50,000)~~ not more than seventy-five thousand dollars (\$75,000) in total or ~~less than fifty thousand dollars (\$50,000)~~ not more than seventy-five thousand dollars (\$75,000) annually for software support, maintenance, subscription or similar annually-recurring technology services; or
 - 9. Otherwise authorized by law, rule, resolution, or regulation.
 - (b) If the ~~aggregate amount of the fee for services~~ contract price will reach fifty thousand dollars (\$50,000) ~~exceed seventy-five thousand dollars (\$75,000)~~ in total, or exceed seventy-five thousand dollars (\$75,000) annually for software support, maintenance, subscription or similar annually-recurring technology services, and the contract was not subject to a competitive bidding process, the contract shall meet one of the exceptions in sub. (4)(a) and be approved by the Common Council by resolution, except for emergencies under sub. (4)(c).
 - (c) Emergency Services. The Finance Director/designee, and department/division heads or their designees, may purchase services in any dollar amount if necessitated by or resulting from an emergency, without a competitive selection process and without Common Council approval. The Finance Director/designee may sign a contract for such services in a form approved by the City Attorney and Risk Manager. The Finance Director shall promptly report any such emergency services contracts totaling ~~fifty thousand dollars (\$50,000)~~ seventy-five thousand dollars (\$75,000) or more to the Common Council.
- (5) Execution of Contracts.
 - (a) ~~Except as otherwise authorized by resolution or ordinance,~~ All contracts shall be signed by the Mayor and the City Clerk unless another person is authorized to sign by this ordinance, another ordinance, resolution or law.
 - (b) Contracts allowed under subs. (2), (3), or (4)(a) may be signed by the Finance Director or designee.
 - (c) An agreement to extend the term of a previously-authorized service contract up

to six (6) months may be signed by the Finance Director or designee if there is no increase in the total contract cost.

(d) All contracts shall be ~~on forms~~ in a form approved by the City Attorney.

(e) All contracts shall be countersigned as required by law and applicable local procedure.

- (6) Cooperative Purchasing. The Finance Director, or designee, is authorized to sign agreements in a form approved by the City Attorney for the purpose of joining a purchasing consortium or other cooperative purchasing organization, if the members of the organization are all units of government, or if the organization is not-for-profit. Such agreements include but are not limited to intergovernmental agreements for cooperative purchasing as authorized by Wis. Stats. §§ 66.0301(2) or 66.0303(2)."



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86178

File ID: 86178

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 11/19/2024

File Name: Amicus Briefs

Final Action:

Title: Authorizing the City Attorney, in consultation with the Mayor, to join the City as amicus in any cases related to environmental sustainability, environmental justice, or climate change which promote or impact Madison's policy of being an environmentally sustainable and resilient community where all Madisonians can thrive now and in the future.

Notes: AmicusBriefs

CC Agenda Date: 01/14/2025

Agenda Number: 69.

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

Effective Date:

Attachments:

Enactment Number:

Author: Michael Haas

Hearing Date:

Entered by: jprice2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/6/2024	Elizabeth York	Delegated	
1	2	12/6/2024	Maggie McClain	Approve	12/12/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	12/05/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council Executive Committee (2/11/25), Sustainable Madison Committee (1/27/25), Common Council (2/11/25)						

Text of Legislative File 86178

Fiscal Note

No City appropriation required.

Title

Authorizing the City Attorney, in consultation with the Mayor, to join the City as amicus in any cases related to environmental sustainability, environmental justice, or climate change which promote or impact Madison's policy of being an environmentally sustainable and resilient community where all Madisonians can thrive now and in the future.

Body

WHEREAS, in March 2017, the Common Council adopted (RES-17-00213) which called on the City to establish a goal for City of Madison operations and community to reach a goal of 100% renewable energy and net-zero greenhouse gas emissions; and,

WHEREAS, in March 2019, the Common Council adopted (RES-19-00267) the 100% Renewable Madison Report and set the goal of reaching 100% renewable energy and net zero carbon emissions for City operations by 2030; and

WHEREAS, in August 2024, the Common Council adopted (RES-24-00518) the 2024 Sustainability Plan Update and directed staff to implement the recommendations in the plan; and

WHEREAS, the 2024 Sustainability Plan Update includes actions to cut climate pollution, prepare for and minimize the impacts of climate change, improve environmental quality, advance environmental justice, and ensure the health and wellbeing of all Madisonians; and WHEREAS, environmental protection, environmental justice, and climate action are also embedded in many other adopted City plans and initiatives, including the Comprehensive Plan, Parks and Open Space Plan, Vision Zero Action Plan, and others; and,

WHEREAS, amicus briefs are filed in court cases by municipalities who are strongly invested in the outcome of cases, but are not themselves party to the cases and amicus briefs can present additional information and context to the legal issue being decided and can be time sensitive and require immediate action; and

WHEREAS, new and ongoing litigation continues to potentially impact climate and environmental policy, and can either significantly assist in or hinder the City of Madison's commitment to being environmentally sustainable and resilient for current and future Madisonians.

NOW BE IT RESOLVED that the City of Madison Mayor and Common Council affirm their commitment to environmental sustainability and justice and their support of efforts consistent with that commitment through both policy and litigation; and,

BE IT FINALLY RESOLVED, that the City Attorney, in consultation with the Mayor, is authorized to join the City as amicus in cases related to environmental sustainability, environmental justice, or climate change which promote or impact Madison's policy of being an environmentally sustainable and resilient community where all Madisonians can thrive now and in the future.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86311

File ID: 86311

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 11/26/2024

File Name: Authorizing the Mayor and the City Clerk to execute an agreement with MSA Professional Services, Inc. for planning and design engineering services for the Badger Lift Station (L.S. #38).

Final Action:

Title: Authorizing the Mayor and the City Clerk to execute an agreement with MSA Professional Services, Inc. for planning and design engineering services for the Badger Lift Station (L.S. #38). (District 14)

Notes: Kyle Frank

CC Agenda Date: 01/14/2025

Agenda Number: 8.

Sponsors: Isadore Knox Jr.

Effective Date:

Attachments: _BadgerRFP_Review_Scoresheet_Final.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	1/7/2025	Robert Mulcahy	Approve	1/27/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	12/03/2024	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Board of Public Works (1/15/25), Common Council (1/28/25)							

Text of Legislative File 86311

Fiscal Note

The proposed resolution authorizes the agreement for planning and design engineering

services for the Badger Lift Station (L.S. #38) at a total estimated cost of \$98,780. Funding for the project is available in the 2025 Adopted Sewer Utility Capital Budget (Munis #14625). No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute an agreement with MSA Professional Services, Inc. for planning and design engineering services for the Badger Lift Station (L.S. #38). (District 14)

Body

PREAMBLE

The City of Madison Engineering Division identified the need to replace the Badger Lift Station (L.S. #38) located at the intersection of Badger Lane and Nob Hill Rd. The existing lift station is a remnant of the Town of Madison and the City of Madison took possession of the lift station with the absorption of the Town of Madison. The equipment present in the existing lift station is outdated, failing, and finding replacement parts for repairs is no longer possible. For this reason, it is crucial that the lift station be replaced.

The City Engineer has advertised through a Request for Proposals (RFP) for consultant services for the design and production of plans and specifications that will be used for bidding and construction of the new lift station project. Pursuant to City Ordinances and Policies, the City Engineer advertised through the RFP for consultant proposals, reviewed the submitted proposals, and recommends the contract for purchase of services, for engineering design professionals, be awarded to MSA Professional Services, Inc.

The original term of this contract shall end April 30, 2026.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with MSA Professional Services, Inc. for engineering services for the design of Badger Lift Station (L.S. #38).

BE IT FURTHER RESOLVED that the Finance Director or designee are authorized to execute amendment(s) to this contract for term extensions, or additional design services related to the Badger Lift Station, up to a maximum total authorization of \$150,000.00 and maximum total term of four (4) years.

Firm Name	Firm Contact	Project Understanding and Approach (25%)	Project Team (15%)	Similar Projects (15%)	Cost	Cost Ranking (40%)	Local Preference (5%)	Overall Score	Other Notes
MSA Professional Services, Inc.	Steven Sell, PE	25	28	30	\$98,780	24	30	26.05	
RPS, Roth Professional Solutions	Robert Roth, PE	23	20	20	\$91,400	30	0	23.75	
AECOM	Rick Eilertson, PE	26	26	27	\$98,500	24	0	24.05	
Foth Infrastructure & Environment, LLC	Matt Eberhardt, PE	25	29	30	\$109,235	21	30	25.00	
raSmith	Chris Tippery, PE	26	27	25	\$95,634	27	0	25.10	

NOTE: Proposals were reviewed and scored by three evaluators individually. Those individual scores were then compiled and an overall score was calculated based on each criteria weight. The best possible score is 30.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 86422

File ID: 86422

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/06/2024

File Name: CSM - 102 S Sprecher Rd

Final Action:

Title: Approving a Certified Survey Map of property owned by Sprecher Apartments, LLC located at 102 S Sprecher Road (District 3).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 71.

Sponsors: Planning Division

Effective Date:

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

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/6/2024	Maggie McClain	Approve	12/26/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	12/06/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (1/28/25)						

Text of Legislative File 86422

Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Approving a Certified Survey Map of property owned by Sprecher Apartments, LLC located at 102 S Sprecher Road (District 3).

Body

WHEREAS a Certified Survey Map of property owned by Sprecher Apartments, LLC located at 102 S Sprecher Road, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

1/18/24 1:58 p.m.

**** 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
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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: Sprecher Apartments LLC	Representative, if any: Andy Crooks
Street address: 1910 Hawks Ridge Drive, Suite 322	City/State/Zip: Verona, WI 53593
Telephone: 608-469-2520	Email: acrooks@trmckenzie.com
Firm Preparing Survey: Talarczyk Land Surveys	Contact: James Baker
Street address: 517 2nd Avenue	City/State/Zip: New Glarus, WI 53574
Telephone: 608-527-5216	Email: james@talarczyksurveys.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: 102 S. Sprecher Road, Madison, WI 53718
Tax Parcel Number(s): 071002447011
Zoning District(s) of Proposed Lots: TR-U1 School District: Madison Metro & Madison Tech College

- 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 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 extraterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		3.26
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			1.62 Streets
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		1 Stormwater	0.12
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1	1	5.00

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☒ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#).
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☒ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: James M. Baker

Signature: 

Date: 11/18/2024

Interest In Property On This Date: Surveyor, working with design team.

TO:

Tim Parks, Planner
Department of Planning & Development – City of Madison
215 Martin Luther King Jr. Blvd
Madison, WI 53701

RE:

Letter of Intent - CSM

PROJECT:

Sprecher and Milwaukee Apartments (The Alsos)
102 S. Sprecher Road, Madison, WI (Formerly 4605 Sprecher Road)

October 21, 2024

Page 1 of 5

A-Y Project # 72800

Tim,

The following is being re-submitted due to our previous approval is expired. The new submittal will still include a 60'-0" right-away for the new 28'-0" narrow street - Ethos Lane.

ORGANIZATIONAL STRUCTURE:

Owner/ Developer:

Sprecher Apartments, LLC
1910 Hawks Ridge Drive, Suite 322
Verona, WI 53593
608-848-0111
Contact: Andy Crooks
ACrooks@trmckenzie.com

Civil Engineer/ Landscape Architect:

Angus-Young Associates, Inc.
555 South River Street
Janesville, WI 53548
608-756-2326
Contact: Katie Udell
katieu@angusyoung.com

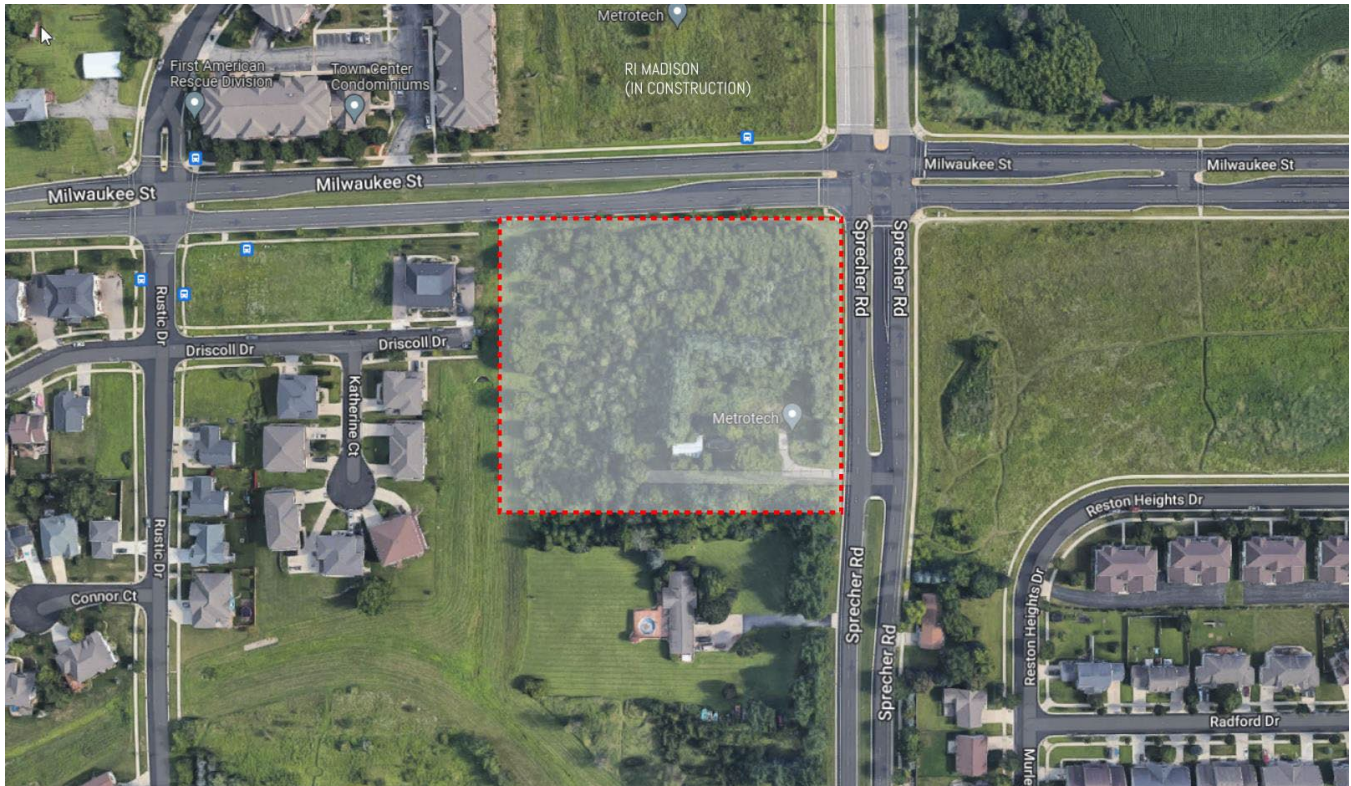
Architect/ Engineer:

Angus-Young Associates, Inc.
16 North Carroll Street Suite 610
Madison, WI 53703
608-756-2326
Contact: Jeff Davis
jeffd@angusyoung.com

PROJECT LOCATION:

The Project is bounded by Sprecher Road on the East and Milwaukee Street on the North. This parcel was annexed into the City of Madison from the town of Blooming Grove in the spring of 2022, under the address 102 S. Sprecher Road. To the south is a single-family home (4585 Sprecher Rd), and it is bounded by a City owned stormwater drainage/greenspace on the West. The lot is owned by Sprecher Apartments, LLC. The lot currently has a concrete pad from a demolished kwanza hut, and a mixture of native and non-native trees and shrubs. There is a power line, and 30' easement on the East side of the site, parallel to Sprecher Rd.

The site is in Aldermanic District 3 and is in the North Star Neighborhood Association.



PROJECT INTRODUCTION:

This project consists of a single phase, and single Market-rate multi-family building. This project includes an extension of Driscoll Drive, and a new North/South street connecting Milwaukee Street to the parcel to the south of the project site (4585 Sprecher Rd.). This is shown in an attached exhibit and follows the comprehensive plan and Sprecher Neighborhood Development Plan.

We are applying for a re-zoning as part of this land use application. The site was annexed and currently carries a temporary zoning. We are proposing a TR-U1 Traditional Residential Zoning, which follows the comprehensive plan, allowing for medium density (MR at 20-90 Units/acre).

Surrounding Development Context: Apartments with underground parking and a small surface lot are to the North of the site (RI Madison). This project is under construction, set to open this summer. To the south, along Sprecher Road is an occupied lot, with a single-family home on it. West of the site is a stormwater drainage greenspace, and Driscoll Drive, which will be extended into our site as part of this project. Driscoll Drive has multi-unit

condominiums. Future development on Milwaukee Road leading to I-94 would likely become commercial/retail and possibly future apartment buildings to the East of our site.

There are preliminary plans in design for a new I-94 interchange with Milwaukee Street, but timing of construction has not been determined.

SITE DESIGN:

The proposed development consists primarily of a 4-story L-shaped multi-family residential building fronting the NE Corner (Sprecher and Milwaukee).

The project, according to the comprehensive plan, will provide a new 60' ROW North/South street (unnamed) that will connect Milwaukee Street to the parcel south of the project site, which will eventually connect to Sprecher Road. Also, Driscoll drive will be extended from its current dead end, to the east, ending in a T-intersection into the above mentioned North/South street. The street configuration sets up the parcel to our South to be developed into low-density residential lots per the neighborhood plan.

There will be a new private drive and site access point on the SE corner of the project site. This will align with the current median cut that is there today.

The site will include a stormwater/ bioretention pond on the east side of 77 surface parking stalls. And, an additional roof water/ peak discharge pond on the South edge of our site.

The project will consist of the construction of a single multi-family L-shaped building with underground parking and a surface parking lot, utilities and stormwater management. Exterior amenities along the west side of the building include two outdoor gas fire bowls and two outdoor grilling stations with interlinking walkways and seating. A resident patio is also provided at the northeast corner of the site near the intersection, which is buffered with a landscape edge.

A new sidewalk along Sprecher Road is proposed and coordinated with ATC. A section of sidewalk directly adjacent to the curb along Sprecher will accommodate a bike drop-off zone, as requested by the City. There are 77 exterior parking stalls and 115 underground stalls, equating to a parking ratio of 1.21/ unit. Stormwater is designed to handle the latest stormwater management standards, with roof water directed to the south biofilter, and the parking area directed to the west biofilter. Native and adapted native species are specified for landscaping throughout the site.

BUILDING DESIGN:

Located at the crossroads of Sprecher Rd and Milwaukee St, this new four-story development aims to anchor the intersection by pulling tenant amenity spaces to the corner and making a connection out to the greenspace. The materials aim to provide a timeless palate that ages with grace and compliments the surrounding developments.

The site planning for the development locates the surface parking at the southwest corner of the site, and uses the building to shield it from view. As tenants and visitors enter the building on foot, the main entry draws you along a pathway that hosts firepits and grills that are usable by tenants and ushers you towards the entrance. Upon entering the building, the lobby and amenity spaces stretch from the inside corner, to the outside corner, and are visually connected from both sides. The business lounge and clubroom will have access to the ground

floor patio that is shaded by a large awning that visually helps anchor the building, and is paired with a taller fourth floor at the corner, to help provide a hierarchy of massing.

While anchoring the corner and endcaps with full height masses, many of the building elements rise only three stories to help the top floor feel more set back, and to lessen the sense of height from the road and sidewalks. Hung balconies are used throughout to provide outdoor space to tenants, and to help add a sense of texture and rhythm to the facades.

Light brick is paired with a similar tone of cementitious lap siding and is complemented by white cementitious panel. Contrasting dark tones are used on the window frame materials and areas of cementitious panel. Warm wood tones are used as accent throughout in both column canopy supports, and panel product.

MANAGEMENT AND OPERATING PLAN:

The property will be operated as a market-rate, multi-family apartment building. The property ownership owns and manages several other multi-family projects through their affiliated company, Capital Property Management. Capital Property Management will oversee the day-to-day operations of the property. We are anticipating 1 full-time-employee as a Tenant Relations Manager and several part-time-employees for maintenance and interior and exterior up-keep projects.

TRAFFIC IMPACT ANALYSIS:

A study is in the works and will be submitted and all questions or additional information has been provided. Once all comments from City of Madison departments are final, A-Y will provide a final CAD drawing.

PROPOSED SCHEDULE:

The intent is to start construction Winter/Spring 2025 and complete the project in Summer of 2026.

PROPOSED SITE DEVELOPMENT DATA:

Densities:

Lot area pre-development:	217,805 sf or 5.00 acres
Lot area post-development:	141,999 sf or 3.33 acres
Outlot:	5,055 sf or .12 acres
Dwelling units	159 units
Lot Area/ D.U.	887.49 sf/ unit
Density	48.05 Units/ Acre

Building Height: 4 Stories

Parking/ Support Spaces	39,714 gsf
Residential + Amenities	157,466 gsf

Vehicle Parking Stalls:

Lower Level Parking Garage:	115 Stalls
Surface Parking Lot:	77 Stalls
Total:	170 Stalls or 1.06/ unit

Bicycle parking stalls: 164 interior bike stalls, 16 exterior bike stalls

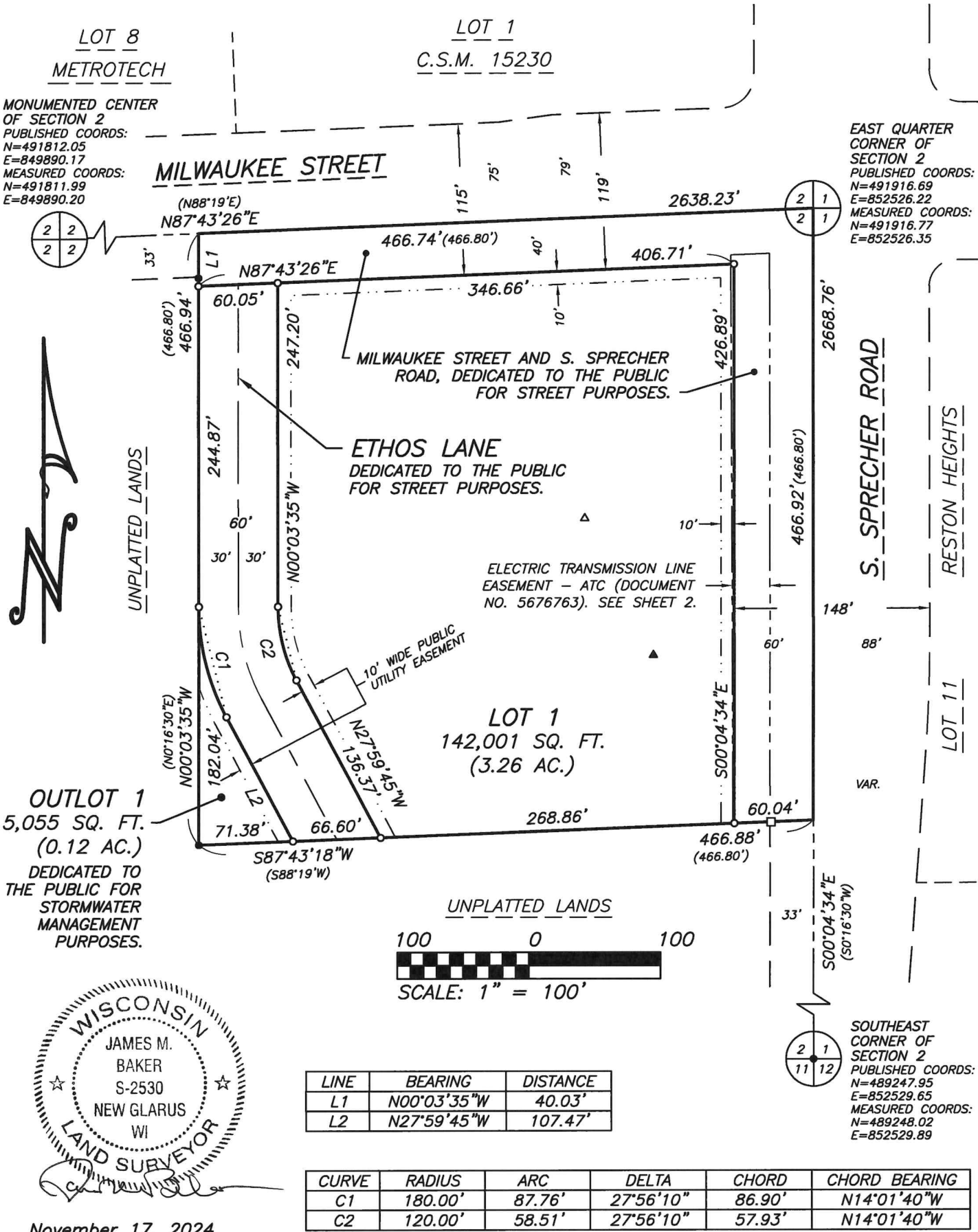
Thank you for your time reviewing our proposal. We are looking forward to your support and feedback!

Sincerely,

Jeff Davis, AIA

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.



JOB NO. 21223
POINTS 21223
DRWG. 21223_4
DRAWN BY JMB

SHEET 1 OF 4

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

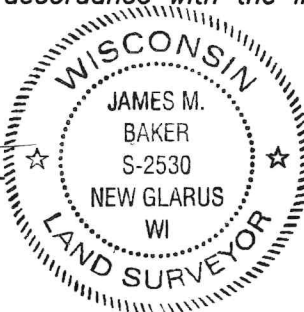
*That part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, bounded and described as follows:
Beginning at the East 1/4 corner of said Section 2; thence S00°04'34"E along the East line of Section 2, 466.92'; thence S87°43'18"W, 466.88'; thence N00°03'35"W, 466.94' to the North line of the Southeast 1/4 of Section 2; thence N87°43'26"E, 466.74' to the point of beginning; subject to any and all easements of record.*

Parcel contains 5.00 acres (217,805 sq. ft.), more or less.

I hereby certify that this survey is in compliance with Section 236.34 of the Wis. Statutes and the subdivision regulations of the City of Madison; and that under the direction of Andy Crooks, I have surveyed, monumented, and mapped the lands described hereon; and that this map is a correct representation of all exterior boundaries of the land surveyed in accordance with the information provided.

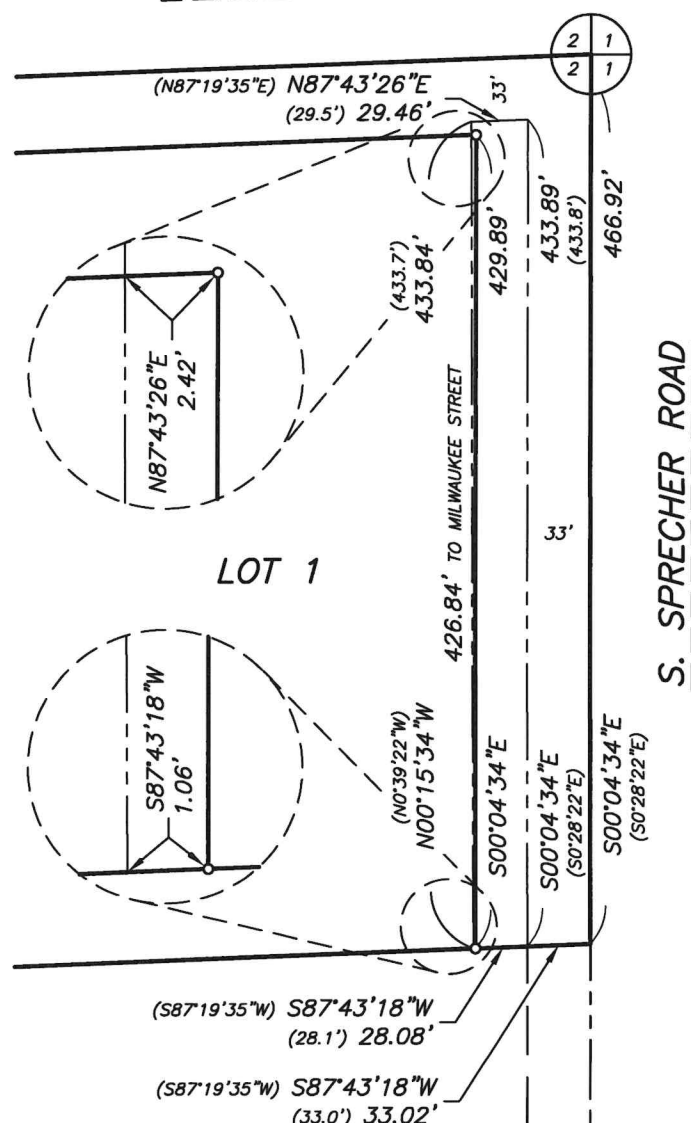
November 17, 2024

James M. Baker, P.L.S.



*ELECTRIC TRANSMISSION LINE EASEMENT – ATC
(DOCUMENT NO. 5676763)*

MILWAUKEE STREET



NOTES:

1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the East line of the Southeast 1/4 of Section 2 bears S00°04'34"E.

2.) Recorded data, when different than measured, is shown in parenthesis.

LEGEND:



Brass cap monument found



1-1/4" solid round iron rod found



1-1/4" iron pipe found



3/4" solid round iron rod found



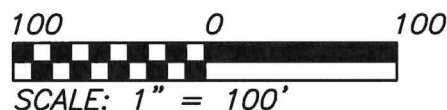
3/4" x 24" solid round iron rod set,
weighing 1.50 lbs per lineal foot



Septic vent



Well



TALARCZYK

LAND SURVEYS LLC

517 2nd Avenue
New Glarus, WI 53574

608-527-5216

www.talarczyksurveys.com

JOB NO. 21223
POINTS 21223
DRWG. 21223_4
DRAWN BY JMB

SHEET 2 OF 4

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

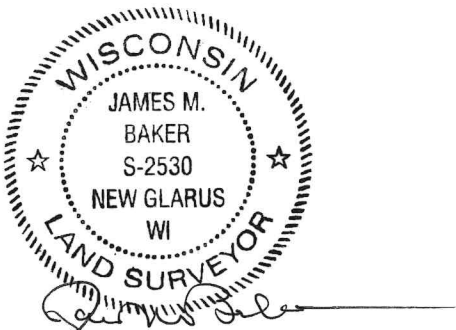
OWNER'S CERTIFICATE OF DEDICATION:
Sprecher Apartments LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Sprecher Apartments LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: The City of Madison.

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.
In the presence of:

Jessica J. Crooks, Member
Sprecher Apartments LLC

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20_____, the above named Jessica J. Crooks, member of the above named limited liability company, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.



November 17, 2024

JOB NO. 21223
POINTS 21223
DRWG. 21223_4
DRAWN BY JMB

SHEET 3 OF 4

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP No. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Town 7 North, Range 10 East, City of Madison, Dane County, Wisconsin.

MADISON PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison Plan Commission.

Dated this _____ day of _____, _____.

By: _____ Date: _____
Matthew Wachter, Secretary
of the Plan Commission

MADISON COMMON COUNCIL CERTIFICATE:

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, _____; that said enactment provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

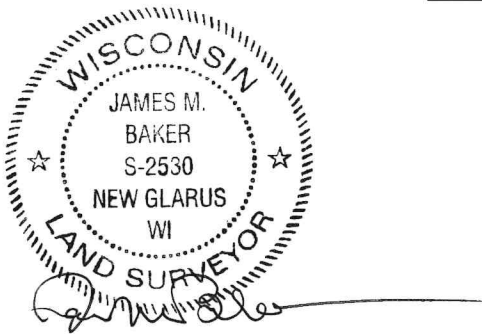
Dated this _____ day of _____, _____.

Maribeth Witzel-Behl, City Clerk, Madison

REGISTER OF DEEDS CERTIFICATE:

Received for record this _____ day of _____, _____ at _____ o'clock _____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

Kristi Chlebowski, Register of Deeds



JOB NO. 21223
POINTS 21223
DRWG. 21223_4
DRAWN BY JMB

November 17, 2024

SHEET 4 OF 4

 **TALARCZYK**
LAND SURVEYS LLC
517 2nd Avenue
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com



City of Madison

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

Master

File Number: 86423

File ID: 86423

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/06/2024

File Name: CSM - 1007 Hillside Ave

Final Action:

Title: Approving a Certified Survey Map of property owned by Terry and Mary Kelly
located at 1007 Hillside Avenue (District 19).

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 72.

Sponsors: Planning Division

Effective Date:

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

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/6/2024	Maggie McClain	Approve	12/26/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	12/06/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (1/28/25)						

Text of Legislative File 86423

Fiscal Note

No City appropriation is required with the approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Approving a Certified Survey Map of property owned by Terry and Mary Kelly located at 1007 Hillside Avenue (District 19).

Body

WHEREAS a Certified Survey Map of property owned by Terry and Mary Kelly located at 1007 Hillside Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

11/21/24 11:20 a.m.

**** 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



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Name of Property Owner: Terry and Mary Kelly Representative, if any: _____
Street address: 1007 Hillside Avenue City/State/Zip: Madison, WI 53705
Telephone: 608-695-2627 Email: tkelly@vmlc.com
Firm Preparing Survey: Isthmus Surveying LLC Contact: Paul Spetz
Street address: 450 N Baldwin Street City/State/Zip: Madison, WI 53703
Telephone: 608-209-0302 Email: isthmussurveying@sbcglobal.net

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1007 Hillside Avenue
Tax Parcel Number(s): 070918313019
Zoning District(s) of Proposed Lots: TR-R 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 Properties Located Outside the Madison City Limits in the City's Extraterritorial Jurisdiction:

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Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	2		3.21

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Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☒ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in M.G.O. Sec. 16.23 (7)(a).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of §236.20, Wis. Stats.
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in M.G.O. Secs. 16.23 (7)(a) and (d), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☒ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☒ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in M.G.O. Sec. 16.23 and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Paul Spetz Signature: 

Date: 11/21/2024 Interest In Property On This Date: Surveyor Agent for Owner

November 21, 2024

To: City of Madison Planning Department

RE: Terry and Mary Kelly Property-1007 Hillside Avenue, Madison WI 53705

The Kelly's currently own a 3.21 Acre Parcel in the Highlands, and wish to separate a 0.60 Acre Lot for a future buildable lot. There are no plans to build on this newly created parcel in the immediate future.

Sincerely,

Paul Spetz, Professional Surveyor 2525, Isthmus Surveying LLC

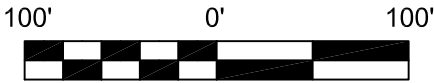
CERTIFIED SURVEY MAP

Located In:

Parts of Lots Two (2), Three (3), and Twenty-four (24), and Vacated Ross Lane, the Highlands, in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, T7N, R8E and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

WEST 1/4 OF SECTION 18
T7N, R9E, FOUND
BRASS CAP MONUMENT
N:485653.196' (485,653.37')
E:794932.451' (794,932.51')

- Notes: 1. Lot 2 within this subdivision is subject to impact fees that are due and payable at the time building permit(s) are issued."
2. Lots in this subdivision are subject to the Declaration of Covenants for the Highlands in Document No. 5953415 and 1st Amendment in Document No. 5974154

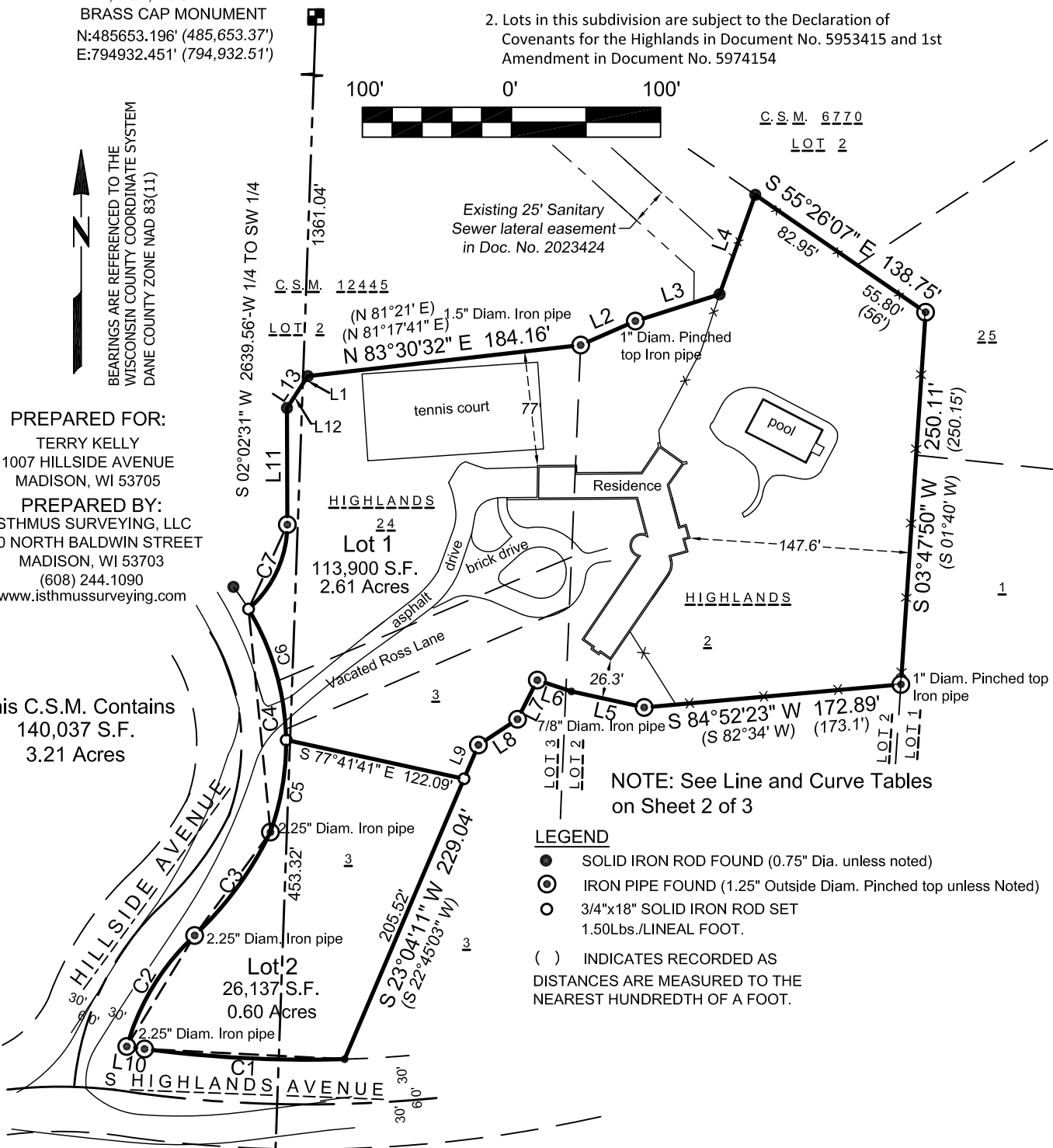


BEARINGS ARE REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
DANE COUNTY ZONE NAD 83(11)

PREPARED FOR:

TERRY KELLY
1007 HILLSIDE AVENUE
MADISON, WI 53705
PREPARED BY:
ISTHMUS SURVEYING, LLC
450 NORTH BALDWIN STREET
MADISON, WI 53703
(608) 244.1090
www.isthmussurveying.com

This C.S.M. Contains
140,037 S.F.
3.21 Acres



NOTE: See Line and Curve Tables
on Sheet 2 of 3

LEGEND

- SOLID IRON ROD FOUND (0.75" Dia. unless noted)
- ⊙ IRON PIPE FOUND (1.25" Outside Diam. Pinched top unless Noted)
- 3/4"x18" SOLID IRON ROD SET
1.50lbs./LINEAL FOOT.
- () INDICATES RECORDED AS
DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.

NOTE: all PLSS witness
monuments were found and
verified. A-E 7.08(1)(c)

SOUTHWEST CORNER OF SECTION 18
T7N, R9E, FOUND
BRASS CAP MONUMENT
N:483015.322' (483015.23')
E:794838.407' (794838.26')

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

Located In:

Parts of Lots Two (2), Three (3), and Twenty-four (24), and Vacated Ross Lane, the Highlands, in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, T7N, R8E and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

I, Paul A. Spetz, Registered Land Surveyor for Isthmus Surveying LLC, hereby certify: that under the direction of Terence F. and Mary W. Kelly, Trustees of the Terence F. Kelly Qualified Personal Residence Trust, owners of said land, I have surveyed, divided, and mapped the following parcel(s) of land:

Commencing at the West $\frac{1}{4}$ of Section 18, T7N, R9E, thence S 02°02'31" W, along the West line of the SW $\frac{1}{4}$ of said Section 18, 1361.04 feet to a point on a Southerly boundary line of Lot 2, C.S.M. No. 12445, said point is the point of beginning of this description;

thence N 33°13'37" E, along a southerly boundary line of said Lot 2, C.S.M. No. 12445, 6.14 feet;
thence N 83°30'32" E, along a southerly boundary line of said Lot 2, C.S.M. No. 12445, 184.16 feet;
thence N 66°19'14" E, along a southerly boundary line of said Lot 2, C.S.M. No. 12445, 40.11 feet;
thence N 72°22'59" E, along a southerly boundary line of said Lot 2, C.S.M. No. 12445, 59.27 feet;
thence N 19°43'19" E, along a southerly boundary line of said Lot 2, C.S.M. No. 12445, 70.85 feet;
thence S 55°26'07" E, along the northeasterly platted boundary line of said Lot 2, Highlands, 138.75 feet;
thence S 03°47'50" W, along the easterly platted boundary line of said Lot 2, Highlands, 250.11 feet;
thence S 84°52'23" W, 172.89 feet;
thence N 77°35'43" W, 49.98 feet;
thence N 71°39'56" W, 24.08 feet;
thence S 26°48'41" W, 29.43 feet;
thence S 56°45'22" W, 31.34 feet;
thence S 23°04'11" W, 229.04 feet to a point on the northerly right-of-way line of S. Highlands Avenue;
thence 134.53 feet along the aforementioned northerly right-of-way line along the arc of a 834.70 feet radius curve to the right, with a chord bearing of N 87°04'58" W, 134.38', and a delta angle of 09°14'03";
thence N 82°04'58" W, along the aforementioned northerly right-of-way line, 12.02 feet;
thence 88.38 feet along the easterly right-of-way line of Hillside Avenue, along the arc of a 160.99 feet radius curve to the right, with a chord bearing of N 31°26'23" E, 87.27', and a delta angle of 31°27'09";
thence 86.44 feet along the aforementioned easterly right-of-way line, along a reverse curve arc of a 234.23 feet radius curve to the left, with a chord bearing N 36°16'31" E, 85.95', and a delta angle of 21°08'40";
thence 155.47 feet along the aforementioned easterly right-of-way line, along the arc length of a 173.24 feet radius curve to the left, with a chord bearing N 05°37'13" W, 150.31 feet, and a delta angle of 51°25'10";
thence 64.26 feet, along an easterly platted boundary line of said Lot 2, C.S.M. No. 12445, along the arc of a 75.00 feet radius curve to the left, with a chord bearing of N 24°42'58" E, 62.31', and a delta angle of 49°05'16";
thence N 00°12'55" W, along an easterly platted boundary line of said Lot 2, C.S.M. No. 12445, 78.22 feet;
thence N 33°13'37" E, along an southeasterly platted boundary line of said Lot 2, C.S.M. No. 12445, 19.42 feet to the point of beginning.

This description contains an area of 140,037 Square Feet or 3.21 Acres

I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 20_____
Paul A. Spetz, S 2525

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT 'IN'	TANGENT 'OUT'
C1	134.53'	834.70'	9°14'03"	N 87°04'58" W	134.38'	S 88°18'01" W	N 82°27'56" W
C2	88.38'	160.99'	31°27'09"	N 31°26'23" E	87.27'	N 15°42'49" E	N 47°09'58" E
C3	86.44'	234.23'	21°08'40"	N 36°16'31" E	85.95'	N 46°50'51" E	N 25°42'11" E
C4	155.47'	173.24'	51°25'10"	N 05°37'13" W	150.31'	N 20°05'22" E	N 31°19'48" W
C5	63.02'	173.24'	20°50'29"	N 09°40'07" E	62.67'	N 49°15'36" E	N 00°10'20" E
C6	92.46'	173.24'	30°34'41"	N 16°02'28" W	91.36'		
C7	64.26'	75.00'	49°05'16"	N 24°42'58" E	62.31'		
	(61.60')		(47°04'57")	(N 21°05'01" E)	(59.89')		

LINE DATA

LINE	BEARING	DISTANCE	(RECORDED AS)			
L1	N 33°13'37" E	6.14'				
L2	N 66°19'14" E	40.11'	(N 64°06'18" E)	(40.17')	(N 64°15' E)	(40.10')
L3	N 72°22'59" E	59.27'	(N 70°00'42" E)	(59.18')	(N 69°53'50" E)	(59.20')
L4	N 19°43'19" E	70.85'	(N 17°34'47" E)	(70.75')	(N 17°34'11" E)	
L5	N 77°35'43" W	49.98'	(N 79°31' W)	(50')		
L6	N 71°39'56" W	24.08'	(N 73°41' W)	(24.24')		
L7	S 26°48'41" W	29.43'	(S 25°28'08' W)	(29.47')		
L8	S 56°45'22" W	31.34'	(S56°56'16" W)	(31.49')		
L9	S 23°04'11" W	23.52'				
L10	N 82°04'58" W	12.02'				
L11	N 00°12'55" W	78.22'	(N 02°29'44" W)	(78.30')		
L12	N 33°13'37" E	19.42'				
L13	N 33°13'37" E	25.56'	(N 30°57'04" E)	(25.54')		

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

Located In:

Parts of Lots Two (2), Three (3), and Twenty-four (24), and Vacated Ross Lane, the Highlands, in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, T7N, R8E and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, T7N, R9E, City of Madison, Dane County, Wisconsin

OWNERS CERTIFICATE:

We, Terence F. Kelly and Mary W. Kelly, trustees of the Terence F. Kelly Qualified Personal Residence Trust, owners, hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Map hereon. I further certify that this Certified Survey Map is required by Chapter 236.34 of the State Statutes and to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this day of _____, 20____.

Trustees of the Terence F. Kelly Qualified Personal Residence Trust

By: _____, _____,
Terence F. Kelly, Mary W. Kelly,

State of Wisconsin)
)ss
County of Dane)

Personally came before me this _____ day of _____, 20____, the above named Terence F. and Mary W. Kelly, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires: _____
Notary Public, State of Wisconsin

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

Signed: _____
Matthew Wachter, Secretary, Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE

Resolved that this certified survey map located in the City of Madison was hereby approved by Resolution Number _____ File I.D. Number _____, adopted on the _____ day of _____, 20____, and that said resolution further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for Public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl, City Clerk
Clerk of the City of Madison, Dane County Wisconsin

MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGE _____



City of Madison

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

Master

File Number: 86427

File ID: 86427

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/09/2024

File Name: 2025 WDOJ JAG grant awards NIBIN digital
evidence MPD \$70,000

Final Action:

Title: Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept two grant awards for \$70,000 for overtime and supplies for National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings and digital evidence investigative cases

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 73.

Sponsors: Derek Field And John W. Duncan

Effective Date:

Attachments:

Enactment Number:

Author: Capt. E. Woehrle

Hearing Date:

Entered by: jpowell@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/11/2024	Elizabeth York	Delegated	
1	2	12/12/2024	Robert Mulcahy	Approve	12/17/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	12/09/2024	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (1/21/25), Common Council (1/28/25)							

Text of Legislative File 86427

Fiscal Note

The proposed resolution amends the Police Department's 2025 Adopted Operating Budget and

authorizes the Mayor and Chief of Police (or designee) to accept two grant awards totaling \$70,000. The first grant for the 2025 JAG Madison PD Violent Crimes Forensics Project for \$20,000 funds overtime wages, benefits, and supplies with City expenses of \$2,441 for benefits. The second grant for the 2025 JAG National Integrated Ballistic Information Network (NIBIN) for \$50,000 funds overtime wages and benefits with City expenses of \$9,496 for benefits. Funding for the City portion of the grants is available in the Police Department's 2025 Adopted Operating Budget. No additional appropriation is required.

Title

Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police (or designee) to accept two grant awards for \$70,000 for overtime and supplies for National Integrated Ballistic Information Network (NIBIN) firearm ballistic casings and digital evidence investigative cases

Body

WHEREAS, the Wisconsin Department of Justice has made subawards to the Police Department from its annual Byrne Justice Assistance Grant allocation from the U.S. Department of Justice to address gun violence and other crime through an overtime initiative to expedite investigative cases that have had firearms processed through the Department's National Integrated Ballistic Information Network (NIBIN) ballistic casings system, and to expedite digital device investigations.

NOW THEREFORE BE IT RESOLVED that the Mayor and Chief of Police (or designee) are authorized to accept two WDOJ JAG subawards that total \$70,000.

BE IT FURTHER RESOLVED that the Police Department will absorb the retirement portion of overtime benefits into its operating budget, since the funder will not reimburse the Department for this expense.

BE IT FURTHER RESOLVED that any grant funds received are appropriated to the Police Department to be used for the purposes of the grant (overtime as described above and for an investigative computer).

BE IT FURTHER RESOLVED that the Police Department's operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that grant funds not expended by July 31, 2025, shall be carried forward until fully utilized, if approved by the funder.



City of Madison

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

Master

File Number: 86505

File ID: 86505

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/18/2024

File Name: WDHS Opioid Abatement Grants MPD \$168,939

Final Action:

Title: Amending the Police Department operating budget; and authorizing the Mayor to sign Wisconsin Department of Health Services Opioid Abatement Efforts by Law Enforcement grant award contracts in the additional amounts of \$15,000 and \$153,939 to support the Madison Area Resource Initiative (MARI)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 74.

Sponsors: Derek Field, Satya V. Rhodes-Conway, John W.
Duncan And Isadore Knox Jr.

Effective Date:

Attachments:

Enactment Number:

Author: Capt. D. Nachtigal

Hearing Date:

Entered by: jpowell@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/2/2025	Robert Mulcahy	Approve	1/9/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	12/18/2024	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (1/21/25), Common Council (1/28/25)							

Text of Legislative File 86505

Fiscal Note

The proposed resolution amends the 2025 Police Department Operating Budget to accept additional funds made available to the Madison Police Department (MPD) from the Wisconsin

Department of Health Services (WDHS) Opioid Abatement for Law Enforcement program grant. The proposed resolution accepts an additional \$15,000 to support the Madison Area Resource Initiative (MARI) funded via RES-24-00205 (Legistar #82155) passed on March 19, 2024 for a new total of \$198,511 and accepts an additional \$153,939 to support the MARI funded via RES-24-00726 (Legistar #86075) passed on December 10, 2024. The additional \$15,000 will be used for peer support coaching with Safe Communities of Madison and Dane County. The additional \$153,939 will be used for the same purposes specified in Legistar #86075, including, but not limited to, supporting a Program Assistant LTE position, coordinating community outreach, and providing MARI refresher training for current MPD officers. Additionally, the proposed resolution affirms WDHS authorized unspent funds from prior years may carry forward into a new contract year (July 1st to June 30th). There is no city match and no impact on the levy.

Title

Amending the Police Department operating budget; and authorizing the Mayor to sign Wisconsin Department of Health Services Opioid Abatement Efforts by Law Enforcement grant award contracts in the additional amounts of \$15,000 and \$153,939 to support the Madison Area Resource Initiative (MARI)

Body

WHEREAS, the Common Council accepted a Wisconsin Department of Health Services (WDHS) Opioid Abatement for Law Enforcement program grant award of \$183,511 (File ID 82155) on March 19, 2024, and WDHS has made available an additional \$15,000 for the Madison Area Resource Initiative (MARI); and,

WHEREAS, the Common Council accepted a WDHS Opioid Abatement for Law Enforcement program grant award of \$95,935 (File ID 86075) on December 10, 2024, and WDHS has made available an additional \$153,939 for the Madison Area Resource Initiative (MARI); and,

WHEREAS, WDHS had indicated that unspent funds in one contract year can be carried forward into a new contract year.

NOW THEREFORE BE IT RESOLVED that the Mayor is authorized to accept and sign additional Opioid Abatement Efforts by Law Enforcement grant awards from the Wisconsin Department of Health Services Department for \$15,000 and \$153,939.

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign additional one-year contracts that carry forward these funds.

BE IT FURTHER RESOLVED, that the Police Operating Budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder, the Wisconsin Department of Health Services.

BE IT FURTHER RESOLVED that the Finance and Police Departments are authorized to establish and/or maintain accounts as required for the administration of the grant funds.

BE IT FINALLY RESOLVED that the Police and Finance Departments are hereby authorized to pass-through \$15,000 in a purchase of services contract with to Safe Communities of Madison and Dane County for program peer support services.



City of Madison

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

Master

File Number: 86532

File ID: 86532

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/23/2024

File Name: Authorizing the Mayor and City Clerk to enter into an agreement with the Capital Area Regional Planning Commission

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into an agreement with the Capital Area Regional Planning Commission (CARPC) for the Greater Madison MPO to provide transportation planning services to CARPC in calendar year 2025

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 75.

Sponsors: John W. Duncan And Derek Field

Effective Date:

Attachments:

Enactment Number:

Author: Alexandra Andros, Greater Madison MPO Transportation PI

Hearing Date:

Entered by: lheiser-ertel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Maggie McClain	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	12/23/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Common Council (1/28/25)						

Text of Legislative File 86532

Fiscal Note

The proposed resolution authorizes the execution of an agreement between the Capital Area

Regional Planning Commission (CARPC) and the Greater Madison MPO in calendar year 2025. The Planning Division's 2025 Operating Budget Planning Division includes \$4,911 of anticipated federal funding revenue and \$546 in local match funding within the MPO service for the MPO's transportation planning services. No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter into an agreement with the Capital Area Regional Planning Commission (CARPC) for the Greater Madison MPO to provide transportation planning services to CARPC in calendar year 2025

Body

WHEREAS, the City of Madison Planning Division provides staffing for the Greater Madison MPO (Metropolitan Planning Organization) and the City serves as the MPO's fiscal and administrative agent; and

WHEREAS, the Greater Madison MPO is the designated MPO for the Madison Metropolitan Area with responsibilities to perform metropolitan transportation planning and programming activities; and

WHEREAS, the Capital Area Regional Planning Commission (CARPC) is the regional land use and area-wide water quality management planning agency for Dane County with responsibilities that include preparing a master plan for the physical development of the region and approving local government requests for expansions of their sewer service areas; and

WHEREAS, CARPC is in need of services to conduct transportation planning for Dane County, including areas outside of the Madison Metropolitan Planning Area; and

WHEREAS, CARPC will receive federal Planning funding from the Wisconsin Department of Transportation (WisDOT) in 2025 for transportation related planning activities; and

WHEREAS, CARPC is requesting that the Greater Madison MPO provide transportation planning services in a manner that has been provided historically by the MPO to CARPC since the MPO function was separated from the RPC; and

WHEREAS, these services in 2025 are to consist of (1) conducting analyses of the impact of proposed Sewer Service Area amendments in the county on the multi-modal transportation system, including assessing the capacity to handle the traffic to be generated, ability to serve the development with public transit, accommodations for pedestrians and bicyclists, other design issues, and overall consistency with the goals, policies, and recommendations in the *Connect Greater Madison 2050* Regional Transportation Plan (RTP); (2) providing assistance in preparing the transportation element of comprehensive plan updates for communities or providing other transportation related local planning assistance; (3) providing assistance in preparing regional plan (RTP and Regional Development Framework) consistency reviews of comprehensive plans; (4) working with CARPC staff to integrate regional land use and transportation planning generally and coordinate performance measure tracking and outreach efforts; and/or (5) engaging in any other joint planning initiatives; and

WHEREAS, the City's Planning Division and MPO have concluded that it would be desirable to continue to provide these services to CARPC as has been done in prior years by entering an agreement with CARPC; and

WHEREAS, on December 4, 2024, the MPO approved MPO 2024 Resolution No. 12 authorizing the City of Madison to contract with CARPC for the provision of services by the MPO to CARPC in 2025; and

WHEREAS, the MPO will invoice CARPC on a quarterly basis for the cost of its transportation planning services not to exceed \$4,911 or 80% of the total \$5,457 available for calendar year 2025 with the city covering the 20% local match.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the City Clerk are authorized to enter into an agreement with CARPC for the MPO to provide transportation planning work activities to CARPC in calendar year 2025.



City of Madison

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

Master

File Number: 86533

File ID: 86533

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/23/2024

File Name:

Final Action:

Title: Amending the 2025 Adopted Operating Budget for the Planning Division to apply for and accept a \$30,000 grant from the Certified Local Government Program and authorizing the Planning Division to retain a consultant to undertake the work pursuant to the terms of the grant

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 76.

Sponsors: Marsha A. Rummel

Effective Date:

Attachments:

Enactment Number:

Author: Heather Bailey, Preservation Planner

Hearing Date:

Entered by: lheiser-ertel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Maggie McClain	Approve	1/22/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	12/23/2024	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Common Council (1/28/25)						

Text of Legislative File 86533

Fiscal Note

The proposed resolution amends the Planning Division's 2025 Adopted Operating Budget to

accept a Certified Local Government grant award, which is administered by the National Park Service and awarded as a subgrant from the Wisconsin State Historic Preservation Office. The City will be reimbursed for 100% of expenses up to the award amount of \$30,000. The final reimbursement request must be submitted on or before September 15, 2026. The Planning Division's 2025 Operating Budget will be amended to appropriate \$30,000 within its purchased services budget supported by federal sources.

Title

Amending the 2025 Adopted Operating Budget for the Planning Division to apply for and accept a \$30,000 grant from the Certified Local Government Program and authorizing the Planning Division to retain a consultant to undertake the work pursuant to the terms of the grant

Body

WHEREAS, the Common Council recognizes that the City of Madison contains buildings, structures, signs, features, improvements, sites, and areas that have significant architectural, archaeological, anthropological, historical, and cultural value; and

WHEREAS, the Common Council further recognizes that these historic resources represent the City's unique heritage, contribute to the health, prosperity, safety and welfare of the City's residents, and serve as a source of great interest to the City's residents and visitors; and

WHEREAS, the City of Madison has been awarded, on behalf of the Wisconsin Historical Society (WHS), a Certified Local Government (CLG) grant award from the Historic Preservation Fund, which is administered by the National Park Service (NPS); and

WHEREAS, the CLG grant will be used to support gathering an accurate and current inventory of known archaeological sites located in the City of Madison; and

WHEREAS, the award will reimburse 100% of expenses up to the grant amount of \$30,000 with the final reimbursement being requested on or before September 15, 2026; and

WHEREAS, the City of Madison is committed to tell the full story of this place and the people who have called this area home since time immemorial as affirmed in the 2020 City of Madison Historic Preservation Plan; and

WHEREAS, the Planning Division staff can attest to the validity and veracity of the statements and representations contained in the grant application.

NOW, THEREFORE, BE IT RESOLVED, that the City of Madison Planning Division is authorized to apply for and accept the CLG grant and will meet the financial obligations necessary to fully and satisfactorily complete the project per WHS and NPS standards; and

BE IT FURTHER RESOLVED, that the Planning Division staff is authorized to apply for the grant retain a consultant and the Planning Division Director is authorized to sign necessary contracts with the consultant and WHS on behalf of the City and Planning Division staff is authorized to submit the required documentation as required by the grant program; and

BE IT FURTHER RESOLVED, that the City of Madison will comply with all local, state, and federal rules, regulations, and ordinances relating to this project and the cost-share agreement; and

BE IT FINALLY RESOLVED, that the 2025 Adopted Operating Budget is amended to appropriate \$30,000 from federal sources in the Planning Division purchased services budget.



City of Madison

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

Master

File Number: 86576

File ID: 86576

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/03/2025

File Name: 12832 - Dish Wireless License Larkin St Tower

Final Action:

Title: Authorizing the execution of an Option and License Agreement with DISH Wireless L.L.C., a Colorado limited liability company, for premises at the Larkin Communications Tower located at 125 Larkin Street. (District 5)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 77.

Sponsors: Regina M. Vidaver

Effective Date:

Attachments: 12832 Exhibit A.pdf, 12832 Exhibit B.pdf, 12832 Exhibit C.pdf

Enactment Number:

Author: Lance Vest, Real Estate Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Maggie McClain	Approve	1/23/2025
1	2	1/9/2025	Ryan Pennington	Approve	1/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	01/03/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Common Council (1/28/25)						

Text of Legislative File 86576

Fiscal Note

DISH Wireless LLC shall pay rent in the amount of \$2,550.00 to the City on a monthly basis. The monthly rent shall increase by 3% annually. The revenue from this license agreement will

be deposited into the General Fund. The rent schedule is described in the attached Exhibit A.

Title

Authorizing the execution of an Option and License Agreement with DISH Wireless L.L.C., a Colorado limited liability company, for premises at the Larkin Communications Tower located at 125 Larkin Street. (District 5)

Body

WHEREAS, the City is the owner of the communications tower located at 125 Larkin Street, Madison, Wisconsin ("Tower"), and depicted on attached Exhibit B ("Property"); and

WHEREAS, DISH Wireless L.L.C. ("Licensee") has requested that the City allow it to install telecommunications equipment on the Tower; and

WHEREAS, the terms of a license have been negotiated between Licensee and City of Madison Office of Real Estate Services staff, which allows Licensee to license a certain portion of the Property containing approximately seventy five (75) square feet, including the air space above such ground space, and a certain portion of the Tower (the "Premises") for the placement of a Communication Facility; and

WHEREAS, the City Attorney's office has reviewed and approved the license as to form.

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the Mayor and Clerk to execute the Option and License Agreement attached hereto as Exhibit C, substantially on the terms, conditions and obligations contained therein, and take any further action required to accomplish the purpose of this resolution in a form approved by the City Attorney.

BE IT FURTHER RESOLVED, the Mayor and Clerk are authorized to execute any other documents as may be necessary to carry out the purposes of this resolution in a form approved by the City Attorney.

BE IT FURTHER RESOLVED, that the Manager of the Office of Real Estate Services is authorized to sign a Memorandum of Lease, in a form approved by the City Attorney, to be recorded at the office of the Register of Deeds.

Exhibit A

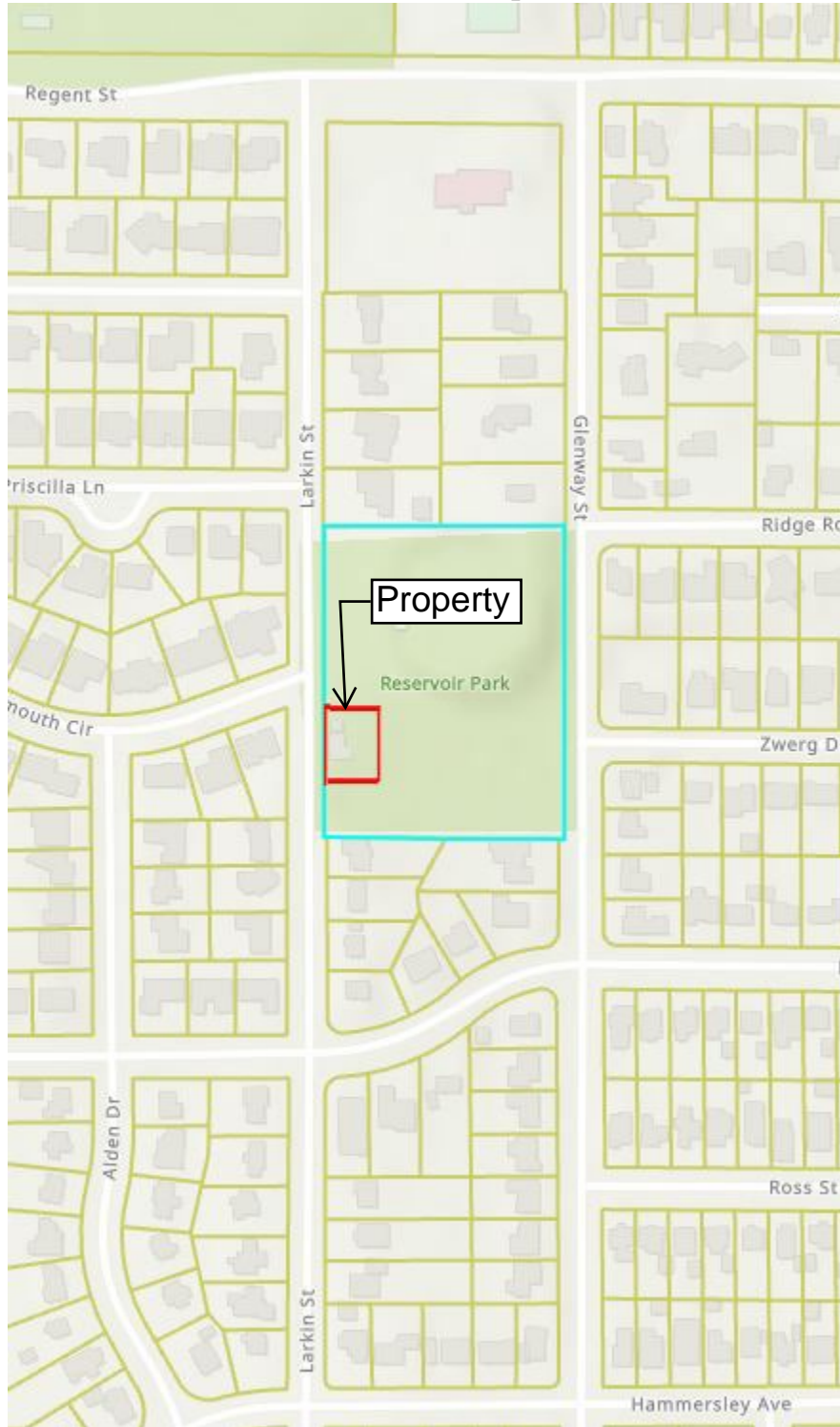
License Fee Schedule

License Term	License Year	Monthly Rent Due
Initial Term	Year 1	\$2,550.00
	Year 2	\$2,626.50
	Year 3	\$2,705.30
	Year 4	\$2,786.45
	Year 5	\$2,870.05
First Extension Term	Year 6	\$2,956.15
	Year 7	\$3,044.83
	Year 8	\$3,136.18
	Year 9	\$3,230.26
	Year 10	\$3,327.17
Second Extension Term	Year 11	\$3,426.99
	Year 12	\$3,529.80
	Year 13	\$3,635.69
	Year 14	\$3,744.76
	Year 15	\$3,857.10
Third Extension Term	Year 16	\$3,972.82
	Year 17	\$4,092.00
	Year 18	\$4,214.76
	Year 19	\$4,341.20
	Year 20	\$4,471.44
Fourth Extension Term	Year 21	\$4,605.58
	Year 22	\$4,743.75
	Year 23	\$4,886.06
	Year 24	\$5,032.65
	Year 25	\$5,183.62
Fifth Extension Term	Year 26	\$5,339.13
	Year 27	\$5,499.31
	Year 28	\$5,664.29
	Year 29	\$5,834.22
	Year 30	\$6,009.24

Exhibit B

(Page 1 of 2)

Location Map



(Page 2 of 2)

Site Plan

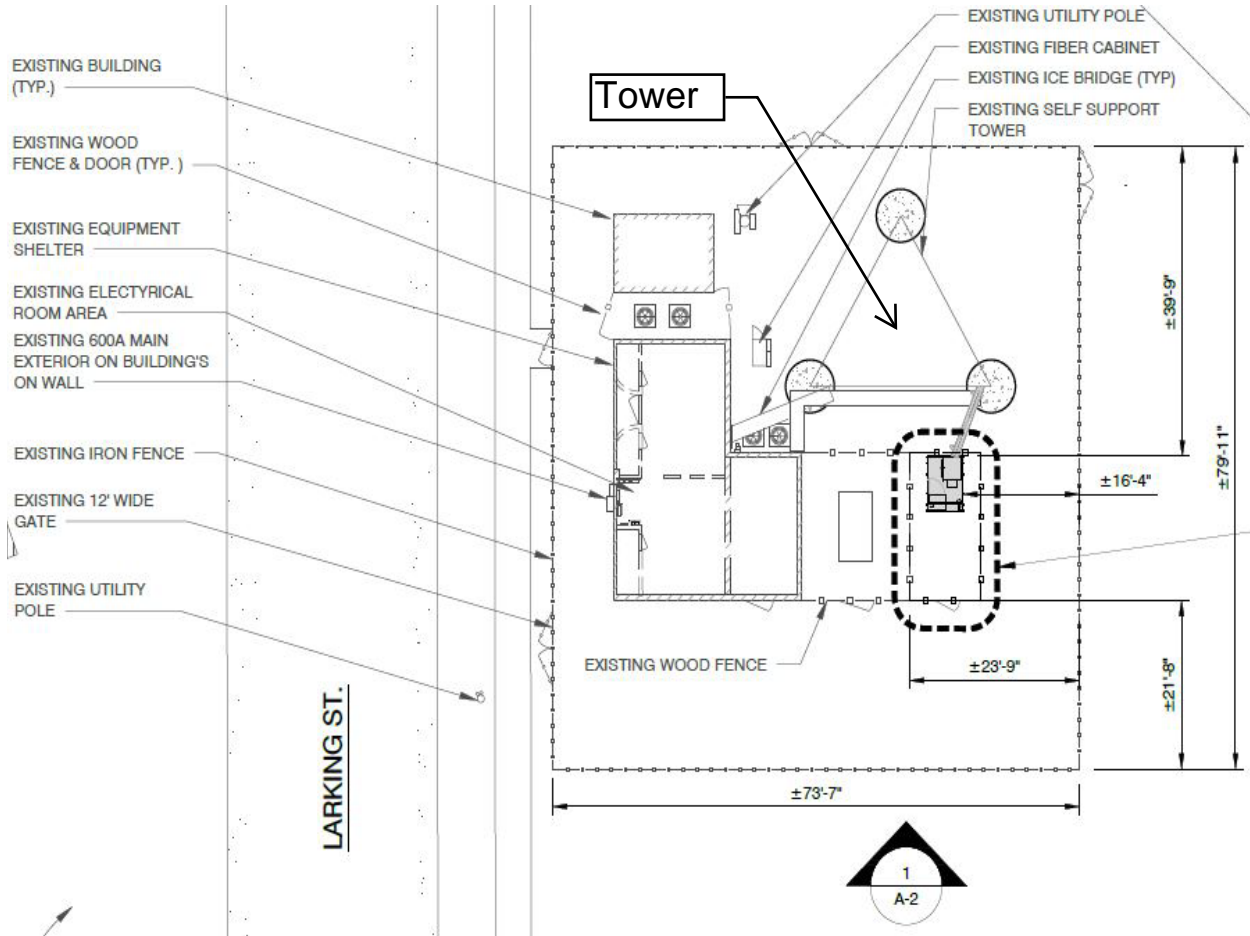


Exhibit C

OPTION AND LICENSE AGREEMENT Between the City of Madison and DISH Wireless L.L.C For the Placement of Communication Facilities at Larkin Tower

THIS OPTION AND LICENSE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by City of Madison, a Wisconsin municipal corporation having a mailing address of City of Madison, Economic Development Division, Office of Real Estate Services P.O. BOX 2803 Madison WI 53701-2983 (“**Optionor**” or “**Licensor**”) and DISH Wireless L.L.C., a Colorado limited liability company having a place of business at 9601 S. Meridian Blvd., Englewood, Colorado 80112 (“**Optionee**” or “**Licensee**”).

BACKGROUND

WHEREAS, Licensor owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at 125 Larkin Street, Madison, WI 53705, with a latitude/longitude of 43.06531°, -89.44003°, (collectively, the “**Property**”).

WHEREAS, Licensor owns a self-supporting tower on the Property (“**Tower**”).

WHEREAS, Licensor desires to grant to Licensee the right to use a portion of the Property and certain space on the Tower in accordance with this Agreement.

NOW, THEREFORE, the parties hereby agree as follows:

1. OPTION TO LICENSE.

(a) During the Option Term, as defined below in this Section, Optionor grants to Optionee an exclusive option (the “**Option**”) to license a certain portion of the Property containing approximately seventy five (75) square feet including the air space above such ground space, and a certain portion of the Tower, as described and depicted on attached **Exhibit 2**, (the “**Premises**”), for the placement of a Communication Facility, as defined in Section 3(a) below, in accordance with the terms of this Agreement.

(b) During the Option Term, Optionee and its agents, engineers, surveyors and other representatives will have following limited rights only: the right to enter upon the Property to inspect, examine, conduct Phase 1 Environmental Site Assessments, drainage testing, material sampling, radio frequency testing and other geological or engineering tests or studies of the Property, excepting therefrom Phase 2 Environmental Site Assessments which are not permitted without Optionor’s approval in its sole discretion (collectively, the “**Tests**”), to apply for and obtain licenses, permits, approvals, or other relief required of or deemed necessary or appropriate at Optionee’s sole discretion for its use of the Premises and include, without limitation, applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the “**Government Approvals**”), initiate the ordering and/or scheduling of necessary utilities, and otherwise to do those things on or off the Property that, in the opinion of Optionee, are necessary in Optionee’s sole discretion to determine the physical condition of the Property, the environmental history of the Property, Optionor’s title to the Property and the feasibility or suitability of the Property for Optionee’s Permitted Use, all at Optionee’s expense. Within thirty (30) days, Optionee will restore the Property to its condition as it existed at the commencement of the Option Term, reasonable wear and tear and loss by casualty or other causes beyond Optionee’s control excepted. The rights granted to Optionee in this subsection (b) of Section 1 shall continue during the Term, if the Option is exercised. During the Option Term, Optionee may not file, or permit to file, any liens, memorandums or other recordings against the Property. Optionee’s exercise of the rights under this Option are further subject to any special conditions as noted on **Exhibit 3**.

(c) During the Option Term, Optionee shall carry commercial general liability insurance per ISO form CG 00 01 or its substantial equivalent covering as insured the Optionee and including the Optionor, its officers, officials, agents and employees as additional insureds by endorsement as respects this Option, with a

limit of One Million Dollars (\$1,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate. This policy shall also provide contractual liability coverage in the same amount and apply on a primary and noncontributory basis. Optionee shall provide the Optionor Thirty (30) days advance written notice of cancellation or non-renewal of the policy unless replaced during the term of this Option. As evidence of this coverage, the Optionee shall furnish the Optionor with a certificate of insurance on an ACORD form, and if requested by the City Risk Manager, the Optionee shall also provide copies of additional insured endorsements or policy. If the coverage required above expires while this Option is in effect, the Optionee shall provide a renewal certificate to the Optionor for approval. Notwithstanding the foregoing, the Optionee shall be entitled to self-insure all or part of the foregoing insurance coverages. However, if the Optionee self-insures and ceases to self-insure to the standards required above or is unable to provide continuing evidence of financial ability to self-insure to these standards, the Optionee shall promptly obtain the commercial general liability insurance required above. Furthermore, the Optionee shall provide the Optionor with defense and self-insurance coverage on a primary and non-contributory basis, as if the Optionor were an additional insured under the Optionee's insurance policies.

(d) During the Option Term, the Optionee shall be liable to and agrees to indemnify, defend and hold harmless the Optionor, 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 Optionor or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Optionee and/or its officers, officials, agents, employees, assigns, guests, invitees, or subcontractors, in the performance of this Option, whether caused by or contributed to by the negligent acts of the Optionor, its officers, officials, agents, or employees. This paragraph shall survive termination and assignment or transfer of this Option.

(e) In consideration of Optionor granting Optionee the Option, Optionee agrees to pay Optionor the sum of One Thousand Five Hundred Dollars (\$1,500.00) within sixty (60) business days after the Effective Date. The Option may be exercised during an initial term of Six (6) months commencing on the Effective Date (the "Option Term").

(f) During the Option Term, Optionee may exercise the Option by notifying Optionor in writing. If Optionee exercises the Option, then, under Section 2, Optionor licenses, as the Licensor, the Premises to Optionee, as now the Licensee, subject to the terms and conditions of this Agreement. If Optionee does not exercise the Option during the Initial Option Term or any extension thereof, then this Agreement will terminate, and the parties will have no further liability to each other.

(g) Optionor agrees that during the Option Term, or during the Term if the Option is exercised, Optionor shall not initiate or consent to any change in the zoning of the Premises, the Property or impose or consent to any other use or restriction that would prevent or unreasonably limit Optionee from using the Premises for the Permitted Use.

(h) The exercise of the Option is conclusive evidence that the Optionee accepts the Premises as suitable for Optionee's purposes and accepts the Premises and every part thereof in an as-is condition, with all defects, except for latent defect.

(i) Only this Section 1 and Sections 13 "Environmental", 14 "Access", 19 "Notice" and 28 "Miscellaneous", shall apply during the Option Term.

2. **LICENSE.** Upon the Optionee's exercise of the Option under Section 1, Licensor grants to the Licensee, and Licensee hereby accepts, the right to use the Premises for the placement of a Communication Facility, as defined in Section 3 below (the "**License**"). Licensor's exercise of its rights under this License shall be on the terms and conditions set forth in this Agreement.

3. **PERMITTED USE.**

(a) Subject to the special conditions contained in Exhibit 3, and only after the Term Commencement Date, as defined below in Section 4, Licensee may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation, repair, replacement and

upgrade of communications fixtures and related equipment, cables, accessories and improvements, which may include associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the “**Communication Facility**”), as well as the right to test, survey and review title on the Property; Licensee further, upon prior notice to Licensors has the right but not the obligation to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, (collectively, the “**Permitted Use**”). If **Exhibit 2** includes drawings of the initial installation of the Communication Facility, Licensors’ execution of this Agreement will signify Licensors’ approval of **Exhibit 2**.

(b) Prior to contacting Licensors, Licensee shall consult Licensors’ agent, Terabonne, LLC, for any engineering, design, leasing and easement matters at info@terabonne.net. For any operational or access matters, Licensee shall contact City Operations at 608-266-4768.

(c) For a period of Ninety (90) days following the start of construction (“**Construction Period**”), Licensors grants Licensee the right to use such portions of the Property as may be reasonably required for construction staging during construction and installation of the Communication Facility. The construction period cannot be longer than One Hundred Twenty (120) days from the Term Commencement Date (defined Section 4(a) below). Disturbed areas during construction shall be restored within ten (10) days following the maximum of 120-day construction period to their original state to Licensors’ reasonable expectations, normal wear and tear excepted. Licensee shall provide Licensors with a notice signifying the completion of construction (“**Notice of Construction Completion**”) within Five (5) days of construction completion, and shall provide As-Built documentation, as defined in Section 28(p), within Thirty (30) days after the Notice of Construction Completion is provided to Licensors.

(d) Licensee has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property’s main entry point to the equipment shelter or cabinet, install warning signs to make individuals aware of risks and install any other control measures reasonably required by Licensee’s safety procedures or applicable law.

(e) In the event Licensee desires to modify or upgrade the Communication Facility or disturb the ground outside the Premises, Licensee shall first obtain Licensors’ consent, not to be unreasonably withheld, conditioned or delayed and Licensors has 60 days to grant consent. Licensee installations that require a structural analysis shall require the stamp approval of a structural engineer licensed in the State of Wisconsin and Licensors’ consent, which shall not be unreasonably withheld, conditioned or delayed, it being understood that Licensors reserves the right to review Licensee’s engineering plans prior to such consent. Nothing in this Agreement grants Licensee the right to load the Tower up to 100% structural capacity. In the event the Licensors requires the expertise of a third-party engineer/consultant to review the installation of the Communication Facility, or any future modifications to the Licensee’s Communication Facility on the Tower and/or Shelter, the Licensee shall be required to reimburse Licensors reasonable actual costs incurred by Licensors as a result of hiring said engineer/consultant. Licensors shall provide sufficient supporting documentation and detailed invoices evidencing such reasonable actual costs to Licensee within Sixty (60) days of the date on which such costs were incurred, in order for Licensors to be entitled to such reimbursement. Such third-party review shall include, but not be limited to, the following: the review of plans and specifications; review of structural, interference, and other reports; and on-site inspections and meetings. All fees and invoices must be paid within Forty-Five (45) days after Licensors sends the Licensee an invoice for the same together with reasonable supporting documentation evidencing such fees as set forth herein.

(f) In the event Licensors consents to Licensee’s modification, within Thirty (30) days following any modification to the Communication Facility, the Licensee shall provide the Licensors with an as-built construction drawings showing the actual location of the Communication Facility installed on the Premises, and of all installations and accessories on the Tower. Said drawings shall be accompanied by a complete and detailed inventory of all equipment installed on the Property. All antennas, radios, brackets, attachments, cables and equipment, not in use, shall be removed from the Tower and updated in all current structural drawings.

(g) Licensee shall have the right to park vehicles only within the Premises or designated access easement areas, as depicted in Exhibit 2.

(h) Licensee agrees to join and maintain membership in Diggers Hotline and secure and maintain the services of a competent locating service. That membership in Diggers Hotline and contracting of a locating service shall be continuous and uninterrupted throughout the term of this Agreement.

(i) In the event Licensee desires, after the Construction Period, to bring onto the Property “**Heavy Equipment**” which is defined as any vehicle with more than Two (2) axles, or any trailers, or any vehicle and equipment designed to extend above 6 feet, such as bucket trucks, scaffolds, or cranes that pose risks to people, traffic or property below, Licensee shall first notify Licenser and shall pay Licenser a fee of Five Hundred Dollars (\$500.00) for each day any Heavy Equipment is on the Property.

(j) Licenser shall not be liable for any damage within the Premises except to the extent caused by the gross negligence or willful misconduct of the Licenser.

4. TERM.

(a) The initial license term will be Five (5) years (the “**Initial Term**”), commencing on the date of written notification by Licensee to Licenser of Licensee’s exercise of the Option (the “**Term Commencement Date**”). The Initial Term will terminate on the end of the Fifth (5th) anniversary of the Term Commencement Date.

(b) This License will automatically renew for Five (5) additional Five (5) year term(s) (each additional Five (5) year term shall be defined as an “**Extension Term**”), upon the same terms and conditions set forth herein unless Licensee notifies Licenser in writing of Licensee’s intention not to renew this License at least One Hundred Eighty (180) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) If Licensee remains in possession of the Premises after the termination of this License, then Licensee will be deemed to be occupying the Premises on a month-to-month basis (the “**Holdover Term**”), subject to the terms and conditions of this Agreement, provided the Rent during the Holdover Term shall be equal to One Hundred Fifty percent (150%) of the Rent at termination or expiration of the License.

(d) The Initial Term, any Extension Terms, and any Holdover Term are collectively referred to as the “**Term**.”

5. RENT.

(a) Commencing on the first day of the month following the date that Licensee commences construction (the “**Rent Commencement Date**”), Licensee will pay Licenser on or before the Fifth (5th) day of each calendar month in advance, Three Thousand Dollars (\$3,000.00) (the “**Rent**”), at the address set forth to the following beneficiaries:

1. Eighty-Five percent (85%) of all payments shall be made to the City Treasurer, referenced to Real Estate Project No. 12832, and sent to Economic Development Division, Office of Real Estate Services P.O. BOX 2983 Madison WI 53701-2983, their respective heirs and assigns.
2. Fifteen percent (15%) of all payment shall be sent to Bella Ranch, LLC., 30 North Gould Street, Suite R, Sheridan, WY 82801 or its heirs and assigns;

Nothing herein shall be deemed to imply that Bella Ranch has any rights as Licenser or otherwise under this Agreement, or that any changes to the Agreement must be approved by Bella Ranch (except for changes to the payment due to Bella Ranch, as expressly set forth in this Section 5(a)). Neither the Rent payees nor their respective percentage shares listed above may be changed without the prior written approval of both payees. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Licensee to Licenser within Sixty (60) days after the Rent Commencement Date.

(b) On the first anniversary of the Commencement Date, and on each anniversary of the Commencement Date thereafter for the duration of the Term, Rent will increase by three (3%) over the Rent payable during the immediately preceding year.

(c) Licensee shall have the right to install up to six (6) antennas and twelve (12) radios and required cabling and additional equipment during the initial term. After the initial term, Licensee may elect to install additional antennas and radios and shall pay an additional three thousand (\$3,000) dollars per year for each set of three (3) antennas and (6) radios. This fee is subject to and indexed at the escalation rate. Additionally,

Licensee shall pay Licensor a fee of five thousand (\$5,000) dollars for each addendum or site modification. It is understood that like-for-like equipment modifications, swaps or exchanges are not subject to the incremental fee.

(d) All charges payable under this Agreement such as utilities and taxes directly attributable to Licensee's use of the Premises shall be billed by Licensor within One (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Licensor and shall not be payable by Licensee. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Licensor. The provisions of this subsection shall survive the termination or expiration of this Agreement.

6. APPROVALS.

(a) Licensor agrees that Licensee's ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Licensee's ability to obtain and maintain all Government Approvals. Licensor authorizes Licensee to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Licensee with such applications and with obtaining and maintaining the Government Approvals.

(b) Licensee has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Licensee may also perform and obtain, at Licensee's sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Licensee's use of the Premises will be compatible with Licensee's engineering specifications, system, design, operations or Government Approvals.

(d) Licensor's consent shall be required for all zoning plans and construction drawings prior to submittal for governmental approvals, including any subsequent changes to survey drawings, and any drawings affecting changes to access and utility easements, zoning drawings, and construction drawings, which consent shall not be unreasonably withheld, delayed, or conditioned.

7. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on Thirty (30) days prior written notice, if the other party remains in default under Section 17 of this Agreement after the applicable cure periods;

(b) by Licensee upon written notice to Licensor, if Licensee is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Licensee; or if Licensee determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Licensee, upon written notice to Licensor, if Licensee determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Licensee upon written notice to Licensor for any reason or no reason, at any time prior to commencement of construction by Licensee.

(e) by Licensee upon written notice to Licensor if it is determined that the Premises are unsuitable to the Licensee for economic or technological reasons.

8. INSURANCE. The Licensee shall carry commercial general liability insurance per ISO form CG 00 01 or its substantial equivalent covering as insured the Licensee and including the Licensor, its officers, officials, agents, employees and Terabonne, Inc. as additional insureds by endorsement as respects this License, with a limit of One Million Dollars (\$1,000,000) per occurrence and Five Million Dollars (\$5,000,000) in the aggregate. This policy shall also provide contractual liability coverage in the same amount and apply on a primary and noncontributory basis. Licensee shall provide the Licensor Thirty (30) days advance written notice of cancellation or non-renewal of the policy unless replaced during the term of this License. As evidence of this coverage, the Licensee shall furnish the Licensor with a certificate of insurance on an ACORD form, and if requested by the City Risk Manager, the Licensee shall also provide copies of additional insured endorsements

or policy. If the coverage required above expires while this License is in effect, the Licensee shall provide a renewal certificate to the Licensors for approval. Notwithstanding the foregoing, the Licensee shall be entitled to self-insure all or part of the foregoing insurance coverages. However, if the Licensee self-insures and ceases to self-insure to the standards required above or is unable to provide continuing evidence of financial ability to self-insure to these standards, the Licensee shall promptly obtain the commercial general liability insurance required above. Furthermore, the Licensee shall provide the Licensors with defense and self-insurance coverage on a primary and non-contributory basis, as if the Licensors were an additional insured under the Licensee's insurance policies.

9. INTERFERENCE.

(a) The Licensee's installation, operation, and maintenance of the Communication Facility shall not damage or interfere in any way the Licensors' Tower operations or related repair and maintenance activities or with such activities of other licensees on the Property. The Licensee agrees to cease all such actions which materially interfere with the Licensors' use of the Tower immediately upon actual notice of such interference, provided however, in such case, the Licensee shall have the right to terminate the License. Licensors, at all times during this License, reserves the right to take any action it deems necessary, in its sole discretion to repair, maintain, alter or improve the Property, excluding the Communication Facility, in connection with Tower operations as may be necessary, including licensing part of the Tower and/or the Property to others, subject to the terms hereof. Except in cases of emergency, Licensors will endeavor to provide the Licensee with written notice in advance of any scheduled repair, maintenance, alteration or improvement of the Property. The Licensee agrees to reimburse the Licensors for any actual additional repair, maintenance, alteration or improvement costs which the Licensors incur as a result of the Licensee's Communication Facility being located on the Tower. Licensors shall attempt to minimize, at no additional expense to the Licensors, any disturbance to the Licensee's operations during such repairs, maintenance, alterations or improvements. Should Licensors' activities interfere with the Licensee's operation, Licensors shall, if feasible, allow the Licensee to install temporary facilities, at its sole cost, at an agreed upon location on the Property until such activities are completed.

(b) Licensors does not guarantee to the Licensee subsequent noninterference with the Licensee's communications operations, provided, however, that in the event any other party except a governmental unit, office or agency requests a license and/or permission to place any type of additional antenna or transmission facility on the Tower, the following procedures shall govern to determine whether such antenna or transmission facility will interfere with the Licensee's transmission operations:

If the Licensors receives any such request, the Licensors shall submit a proposal complete with all technical specifications reasonably requested by the Licensee to the Licensee for review for noninterference; however, the Licensors shall not be required to provide the Licensee with any specifications or information claimed to be of a proprietary nature by the third party. The third party shall be responsible for the reasonable cost of preparing the technical specifications for its proposed transmission facility. The Licensee shall have Thirty (30) days following receipt of said proposal to make any objections thereto, and failure to make any objection within said Thirty (30) day period shall be deemed consent by the Licensee to the installation of antennas or transmission facilities pursuant to said proposal. If the Licensee gives notice of objection due to interference during such Thirty (30) day period and the Licensee's objections are verified by the Licensors to be valid, then the Licensors shall not approve such proposal unless the third party modifies the proposal in a manner determined, in the Licensors' reasonable judgment, to adequately reduce the interference. In that case, the Licensors may approve the proposal.

Licensors shall not cause or permit the construction of communications towers or structures, on the Premises or Property that interfere with Licensee's Permitted Use.

(c) In the event of electronic interference, Licensors shall reasonably cooperate with Licensee's technical team to identify the source of the interference and determine the method to cease the electronic interference.

(d) Before making any modifications to the Communication Facility, Licensee shall provide to Licensors, at the Licensee's expense, an interference study indicating whether the Licensee's modifications will interfere with any existing communications facilities on the Property.

(e) The Licensee's use and operation of the Communication Facility shall not interfere with the use and operation of other communication facilities on the Property which pre-existed the Communication Facility. If the Communication Facility causes interference, Licensee shall take all measures reasonably necessary to promptly correct and eliminate the interference. If the interference cannot be eliminated within Five (5) days after the Licensee has actual notice of this interference, the Licensee shall immediately cease operating its Communication Facility until the interference has been eliminated (except for periodic testing pursuant to FCC regulations and generally accepted industry standards). If the interference cannot be eliminated within Thirty (30) days, the Licensee shall have the right to terminate this Agreement. If the interference cannot be eliminated within One Hundred Twenty (120) days, the Lessor may revoke this Agreement.

(f) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility. This Agreement does not grant Licensee the exclusive right to operate telecommunications facility on the Property and the Parties acknowledge that the Lessor will continue to use the Tower and shall have the right to lease or grant other licenses to one or more entities on the Tower, provided that any such subsequent use, lease, or license shall not interfere with the Licensee's rights under this Agreement as provided in this Section 9.

10. INDEMNIFICATION. The Licensee shall be liable to and agrees to indemnify, defend and hold harmless the Lessor, 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 Lessor or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Licensee and/or its officers, officials, agents, employees, assigns, guests, invitees, or subcontractors, in the performance of this Agreement, whether caused by or contributed to by the negligent acts of the Lessor, its officers, officials, agents, or employees. This paragraph shall survive termination and assignment or transfer of this Agreement.

11. DEED RESTRICTION INDEMNIFICATION. Except as otherwise provided herein, for the term of this License and any renewal or extension hereof, the Licensee agrees to indemnify, hold harmless and defend the City from any loss and expense and any and all lawsuits, liability, claims and demands arising from, in connection with, caused by or resulting from the Licensee's occupancy and use of the Premises alleging violation of the deed restriction contained in that certain warranty deed/indenture dated November 29, 1924, from Mr. and Mrs. Hammersley, et al. to the City (the "Deed Restriction"). The Licensee shall defend such action with counsel of its choice. The City retains the right, but not the obligation to participate in the defense of such action. The City further agrees to cooperate with the Licensee, including, but not limited to, supporting the City Attorney's Opinion 97-007 dated May 1, 1997, in the Licensee's and/or the City's defense of such action. Failure to defend any actions and/or claims shall be a material default under the terms of this License and shall be cause for termination by the City of this License. The parties understand and agree that the Licensee's indemnification of the City contained in this Paragraph does not apply to: (i) lawsuits, liability, claims and demands brought solely and exclusively against any subsequent licensee(s) of the Tower and/or Land, including, but not limited to, matters involving the subject Deed Restriction; (ii) lawsuits, liability, claims and demands alleging solely and exclusively or whose only remaining issues are that the City improperly permitted any subsequent licensee of the Tower and/or Land; and (iii) lawsuits, liability, claims and demands alleging solely and exclusively or whose only remaining issues are the City's and/or any other licensee's failure (other than the Licensee) to in any way properly permit, construct, and/or maintain the Tower and/or Land or their respective facilities on the Tower and/or Land. Further, in the event of any lawsuits, liability, claims or demands alleging multiple claims against one or more parties including the City, among them claims alleging a violation of the Deed Restriction by the Licensee which requires the Licensee to indemnify, hold harmless and defend the City under this Paragraph ("Claims"), if the Licensee procedurally and/or substantively disposes of such Claims, the Licensee shall be

relieved of any further obligation to indemnify, hold harmless and defend the City in such matter unless otherwise required to do so under this License.

In the event the Licensee solely defends any such actions relating to the Deed Restriction and remains a licensee on the Tower and/or Land, each subsequent non-governmental licensee on the Tower and/or Land must reimburse the Licensee, and the next prior licensee(s) the proportionate share of the Licensee's costs to conduct such defense based on the number of non-governmental licensees on the Tower and/or Land, such that all share the costs equally. Such reimbursement must be paid to and received by the Licensee before the City will allow such licensee(s) to install its communications facilities on the Property, and reimbursement of any subsequent expenses shall be a condition of such licensee's(s') continued occupancy.

The City shall require that all subsequent non-governmental licensees indemnify, hold harmless and defend the City on the same terms as the Licensee. In the event any non-governmental licensee fails to indemnify, hold harmless and defend against such action(s) as required, the City or the Licensee, with counsel of its choice, may defend the action(s). Further, failure to indemnify, hold harmless and defend any actions(s) and/or claims(s) shall be a material default under the terms of those licenses and shall be cause for termination by the City. If the Licensee alone indemnifies, holds harmless and defends the City, the other non-governmental licensees shall pay to the Licensee their proportionate share of the costs and expenses incurred.

The Licensee's obligations and duties in this Paragraph are limited as specifically set forth. The obligations set forth in this Paragraph do not constitute nor do they contemplate or include the defense of any other actions or issues relating to the Tower and/or Land, except as otherwise provided in this License.

Notwithstanding any other provision of this Paragraph, in the event the defense of such an action or actions by the Licensee, or any other licensee or the City should not prevail and the Licensee is required to remove its Equipment from the Tower and/or Land, the Licensee shall have the right to terminate this License without penalty or obligation in excess of the obligations due through indemnification, termination and the removal requirements as set forth in this License, upon thirty (30) days' written notice to the City and any prepaid fees shall be prorated to the date of termination and the balance immediately refunded to the Licensee, and no future liability or obligation to indemnify, hold harmless or defend the City shall accrue to the Licensee following removal of its facilities from the Premises for actions and claims accruing or arising subsequent to removal from the Premises, however, the indemnification provision of this Paragraph relating to the period of occupancy and use shall still apply.

12. WARRANTIES.

(a) Each of Licensee and Licensors (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself hereto through the party or individual set forth as signatory for the party below.

(b) Licensors represent, warrants and agrees that: (i) Licensors solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) to the best of the Licensors' knowledge, the Property is not encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases or any other agreements which would adversely affect Licensee's Permitted Use and enjoyment of the Premises; Licensors grants to Licensee sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Licensors; (iv) Licensors' execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Licensors; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, then Licensors will make reasonable efforts to provide promptly to Licensee a mutually agreeable subordination, non-disturbance and attornment agreement executed by Licensors and the holder of such security interest.

(c) Licensors makes no representations or warranties as to the suitability of the Premises for Communication Facilities, or as to the condition of the Premises. By accepting this License, Licensee accepts

the Premises as suitable for the purposes for which it is licensed. Licensee also accepts the Premises and every part thereof in an as-is condition, with all defects, except for latent defects.

13. ENVIRONMENTAL.

(a) Licenser represents and warrants, except as may be identified in **Exhibit 3** attached to this Agreement, (i) to the best of Licenser's knowledge and without Licenser's inspection, the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) to the best of Licenser's knowledge and without Licenser's inspection, the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Licenser and Licensee agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Licensee represents and warrants that its use of the Property will not generate any hazardous substance, and it will not store or dispose on the Property nor transport to or over the Property any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Licensee further agrees to hold the Licenser harmless from and indemnify the Licenser against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the Licenser, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.

14. ACCESS.

(a) At all times throughout the Term of this Agreement, Licensee, Licensee and its employees, agents, and subcontractors shall have pedestrian and vehicular access ("**Access**") to and over the Licenser's Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. Licensee may access the Premises during ordinary business hours of 8:00 AM – 5:00 PM, Monday through Friday, excepting government holidays therefrom, for regular maintenance and repairs, by first providing notice to Licenser at 608-266-4768 provided, however, in the event of an emergency, which shall be deemed to include any outage or failure of the Communication Facility, Licensee shall have Twenty Four (24) hours per day, Seven (7) days per week emergency Access to the Premises by providing Licenser reasonable notice of any such emergency access as soon as reasonably practicable in light of the emergency circumstance, by contacting Licenser at 608-266-4768.

(b) Any additional keys required for such access shall be paid for by Licensee at Five Hundred Dollars (\$500) each. If special gates/locks are required to provide Licensee with full daily access, then Licensee shall pay for the cost of that installation and maintenance. As may be described more fully in **Exhibit 2**, Licenser grants to Licensee an easement for such Access and Licenser agrees to provide to Licensee such codes, keys and other instruments necessary for such Access to Licensee.

(c) Licensee must accept road conditions in their current and future states. Licenser does not warrant road conditions fit for any particular use or purposes and has no obligations to maintain any roads for Licensee. Notwithstanding the foregoing, Licensee shall be responsible for the cost of damage only to the extent such damage is caused by Licensee or its authorized 3rd party representatives. Together with the invoice, Licenser shall provide Licensee with evidence documenting to what extent the damage was caused by Licensee's use.

(d) Licensee shall have the right to park vehicles only within the Premises or designated areas.

(e) At all times during which the Licensee has access to the Premises, the Licensee will take all reasonable steps to ensure that all enclosures, gates, ladders and any other access ways to the Premises are

properly secured when not in use in order to prevent unauthorized access to the Premises. The Licensee shall be assessed a penalty of Two Thousand Dollars (\$2,000.00) for each instance of non-compliance with the requirements of this Subparagraph, payable within sixty (60) after Licensee's receipt of notice and invoice from the Licensors; and, in the event that curing such violation requires the Licensee to access the Premises, the Licensors shall grant the Licensee such access as soon as reasonably possible after providing notice of such violation.

(f) If Licensee elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at a Property, Licensors hereby grants Licensee, or any UAS operator acting on Licensee's behalf, express permission to fly over the applicable Property and Premises, but not take off nor land the UAS on the Property or Premises, and consents to the use of audio and video navigation and recording of the Premises in connection with the use of the UAS.

(g) Licensors acknowledges that in the event Licensee cannot obtain Access to the Premises, Licensee may incur damages. If Licensors fails to provide the Access granted by this Section 14, such failure shall be a default under this Agreement. Notwithstanding Access granted by this Section 14, Licensors, in its sole discretion, reserves the right to deny access during high fire hazard or other natural disasters or acts of God without incurring damages, except in the case of an emergency, in which case, Licensee shall have Access as provided herein.

15. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Licensee will be and remain Licensee's personal property and, at Licensee's option, may be removed by Licensee at any time during or after the Term, except for utilities installed by the utility company, including power meters. Licensors covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Licensee will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Licensors that all improvements of every kind and nature constructed, erected or placed by Licensee on the Premises will be and remain the property of Licensee and may be removed by Licensee at any time during or after the Term. Within One Hundred Twenty (120) days after the latter of the end of the Term and cessation of Licensee's operations at the Premises, Licensee shall remove its Communications Facility, including all footings and foundations to three feet below grade, and Licensee will restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Licensee's control excepted. Licensee will repair any damage to the Property resulting from Licensee's removal activities. Licensee shall continue to pay Rent during the 120-day removal period in an amount that is the same as that which was paid for the month immediately prior to expiration or termination. Any portions of the Communication Facility that Licensee does not remove within such 120-day period shall be deemed abandoned and owned by Licensors. Thereafter, Licensors may remove all Licensee's Communications Facility and restore the Premises to its original condition, wear and tear and underground utilities excepted. Licensors shall invoice Licensee for Licensors' actual out of pocket costs incurred in such removal, to be paid to Licensors within Forty Five (45) days of Licensee receipt of an invoice therefor. Notwithstanding the foregoing, Licensee will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Licensee be required to remove from the Premises or the Property any underground utilities. Licensee shall continue to pay Rent until the Communication Facility is removed in accordance with this Section 15. All rights to access and utility easements, of record and not of record, shall cease and be considered terminated at the expiration or termination of this Agreement and any portions of the Communication Facility that remain within such access or utility easements or rights of way shall be deemed abandoned and owned by the Licensors in accordance with the terms of this Section 15.

16. MAINTENANCE/UTILITIES.

(a) Licensee will keep and maintain the Premises in good condition, free of any debris, reasonable wear and tear and damage from the elements excepted and in a presentable condition consistent with good business practice and in a manner consistent with the preservation and protection of the general appearance and value of other premises in the immediate vicinity. Maintenance responsibilities include, but shall not be limited to, any required paving, general repairs, removal of garbage and debris, snow removal, landscape and upkeep as

related to Licensee's equipment and activities. Licensor has no obligations to maintain road conditions or warrants their fit for any particular uses or purposes. Licensee must accept road conditions in as-is conditions. Licensee shall not use the Premises for storage, including but not limited to the storage of equipment or hardware, except the temporary and orderly placement of items in conjunction with maintenance, repair or construction activities.

(b) Licensee will have the right to install utilities, at Licensee's expense, and to improve present utilities on the Property and the Premises. Licensor shall have no obligation to provide utility services to Licensee. Existing utility infrastructure will be utilized where possible for Licensee's separate utilities. If new utility service is needed Licensor hereby grants to any service company providing utility or similar services, including electric power and telecommunications, to Licensee an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of initially constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances thereto, as such service companies may from time to time require in order to provide such services to the Premises, at locations and upon conditions approved in writing by Licensor. Upon Licensee's or service company's request, Licensor will execute a separate recordable easement evidencing this grant. Licensee or service company shall compensate Licensor for any actual out of pocket expenses borne by Licensor to provide the easement document. Licensee shall obtain the prior written approval of Licensor regarding any work activities outside of the Premises and within the easements. Licensee shall not interfere with Licensor's normal operations nor harm the Property.

(c) Licensee will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Licensee on the Premises directly to the utility company

(d) Licensee shall cooperate with Licensor's maintenance and upgrade activities. This cooperation includes but is not limited to Licensor's general property maintenance activities, construction upgrades or enhancements to the Tower as may be required from time to time with increased use of the Tower's structural capacity.

17. DEFAULT AND RIGHT TO CURE; TERMINATION.

(a) In addition to the occurrences set forth in subsections (c) and (d) below, the following will be deemed a default by Licensee and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than sixty (60) days after written notice from Licensor of such failure to pay; or (ii) Licensee's failure to perform any other term or condition under this Agreement within sixty (60) days after written notice from Licensor specifying the failure. No such failure, however, will be deemed to exist if Licensee has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Licensee. If Licensee remains in default beyond any applicable cure period, then Licensor will have the right to exercise any and all rights and remedies available to it under law and equity. Failure of Licensor to declare this License revoked upon the breach or default of the Licensee for any reason set forth in this Section 17 shall not operate to bar or destroy any right of Licensor to revoke this License for any subsequent breach or default of any term or condition of this License.

(b) The following will be deemed a default by Licensor and a breach of this Agreement: (i) Licensor's failure to provide Access to the Premises in accordance with the provisions in Section 14 within a reasonable period after written notice of such failure; (ii) Licensor's failure to assist in curing an interference problem as required by Section 9 within a reasonable period after written notice of such failure; or (iii) Licensor's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within Forty Five (45) days after written notice from Licensee specifying the failure. No such failure, however, will be deemed to exist if Licensor has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Licensor. If Licensor remains in default beyond any applicable cure period, Licensee will have any and all other rights available to it under law and equity.

(c) The following occurrences shall constitute an act of default by the Licensee under this Agreement, and are subject to the provisions of paragraph (a) above:

1. The failure of the Licensee to make any payment due under this License at any time following the filing by the Licensee of a voluntary petition in bankruptcy.
2. The institution of proceedings in bankruptcy against the Licensee and the adjudication of the Licensee as bankrupt pursuant to such proceedings.
3. The taking by a court of competent jurisdiction of the Licensee's assets pursuant to proceedings brought under the provisions of any federal or state reorganization act.
4. The appointment of a receiver of the Licensee's assets.
5. The divestiture of the Licensee's interest herein by other operation of law, except as permitted in Section 18.
6. The Licensee's use of the Premises for an illegal purpose.

(d) In the event that the Licensee shall fail to maintain insurance as required by this License, Licensor may elect to: (a) immediately revoke this License and cause the removal of the Communication Facility installed upon the Premises at the sole expense of the Licensee; or (b) purchase or pay for any insurance coverage required by this License and charge the Licensee the cost of same as an Additional Fee. In the event of revocation under this paragraph, any License Fee that has been prepaid shall be retained by Licensor as liquidated damages.

(e) The Licensee shall have the right to give notice to terminate this License at any time during the Term of this License by giving Licensor a minimum of One (1) year's written notice of termination. In the event of termination under this paragraph, the date of termination must coincide with the last day of the then-current Term.

(f) The primary purpose of the Tower is to support Licensor's municipal communication uses. As such, the Licensor shall have the right to terminate this License, at any time during the Term, in the event Licensor determines, in its sole and absolute discretion, that the Tower is no longer necessary for municipal communication uses or if the Tower no longer supports communication municipal uses. Licensor shall provide Licensee notice of such termination with no less than 180 days written notice.

18. ASSIGNMENT. Licensee will have the right to assign this Agreement for the Premises and its rights herein, in whole or in part, subject to Licensor's consent, which shall not be unreasonably withheld, delayed, or conditioned. Notwithstanding the foregoing, Licensee will have the right to assign, sell or transfer its interest under this Agreement without the approval or consent of Licensor, to Licensee's Affiliate (defined below) or to any entity which acquires all or substantially all of the Licensee's assets by reason of a merger, acquisition, or other business reorganization. Upon obtaining Licensor's written consent and completing such assignment or upon completion of assignment if no such consent is required, Licensee will be relieved of all future performance, liabilities and obligations under this Agreement to the extent of such assignment. Should Licensor, at any time during the Term, sell or transfer all or any part of the Property to a purchaser other than Licensee, such transfer shall be subject to this Agreement and Licensor shall require any such purchaser or transferee to recognize Licensee's rights under the terms of this Agreement in a written instrument signed by Licensor and the third-party transferee. Licensee shall not have the right to lease, sublease or grant licenses to the Premises without Licensor's consent.

19. NOTICES. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties hereto as follows:

If to Licensee: DISH Wireless L.L.C., Attn: Lease Administration
5701 S. Santa Fe Drive
Littleton, CO 80120

If to Licensor: City of Madison
Economic Development Division
Office of Real Estate Services

Madison Municipal Building
215 Martin Luther King, Jr. Boulevard
P.O. Box 2983
Madison, WI 53701-2983

With a copy to: Terabonne, Inc.
P.O. Box 6257
Edmonds, WA 98026

Either party hereto may change the place for the giving of notice to it by Thirty (30) days' prior written notice to the other party hereto as provided herein.

20. CONDEMNATION.

(a) In the event the Premises or any part thereof shall be needed either permanently or temporarily for any public or quasi-public use or purpose by any authority in appropriation proceedings or by any right of eminent domain, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of this License, and the reversion and fee interests, shall belong to Licensor without any deduction therefrom for any present or future estate of the Licensee, and the Licensee hereby assigns to Licensor all of its right, title and interest to any such award. However, the Licensee shall have the right to recover from the condemning authority such compensation as may be separately awarded to the Licensee on account of interruption of the Licensee's business and for moving and relocation expenses.

(b) In the event the whole of the Premises or any part thereof shall be taken or condemned so that the balance cannot be used for the same purpose and with substantially the same utility to the Licensee as immediately prior to such taking, this License shall terminate upon delivery of possession to the condemning authority and any License Fee that has been prepaid for the period following the termination shall be prorated on a per diem basis and refunded to the Licensee unless the Licensee will receive compensation for any prepaid License Fee from the condemning authority.

(c) In the event of a taking of any portion of the Premises not resulting in a termination of this License, Licensor shall use so much of the proceeds of Licensor's award for the Premises as is required therefor to restore the Premises to a complete architectural unit, and this License shall continue in effect with respect to the balance of the Premises, with a reduction of the License Fee in proportion to the portion of the Premises taken.

(d) In the event of a condemnation of a portion of the Property, Licensor may agree to permit Licensee to place temporary transmission and reception facilities on the Property, at Licensee's sole cost, upon Licensee presentation of a construction drawing that Licensor finds reasonably acceptable, at a mutually agreed upon location but only until such time as Licensee is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Licensee undertakes to relocate the Communication Facility, as applicable, Licensor agrees to permit Licensee to place temporary transmission and reception facilities on the Property until the relocation of the Communication Facility is complete.

(e) If a condemning authority takes all of the Property, or a portion sufficient, in Licensee's sole determination, to render the Premises unsuitable for Licensee, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, consistent with applicable law, which for Licensee will include, where applicable, the value of its Communication Facility, moving expenses and business dislocation expenses so long as Licensee's award does not diminish Licensor's award.

21. CASUALTY. Licensor will make a good faith effort provide notice to Licensee of any casualty or other harm affecting the Property within Forty-eight (48) hours of the casualty or other harm upon discovery. If the Tower is damaged or destroyed by fire, winds, flood, lightning or other natural or manmade cause, the Licensor shall have the option to repair or replace the Tower at its sole expense or to terminate the License, without

penalty, effective on the date that Licensor provides written to Licensee. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Licensee's sole determination, then Licensee may terminate this Agreement by providing written notice to Licensor, which termination will be effective as of the date Licensee provides Licensor written notice of termination pursuant to this Section. Upon such termination, Licensee will be entitled to collect all insurance proceeds payable to Licensee on account thereof. In the event that the Tower can no longer support Licensee's equipment, and the License has not been terminated by Licensor or Licensee under this Section, Licensor agrees to permit Licensee to place temporary transmission and reception facilities on the Property upon Licensee presentation of a construction drawing that Licensor finds reasonably acceptable, but only until such time as Licensee is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Licensor or Licensee undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Licensor agrees to permit Licensee to place temporary transmission and reception facilities on the Property until the reconstruction of the Premises and/or the Communication Facility is completed. Licensee agrees to restore the Property to its condition prior to the installation of the temporary transmission and reception facility within Thirty (30) days after the same is removed, reasonable wear and tear excepted. The restoration of Licensor's services shall be given the highest priority in the event that any of Licensor's services and the Licensee's telecommunication services are interrupted at the same time, unless otherwise agreed to by Licensor and the Licensee at the time of restoration.

22. WAIVER OF LICENSOR'S LIENS. Licensor waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Licensor consents to Licensee's right to remove all or any portion of the Communication Facility from time to time in Licensee's sole discretion and without Licensor's consent.

23. TAXES.

(a) Licensor is currently a tax-exempt entity and the Property is currently not subject to real estate taxes or assessments. In the event that Licensor is required to pay to taxes, Licensee shall be responsible for and pay, before delinquency, (i) any real estate taxes and assessments attributable to and levied upon Licensee's improvements on the Premises if and as set forth in this Section 23 and (ii) all municipal, county and state or federal personal property taxes assessed against any interest of the Licensee in the Premises or assessed against the Communication Facility. Licensee shall make commercially reasonable efforts to pay taxes associated with its license improvements directly to the taxing authority without requiring Licensor to pay Licensee's share of taxes so as to avoid Licensor managing any tax payments on behalf of Licensee.

(b) If it is not possible to pay taxes directly to the taxing authority, and in the event Licensor receives a notice of assessment with respect to which taxes or assessments are imposed on Licensee's license improvements on the Premises, Licensor shall provide Licensee with copies of each such notice. then Licensee shall reimburse Licensor for the tax or assessments identified on the notice of assessment on Licensee's license improvements, which has been paid by Licensor within Thirty (30) days of receipt of such notice.

(c) For any tax amount for which Licensee is responsible under this Agreement, Licensee shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. If the taxing authority requires Licensee to institute any legal, regulatory, or informal action in the name of the Licensor, Licensor shall reasonably cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Licensee and any refunds or rebates secured as a result of Licensee's action shall belong to Licensee, to the extent the amounts were originally paid by Licensee.

24. SALE OF PROPERTY.

(a) Licensor may sell the Property or a portion thereof to a third party, provided the sale is made subject to the terms of this Agreement.

(b) If Licensor, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property, to a purchaser other than Licensee, Licensor shall promptly notify Licensee in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Licensee's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within Ten (10) days of such transfer, Licensor or its successor shall send the documents listed below in this Section 24(b) to Licensee. Until Licensee receives all such documents, Licensee's failure to make payments under this Agreement shall not be an event of default and Licensee reserves the right to hold payments due under this Agreement.

1. Old deed to Property
2. New deed to Property
3. Bill of Sale or Transfer
4. Copy of current Tax Bill
5. New IRS Form W-9
6. Completed and Signed Licensee Payment Direction Form
7. Full contact information for new Licensor including phone number(s)

(c) The provisions of this Section 24 shall in no way limit or impair the obligations of Licensor under this Agreement, including interference and access obligations.

25. LICENSOR'S RIGHT OF ENTRY. Licensor and its representatives shall have the right to enter upon the Premises (but shall not have access to any interior space without prior notice to the Licensee or without allowing the Licensee to have its representative accompany the Licensor) at any reasonable time for the following purposes:

(a) To make any inspection it may deem expedient to the proper enforcement of any term or condition of this Agreement or in the exercise of its police powers.

(b) For the purpose of performing work related to any public improvement, provided that Licensor restore the Premises to a condition equivalent to that which existed on the date Licensor initiated the installation of the public improvement. The Licensee agrees to hold Licensor harmless for any loss of access to the Premises by the Licensee which may occur during the period of installation of the public improvement.

26. RELOCATION. Licensor shall have the right to relocate the Tower on the Property during the Term. In the event Licensor desires to relocate the Tower on the Property, Licensor shall provide Licensee with One Hundred Eighty (180) days written notice of such relocation along with a rendering depicting the ground equipment location and space on the Tower that Licensee may relocate its Communications Facility at a new location on the Property. Licensee, may, at its discretion, elect to relocate its Communications Facility to the new location on the Property, at its sole cost and expense or Licensee may terminate this Agreement, upon written notice, without penalty. In the event Licensee requires a temporary communications facility on the Property so as to avoid any network outages, Licensor shall take commercially reasonable steps to cooperate with Licensee on identifying a temporary location acceptable to both Licensor and Licensee for the placement of a temporary communications facility on the Property, so long as Licensee continues to pay Rent. Except for an Emergency, Licensee shall not be required to relocate equipment to a new location more than one (1) time within any five (5) year period.

27. TOWER COOPERATION. Licensee, shall cooperate with Licensor in Licensor's efforts to maintain, repair, upgrade or enhance the Tower, at Licensee's sole cost and expense. The cooperation described in this Section 27 includes, and is not limited to, the temporary removal of equipment, antenna, cabling or brackets by Licensee.

28. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Licensors and Licensee. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **RF Emissions.** The Licensee shall be responsible for ensuring that the Communication Facility does not cause radio frequency ("RF") emissions that are in excess of the safe limits established by the FCC ("RF Standards"). Before installing or making any modifications to the Communication Facility, the Licensee shall survey the existing RF environment at the Property. By installing the Communication Facility, the Licensee shall be deemed to have represented to the Licensors that the Communication Facility shall not itself violate, or, in conjunction with other RF sources located at the Property as of the Effective Date, exceed the RF Standards. The Licensee shall provide the Licensors with safety recommendations that address the protection of those who must be on the Property due to maintenance, repair, or other activities related to the operations carried out at the Property. The Licensee shall cooperate with the Licensors in reducing RF exposure to maintenance personnel by powering down, or powering off, the Communication Facility, as necessary, during periods of maintenance at the Property. The Licensors shall provide the Licensee with as much advance notice of any such maintenance as is reasonably available.

(c) **Rights Upon Expiration, Revocation or Termination.** Upon the expiration, revocation or termination of this License for any cause, the Licensee's rights in the Premises and its obligations hereunder (except any obligations that by their nature or by their language survive termination) shall cease, and the Licensee shall immediately surrender the Premises, subject to the provisions of Section 15.

(d) **Compliance with Law.** Licensee agrees to comply with all federal, state and local laws, orders, rules and regulations ("Laws") applicable to Licensee's use of the Communication Facility on the Property. Licensors agree to comply with all Laws relating to Licensors' ownership and use of the Property and any improvements on the Property. The Licensee may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. The Licensee agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold the City harmless with respect to any actions taken by any lawful governmental authority with respect thereto.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state of Wisconsin, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate;

and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to “Licensee” shall be deemed to include any Affiliate of Licensee using the Premises for any Permitted Use or otherwise exercising the rights of Licensee pursuant to this Agreement. “Affiliate” means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. “Control” of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **W-9.** As a condition precedent to payment, Licensor agrees to provide Licensee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Licensee, including any change in Licensor’s name or address.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises except based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Licensor and Licensee. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Further Acts.** Upon request, Licensor will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Licensee may request from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted use contemplated by this Agreement.

(n) **Free of Encumbrances/Liens.** The Licensee shall in no way encumber, or allow to be encumbered, the Licensor’s title to the Premises. Licensee shall keep the Premises and the Property and Licensor’s interest therein free from any liens arising from any work performed, materials furnished or obligations incurred by or on behalf of Licensee. Licensee indemnifies Licensor for, and agrees to defend with counsel acceptable to Licensor, and hold Licensor harmless from and against, all liability, loss, damages, costs or expenses, including but not limited to attorneys’ fees, expenses and court costs incurred in connection with any such lien. Within sixty (60) days after the filing of any such lien, Licensee shall either discharge or cancel such lien of record. If Licensee desires to contest any such claim of lien, Licensee will cause such lien to be released of record by bonding off said lien or by posting adequate security with a court of competent jurisdiction as may be provided by Wisconsin law. If Licensee fails to so discharge or bond such lien within sixty (60) calendar days after written demand from Licensor, Licensor may, at its option, bond or discharge the same by paying the amount claimed to be due, and 150% of the amount so paid by Licensor, including the maximum allowable attorney’s fees under Wisconsin law to defend against such lien or procure the bonding or discharge of such lien be due and payable within 30 days upon demand by Licensee to Licensor.

(o) **Quality of Work.** Work shall be performed in a high-quality manner. The completely constructed Communication Facility shall be free of debris and no unused parts or remnants shall be stored in or around the Premises or Property. Access easements and any areas disturbed by Licensee due to construction staging, parking, and equipment storage shall be repaired and restored to their pre-construction state to Licensor reasonable satisfaction.

(p) **As-Built.** Within 30 days after the completion of construction of the Communication Facility, Licensee shall provide Licensor with a close out package in PDF format containing construction drawings, zoning approval documents, building permits, and photo documentation of the Communication Facility at the time of construction completion as part of Licensor’s permanent records for the Premises.

(q) **Non-Discrimination.** In the performance of the services under this License, the Licensee agrees not to discriminate because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge,

physical appearance, sexual orientation, gender identity, political beliefs or student status. The Licensee further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

(r) **Accessibility.** The Premises shall conform where applicable to the accessibility provisions of the Wisconsin Administrative Code, Madison General Ordinance 39.05, the Federal Fair Housing Act as amended, and the Americans with Disabilities Act, regarding accessibility for the use of the Premises by the Licensee's employees, with all costs of compliance to be paid by the Licensee.

(s) **Subordination.** This Agreement is subordinate to rights and privileges granted by the Licensor to public and private utilities across, over or under the Premises. The Licensee shall subordinate its rights in this License, without compensation, at the request of the Licensor to provide easements and rights-of-way for all public and private utilities across or along the Premises, provided that neither such subordination nor such easements shall interfere, except temporarily during construction or temporarily pursuant to rights which accrue to such easements or rights-of-way, with the use of the Premises by the Licensee under the terms of this License.

(t) **Authorized Agent.** The Director of the City's Economic Development Division or the Director's designee is hereby designated as the official representative of the Licensor for the enforcement of all provisions of this License, with authority to administer this Agreement lawfully on behalf of the Licensor.

(u) **Conflict of Interest.** The Licensee 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 License. The Licensee shall not employ or contract with any person currently employed by Licensor for any services included under the provisions of this License.

(v) **Third Party Rights.** This License is intended to be solely between the parties hereto. No part of this License 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.

(w) **Goodwill.** Any and all goodwill arising out of this License inures solely to the benefit of Licensor; the Licensee waives all claims to benefit of such goodwill.

(x) **Severability.** If any provision of this Agreement is held invalid, illegal or unenforceable by a court or agency of competent jurisdiction, (a) the validity, legality and enforceability of the remaining provisions of this Agreement are not affected or impaired in any way if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired; and (b) the Parties shall negotiate in good faith in an attempt to agree to another provision (instead of the provision held to be invalid, illegal or unenforceable) that is valid, legal and enforceable and carries out the Parties' intentions to the greatest lawful extent. If any such action or determination renders the overall performance of this Agreement impossible or materially impairs the original purpose, intent or consideration of this Agreement, and the Parties are, despite the good faith efforts of each, unable to amend this Agreement to retain the original purpose, intent and consideration in compliance with that court or agency determination, the provision held invalid, illegal or unenforceable shall be considered deleted from this Agreement and shall not invalidate the remaining provisions of this Agreement.

(y) **Counterparts.** This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

(z) **Public Record.** A Memorandum of Agreement (**Exhibit 4**) will be recorded by the Licensor at the office of the Dane County Register of Deeds upon the Term Commencement Date.

EXHIBIT 1

DESCRIPTION OF PROPERTY

LEASE AREA

Being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-One (21), Township Seven (7) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin containing 208 square feet (0.005 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 21; thence S89°-24'-23"E 951.79 feet along the North line of the SW1/4 of said Section 21 to a point on the east right of way line of Larkin Street; thence S00°-05'-56"E 955.51 feet along said east right of way line; thence N90°-00'-00"E 73.48 feet; thence S00°-00'-00"E 10.00 feet to the point of beginning; thence continuing S00°-00'-00"E 13.00 feet; thence S90°-00'-00"W 16.00 feet; thence N00°-00'-00"W 13.00 feet; thence N90°-00'-00"E 16.00 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

10' WIDE UTILITY EASEMENT

Being a part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-One (21), Township Seven (7) North, Range Nine (9) East, City of Madison, Dane County, Wisconsin containing 735 square feet (0.017 acres) of land and being described by:

Commencing at the West Quarter Corner of said Section 21; thence S89°-24'-23"E 951.79 feet along the North line of the SW1/4 of said Section 21 to a point on the east right of way line of Larkin Street; thence S00°-05'-56"E 955.51 feet along said east right of way line to the point of beginning; thence N90°-00'-00"E 73.48 feet; thence S00°-00'-00"E 10.00; thence S90°-00'-00"W 73.48 feet to a point on the east right of way line of Larkin Street; thence N00°-00'-00"W 10.00 feet along said east right of way line to the point of beginning. Being subject to any and all easements and restrictions of record.



City of Madison

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

Master

File Number: 86587

File ID: 86587

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/03/2025

File Name: Calling For Common Sense Gun Control Legislation

Final Action:

Title: Mourning the loss of life and injuries suffered from gun violence and urging the
Wisconsin State Legislature to enact common sense gun control.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 78.

Sponsors: Regina M. Vidaver, Dina Nina Martinez-Rutherford,
Jael Currie, Derek Field, Tag Evers, Bill Tishler,
Yannette Figueroa Cole, John P. Guequierre, Nikki
Conklin, Sabrina V. Madison, John W. Duncan,
Satya V. Rhodes-Conway And Michael E. Verveer

Effective Date:

Attachments:

Author: Alds. Regina Vidaver, Dina Nina Martinez-Rutherford, and J

Enactment Number:

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/6/2025	Maggie McClain	Approve	1/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	01/03/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (1/28/25)						

Text of Legislative File 86587

Fiscal Note

No City appropriation required.

Title

Mourning the loss of life and injuries suffered from gun violence and urging the Wisconsin State Legislature to enact common sense gun control.

Body

WHEREAS, on Monday, December 16, 2024, the Madison community experienced a horrific case of gun violence with the mass shooting at Abundant Life Christian School; and,

WHEREAS, a student and a teacher at Abundant Life Christian School lost their lives as a result of gun violence, in addition to the perpetrator, with six others being victims of injuries, including two of whom were in critical condition and now are in fair condition; and,

WHEREAS, in Madison, there were over 450 shell casings recovered by police on average per year between 2019 and 2022, a marker of the number of gunshots fired; and,

WHEREAS, according to Everytown for Gun Safety, there have been at least 205 incidents of gunfire on school grounds in the United States in 2024, with six of those occurring in Wisconsin; and,

WHEREAS, since the shooting at Columbine High School in 1999, more than 338,000 students in the United States have experienced gun violence at school; and,

WHEREAS, according to the Johns Hopkins Center for Gun Violence Solutions, for a third consecutive year, gunshots were the leading cause of death among children, with higher rates than other common causes such as car crashes and cancer; and,

WHEREAS, on average, each day 12 children die and another 32 children are injured as a result of gun violence; and,

WHEREAS, an estimated 4.6 million American children live in a home with at least one firearm kept both loaded and unlocked, which have contributed to school shootings, suicides, and other forms of gun violence; and,

WHEREAS, nearly half of all parents with a weapon in the home incorrectly believe that their children do not know where a gun is stored; and,

WHEREAS, disadvantaged children and adults - whether it be based on economic, racial, gender, sexual orientation, or mental health factors - experience gun violence at higher rates; and,

WHEREAS, gun violence has an average cost of \$1,448 per resident of Wisconsin each year; and,

WHEREAS, Everytown for Gun Safety categorized Wisconsin as being in the "Missing Key Laws" category in their ranking of states based on gun law strength; and,

WHEREAS, these key missing laws include, but are not limited to, background checks and purchase permits, as well as Extreme Risk Laws, commonly known as red flag laws, which allow law enforcement to petition for a court order to temporarily prevent someone in crisis from accessing guns; and,

WHEREAS, in November of 2019, the Wisconsin State Legislature gavelled in and gavelled out of a special session ordered by Governor Tony Evers in an effort to avoid consideration of bills mandating universal background checks and allowing Extreme Risk Laws; and,

WHEREAS, gun violence is preventable and should be prevented;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council mourns the loss of lives and the injuries suffered from gun violence at Abundant Life Christian School, as well as from gun violence beyond this horrific incident, both locally and globally.

BE IT FURTHER RESOLVED that the Madison Common Council urges the Wisconsin State Legislature to enact common sense gun control including, but not limited to, universal background checks and red flag laws.

BE IT FINALLY RESOLVED that a copy of this resolution be sent to Governor Tony Evers and the Madison legislative delegation.



City of Madison

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

Master

File Number: 86599

File ID: 86599

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/06/2025

File Name: Amending the Metro Transit Operating Budget to
provide additional contracted service for the City of
Verona and incorporation of federal planning funds

Final Action:

Title: Amending the Metro Transit Operating Budget to provide additional contracted
service for the City of Verona and incorporation of federal planning funds.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 79.

Sponsors: Satya V. Rhodes-Conway, Dina Nina
Martinez-Rutherford And MGR Govindarajan

Effective Date:

Attachments: Copy of Metro 2025 budget Amendment 1.6.24.xlsx

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Ryan Pennington	Approve	1/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	01/06/2025	Referred for Introduction				
Action Text:		This Resolution was Referred for Introduction					
Notes:		Finance Committee (1/21/25), Common Council (1/28/25)					

Text of Legislative File 86599

Fiscal Note

The proposed resolution amends Metro Transit's 2025 Operating Budget to appropriate revenues and costs associated with contracted service to the City of Verona and to appropriate

additional federal funds.

Annual revenues from the Verona contract are \$587,268 with a partial year amount in 2025 of \$295,740. To implement the service, the proposed resolution would increase Metro's authorized position count by 5.5 FTE and provide an increase to other non-personnel costs including parts, fuel, and contracted paratransit service. The annual cost of these changes is \$586,000 with an expected 2025 cost of \$287,187. The net increase of 5.5 FTE comes from both the creation of new positions and removing an existing Data Analyst position and two LTE Marketing positions.

The resolution also appropriates Federal Transit Administration section 5304 funds to conduct long range transit planning activities. The total award is \$640,000. This resolution appropriates \$320,000 of that amount in the 2025 budget.

In total, the proposed resolution increases Metro's 2025 budgeted revenues by \$615,740 and increase budgeted expenses by \$607,187. Any revenues in excess of expenses would go to Metro fund balance.

Title

Amending the Metro Transit Operating Budget to provide additional contracted service for the City of Verona and incorporation of federal planning funds.

Body

WHEREAS, the City of Verona has approved a budget to increase their contracted transit service with the City of Madison at an additional annual cost of \$587,268 (\$295,740 partial year 2025); and

WHEREAS, the Wisconsin Department of Transportation has awarded Metro a total of \$640,000 (\$320,000 in 2025 and \$320,000 in 2026) in Federal Transit Administration section 5304 transit funds to conduct long range transit planning activities; and

WHEREAS, Metro Transit can access funding through the City of Verona and the 5304 funds to fund necessary positions and expenses related to this additional service and planning work; and

WHEREAS, Metro Transit would like to amend the 2025 operating budget to change positions, supplies, and purchased services to reflect a mid-year implementation of Verona services as follows:

- Partner Revenue: +\$295,740
- Federal Revenue: +\$320,000
- Consulting Services Expense: +\$320,000
- Parts Expense: +\$10,000
- Fuel Expense: +\$10,000
- Contracted Paratransit Service Expense: +\$90,000
- Benefits for position changes below: +\$69,000
- Add four (4) Transit Operators (CG41, R05A), assumed to be hired after July 1, 2025: +\$113,382
- Positions assumed to be hired on or after March 1, 2025:
 - Delete part time Transit Service Worker in position #2708 (currently vacant) and recreate the position as a full time Transit Service Worker - part time (CG41, R3): +\$23,413
 - Add one (1) additional Transit Service Worker (CG41, R3): +\$46,829
 - Add one (1) Transit Garage Dispatcher (CG41, R5): +\$47,906
 - Add one (1) Transit Utility Worker (CG41, R4): +\$48,226
 - Add one (1) Transit Parts Specialist (CG42, R10): +\$42,945

- Remove one (1) Transit Data Analyst 3, position #5037 (currently vacant) (CG44, R8): savings of \$76,879
- Remove two (2) Transit Marketing Specialist 2 positions (CG44, R6). These positions are LTE. One (position #4979) is now vacant, and one (position #5052) will be ending in March as Metro's Bus Rapid Transit implementation and fare media changes wind down. Savings of \$137,636.

WHEREAS, the revenue increase for this change in 2025 (\$615,740) is greater than the estimated expenses Metro will incur (\$607,187), resulting in no additional funding from the City of Madison, and full year increased investment from the City of Verona will continue to cover the costs in future budgets;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Madison approves amending the Metro Transit 2025 Operating Budget to accept these additional funds and increase the budgeted expenditures as described herein.

<u>Revenue</u>	<u>Group/Range</u>	<u>Net FTE</u>	<u>2025</u>
Verona		\$	295,740
Federal Planning Grant		\$	320,000
<i>Total Revenue</i>		\$	615,740

<u>Expenses</u>			
4 operators	CG41, R5A	4.0 \$	113,382
convert 0.5 FTE service lane to 1.0 FTE	CG41, R3	0.5 \$	23,415
1 service lane	CG41, R4	1.0 \$	46,829
1 dispatcher	CG41, R5	1.0 \$	47,906
1 Utility Worker	CG41, R4	1.0 \$	48,226
1 Parts Clerk	CG42, R10	1.0 \$	42,945
Remove 1 Vacant Outreach Specialist	CG44, R6	-1.0 \$	(76,879)
Remove 1 Occupied Outreach Specialist	CG44, R6	-1.0 \$	(57,659)
Remove 1 Vacant Data Analyst	CG44, R8	-1.0 \$	(79,977)
Benefits for Above		\$	69,000
Paratransit Contract		\$	90,000
Fuel		\$	10,000
Parts		\$	10,000
Consulting Services		\$	320,000
<i>Total Expense</i>		5.5 \$	607,187
<i>Revenue minus Expense</i>		\$	8,553

All positions assume Step 3

2026 Note

\$ 587,268
\$ 320,000
\$ 907,268

\$ 233,566 Assume hire after July 1, 2025
\$ 28,941 Assume hire after March 1, 2025
\$ 57,881 Assume hire after March 1, 2025
\$ 59,212 Assume hire after March 1, 2025
\$ 59,607 Assume hire after March 1, 2025
\$ 53,080 Assume hire after March 1, 2025
\$ (79,186) Full year, currently vacant
\$ (79,186) Incumbent leaving March 2025
\$ (82,376) Full year, currently vacant
\$ 142,140
\$ 157,500
\$ 17,500
\$ 17,500
\$ 320,000

\$ 906,180
\$ 1,088



City of Madison

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

Master

File Number: 86600

File ID: 86600

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/06/2025

File Name:

Final Action:

Title: Amending the Public Health Budget to Accept Grant Funds from Nurse-Family Partnership (NFP) and create a 1.0 FTE Public Health Nurse and 1.0 FTE NFP Coordinator Position for the NFP Program

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 80.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: KMayoh@publichealthmdc.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/7/2025	Ryan Pennington	Approve	1/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Health Department	01/06/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (2/3/25), Board of Health for Madison and Dane County (2/5/25), Common Council (2/11/25)							

Text of Legislative File 86600

Fiscal Note

The proposed resolution amends Public Health's 2025 Operating Budget to accept grant funds from the Nurse-Family Partnership (NFP). The grant award totals \$914,520 over a 36-month period starting in 2025. The funding will be used to create a 1.0 FTE Public Health Nurse and a 1.0 FTE Nurse Family Partnership Coordinator.

Title

Amending the Public Health Budget to Accept Grant Funds from Nurse-Family Partnership (NFP) and create a 1.0 FTE Public Health Nurse and 1.0 FTE NFP Coordinator Position for the NFP Program

Body

WHEREAS, NFP is a national, evidence based, nurse delivered home visiting program supporting healthy pregnancies, healthy births, and life outcomes; and

WHEREAS, Public Health has been awarded \$914,520 from NFP via the NFP National Service Office Incentive Fund. The Incentive Fund offers a pathway for high-performing NFP program partners to expand their service delivery to meet the needs of more families impacted by economic and social inequality and adversity in their communities; and

WHEREAS, the Public Health NFP program in Madison and Dane county has had a waitlist for over 2 years and this has resulted in clients enrolling in the program later in their pregnancy or not at all; and

WHEREAS, with this additional funding and the creation of a 1.0 FTE Public Health Nurse position, the Public Health NFP program will be able to enroll clients earlier in their pregnancy and support improving health outcomes. The Public Health Nurse will support a caseload of up to 25 families throughout the pregnancy and until the child is 2 years old; and

WHEREAS, the 1.0 FTE NFP Coordinator will serve as a leadworker in the Public Health NFP program and is responsible for the development, coordination and implementation of the NFP program within Public Health. They will provide daily program management and support a team of Public Health Nurses working in the Public Health NFP program.

NOW, THEREFORE, BE IT RESOLVED that Public Health will receive \$914,520 over a 36 month period starting in Q1 of 2025 via the Nurse-Family Partnership Incentive Fund, designated to a Public Health Nurse project position and a Nurse Family Partnership Coordinator project position; and

BE IT FURTHER RESOLVED, that per the Intergovernmental Agreement between the City of Madison and Dane County, Public Health employees are employees of Dane County; and

BE IT FURTHER RESOLVED, that the Director of Public Health Madison & Dane County is authorized to sign the agreement for the amount and purpose outlined above; and

BE IT FINALLY RESOLVED, that upon adoption of this resolution and approval from the City of Madison Common Council and Dane County Board, a 1.0 FTE Public Health Nurse (Range 18) project position and a 1.0 FTE Nurse Family Partnership Coordinator (Range 18A) project position will be created in the Public Health Madison & Dane County 2025 Operating Budget, and the position will be noted in subsequent Operating Budgets to reflect that the continuation of the position is contingent upon continued grant funding.



City of Madison

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Madison, WI 53703
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Master

File Number: 86614

File ID: 86614

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/07/2025

File Name: Silk Road Restaurant Commercial Ownership
Assistance

Final Action:

Title: Providing Silk Road Restaurant or its assigns a \$117,500 loan to purchase a commercial property at 1920 South Park Street through the Commercial Ownership Assistance program funded by the TID 51 Small Business Development programs using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023). (District 14)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 81.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: COA Madison Concurrence Memo Silk Road.pdf

Enactment Number:

Author: Michael Miller, Business Development Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/7/2025	Maggie McClain	Approve	1/27/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	01/07/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Economic Development Committee (1/15/25), Common Council (1/28/25)						

Text of Legislative File 86614

Fiscal Note

The proposed resolution authorizes a Commercial Ownership Assistance Program no-interest loan in the amount of \$117,500 to Silk Road Restaurant to purchase a commercial property at 1920 S Park St. The TID 51 Project Plan includes \$1.5 million for Commercial Ownership Assistance Program loans. At loan closing, the City shall disburse an amount equal to 15% of the principal amount of loan to MDC from Program funds for servicing, and 15% of the principal amount of the loan to MDC from Program funds for servicing and closing fees. The aggregate (30%) of all such loan fees for this loan will be \$35,250.

The TID 51 Project Plan includes \$1.5 million for Small Cap TIF Loans. The Common Council approved the TID 51 Project Plan in 2023 (RES-23-00208, Leg file 75809). Council further authorized Madison Development Corporation (MDC) to administer the program in TID 51 (RES-23-00470, Leg file 78323). Four other Small Cap TIF loans in TID 51 have been approved by Council: \$212,500 (RES-23-00651, Leg file 80079), \$250,000 (RES-23-00776, Leg file 80813), \$80,000 (RES-24-00060, Leg file 81363), and \$113,500 (RES-24-00061, Leg file 81366).

No additional City appropriation is required.

Title

Providing Silk Road Restaurant or its assigns a \$117,500 loan to purchase a commercial property at 1920 South Park Street through the Commercial Ownership Assistance program funded by the TID 51 Small Business Development programs using TID #51 incremental revenue as authorized in the TID #51 Project Plan (RES-23-00208) adopted by the Common Council on March 7, 2023). (District 14)

Body

WHEREAS, business and property ownership is a vital pathway to economic empowerment. For Madison to make meaningful progress in addressing racial and gender disparities the City must go beyond programs focused on addressing basic needs, and direct more resources and strategies toward building wealth and economic empowerment among communities that are not sharing in the City's prosperity; and

WHEREAS, Silk Road Restaurant will operate its business out of this location. The Business invites customers to embark on a culinary journey through the vibrant flavors and rich cultural heritage of Central Asia and doing so for the last three years; and

WHEREAS, Silk Road Restaurant would utilize Commercial Ownership Assistance funds to assist with the acquisition of the property located at 1920 South Park Street, hereby meeting the requirements of the Commercial Ownership Assistance (COA) Program; and

WHEREAS, the COA program guidelines stipulate these funds can be no more than 25% of the total project package and all loan repayments are deferred until sale, cash-out refinance for other than property improvements, and the property is transferred or ceases to be a location for a business owned by the borrower. If any of the above happen within the first 7 years repayment of the full amount is required. If any of the above happen between years 7-15 repayment of one-half the borrowed amount will be required. If the applicant still owns the property after year 15, the original loan amount will be forgiven. There will be no interest rate; and

WHEREAS, the Director of the Department of Planning, Community, and Economic Development recommends an investment of \$117,500 of Commercial Ownership Assistance

Funds to this project.

NOW, THEREFORE BE IT RESOLVED, that the Common Council authorizes a \$117,500 Commercial Ownership Assistance Program Loan to Silk Road Restaurant and/or its assigns for the purchase of the property at 1920 South Park Street; and

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a loan agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.



Greater Milwaukee
1533 N. RiverCenter Drive
Milwaukee, WI 53212
Phone: 414.263.5450

South Central
2300 S. Park Street, Suite 103
Madison, WI 53713
Phone: 608.257.5450

Southeast
600 52nd Street, Suite 130
Kenosha, WI 53140
Phone: 262.925.2850

245 Main Street, Suite 102
Racine, WI 53403
Phone 262.898.5000

Northeast
1191 N. Casaloma Drive
Appleton, WI 54913
Phone: 920.944.2700

info@wwbic.com
wwbic.com

Date: 12/23/2024

City of Madison – Commercial Ownership Assistance Program

Lead Bank Approval Concurring Memo for BomaZZa LLC

Project: 1920 S Park Street, Madison, WI

Per IBS Summit Credit Union, credit presentation and supporting financial attached to this memo, WWBIC recommends concurring with Summit Credit Union credit approval decision with the following financing structure reflecting City of Madison's Commercial Ownership Assistance Program source of fund for \$305,500 (65.0% of the project):

Sources and Uses

Sources			Uses		
Loan Proceeds	\$ 305,500	65.0%	Purchase of 1920 S. Park St	\$ 470,000	100.0%
Downpayment - Grant from City of Madison (25%)	\$ 117,500	25.0%			
Downpayment - Paid by Manuchehr (10%)	\$ 47,000	10.0%			
Total Sources	\$ 470,000	100.0%	Total Uses	\$ 470,000	100.0%
Source of Downpayment and Impact on Liquidity	\$56,000-\$47,000=\$9,000				

Please let me know if you have any question!

Thank you very much!

Sincerely,

Michael W Hetzel
Director of Lending



City of Madison

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

Master

File Number: 86618

File ID: 86618

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/07/2025

File Name: Adopting revisions to the City of Madison Personnel
Rules for correction and update.

Final Action:

Title: Adopting revisions to the City of Madison Personnel Rules for correction and
update.

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 82.

Sponsors: Director of Human Resources

Effective Date:

Attachments: Personnel Rules Revised Final 1-2025.pdf

Enactment Number:

Author: Emaan Abdel-Halim, Human Resources Services Manager

Hearing Date:

Entered by: jortiz@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Christine Koh	Approve	1/27/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	01/07/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Personnel Board (1/15/25), Common Council (1/28/25)						

Text of Legislative File 86618

Fiscal Note

The resolution adopts revisions to the City of Madison Personnel rules to correct a
typographical error and update terminology.

The Personnel Rules were last updated in 2024 (Legistar File 81367, RES-24-00168). This
included authorization for the HR Director and Finance Director to approve certain position

modifications and/or reallocations within the same compensation group, if the change meets certain criteria (as defined in section 3.A.4., Authorized Administrative Adjustments). This was reauthorized in the 2025 adopted budget (Legistar File 85776, RES-24-00657).

One of the conditions for administrative approval is: "There is less than a 0.2 increase in FTE, no change in FTE, or a reduction of FTE." This resolution makes the following change to the condition: "~~less no more~~ than a 0.2 increase in FTE." Per Human Resources, this was the original intent of the 2024 Personnel Rules update, but was incorrectly written in the draft. As noted in RES-24-00168, the fiscal impact of administrative approvals will be monitored through the semi-annual budget projection process. It is anticipated that most agencies will be able to absorb the cost of administrative adjustments within their base budget without requiring an additional appropriation. If an appropriation is required to cover an agency budget deficit, this will be included in a separate resolution.

The second update is to change the terminology of "Classification Change Worksheet" to Position Classification Worksheet" in the section related to Position Studies. This change reflects updated terminology. There is no fiscal impact associated with this change.

Title

Adopting revisions to the City of Madison Personnel Rules for correction and update.

Body

Whereas Section 3.53(3) of the MGO authorizes the Personnel Board to formulate rules and regulations for the administration of the City of Madison civil service system, subject to approval of the Common Council; and

Whereas, the 2024 Personnel Rules revisions included an expansion the HR Director and Finance Director's authority to authorize simplified position changes and reallocations within predefined parameters without additional legislative approvals, and

Whereas, the language under Authorized Administrative Adjustment section includes one typographical error which inadvertently modified the intended interpretation of the pre-defined parameters; and

Whereas, the language under Authorized Administrative Adjustment section item d. is updated to read, "d. There is no more ~~less~~ than a 0.2 increase in FTE, no change in FTE, or a reduction of FTE."; and

Whereas, outdated language related to Classification Change Worksheets should be updated to Position Classification Worksheet; and

Whereas, these revision make it necessary to update the Personnel Rules at this time; and

Now therefore be it resolved that the Common Council approves and adopts the outlined revisions and update the City of Madison Personnel Rules accordingly.



Personnel Rules

City of Madison, Wisconsin

Updated ~~February 2024~~January 2025

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1. INTRODUCTION

These rules are provided as the general guide to the administration of the City of Madison's Civil Service System.

The rules contained herein are developed by the Human Resources Director or designee, in cooperation with employee representatives, reviewed and recommended by the Personnel Board and approved by the Common Council. The provisions of all rules must be consistent with the provisions of the Madison General Ordinances (MGO). The rules pertain to the following matters:

1. The classification of all positions in the Civil Service on the basis of duties and qualifications.
2. The selection, employment, training, probation, promotion, suspension, demotion, layoff, and discharge of all persons in the civil service.
3. The establishment of standards for and the holding of examinations to test the relative capacity and fitness of persons to discharge the duties of the position to which appointments are sought.
4. The nature, use, and duration of eligible lists.
5. Rules for the conduct of disciplinary hearings by an Appeal Examiner and the conduct of appeals by the Personnel Board.

Where there exists a conflict between these Personnel Rules and the terms and conditions of any duly authorized labor contract or the Employee Benefits Handbook for General Municipal Employees, the terms of the labor contract or the Employee Benefits Handbook for General Municipal Employees control. Where Human Resources Director is referred to in this document, the acting authority may be either the Human Resources Director or an appointed designee.

2. PERSONNEL BOARD

A. Composition

The Personnel Board consists of five (5) members appointed by the Mayor, subject to confirmation by a majority of the members of the Common Council. No person appointed to the Board may hold any office or employment in City government. Members of the Board must be qualified electors of the City of Madison and serve without compensation. The members of the Board are also individuals who understand the need for and have knowledge of the merit system and include at least one (1) member who is a representative of organized labor, provided that the representative of organized labor is not directly affiliated with any labor organization which has a contract with the City.

B. Appointment and Term

Members of the Board serve three (3)-year terms so that each year, there is a potential vacancy on the Board. Upon expiration of the term, the Mayor may

reappoint a Personnel Board member subject to confirmation by a majority of the members of the Common Council. The Board elects a member to serve as Chair of the Board who is a voting member of the Board in all matters. If the Chair is absent for a meeting, the Board will appoint a member to fill in as Acting Chair for the duration of the meeting. Vacancies are filled by appointment in the original manner for the unexpired term. Each member of the Board serves until a successor is appointed and confirmed.

C. Duties

The Personnel Board is authorized by the Madison General Ordinance to review and recommend rules for administration of the City of Madison Civil Service System.

D. Appeals

The Board hears appeals in any matter authorized pursuant to these Rules in accordance with the appeal procedures set forth herein; provided, however, that there will be no appeal to the Board in any matter which is grieved or grievable under the Employee Benefits Handbook for General Municipal Employees or a labor agreement with the City.

E. Quorum

In dealing with matters relating to items 1-4 in the Introduction above, a three-person panel of the Board will be considered a quorum for decision-making purposes. However, if the issue concerns an appeal of a disciplinary hearing or changes to these Rules, a full Board must be present to make decisions. A full Board is defined as all sitting members of the Board at a given point in time.

F. Rules and Procedures

The Board shall develop and use a set of Rules and Procedures to govern itself and conduct its business. The Rules and Procedures will include the requirement of an Annual Organizational meeting each year. At its Annual Organizational meeting, the Board will elect a Chair and Vice-Chair. The Board will also approve or modify the meeting schedule (frequency, times, length, dates) provided by the Human Resources Services Manager which is based on the legislative calendar, and will designate whether meetings for the year will be conducted virtually or in person. The Board will make any updates to its Rules and Procedures at its Annual Organizational Meeting, as it deems necessary or appropriate.

3. APPOINTMENT TO POSITIONS IN CITY GOVERNMENT

A. Budgetary Requirements

The system of record for all budgeted positions at the City of Madison is Tyler MUNIS. Individual employee appointments to permanent or limited-term positions generally require the existence of a budgeted, vacant position in MUNIS except under the provisions defined below:

1. Double-Fill

A double-fill occurs when two persons are appointed to one permanent, budgeted position. The Human Resources Director, with the approval of the Mayor, and of the Common Council if the term of appointment is more than ninety (90) business days, is authorized to double-fill any position. If a position is double-filled due to the retirement of an employee who is using leave to extend the retirement date, and the length of the double-fill is greater than 90 days; such double-fill approvals may be directly authorized by the Human Resources Director without Common Council approval, provided the double-fill begins no earlier than 90 business days before the retiring employee's last day worked. Two employees can only double-fill in a position in the same classification.

2. Under-Fill or Lateral-Fill

An under-fill occurs when a person is appointed to a position in a classification with a salary range maximum less than the classification authorized in the budget. A lateral-fill occurs when a person is appointed to a position in a classification with a salary range maximum at the same level as authorized in the budget. Positions may be under-filled or lateral-filled without limitation and for an indefinite period of time. Employees in under-filled positions cannot assume that they will be moved to the budgeted level at a future date. As an example, these situations may occur when a hiring manager wants to flexibly adjust the position to allow incoming talent to grow into a higher level position over time.

3. Over-Fill

An over-fill occurs when a person is appointed to a position in a classification with a salary range maximum greater than the classification authorized in the budget. The Human Resources Director, with the approval of the Mayor, and of the Common Council if the term of appointment is more than thirty (30) business days, is authorized to over-fill any position.

4. Authorized Administrative Adjustments

At the discretion of the Human Resources Director and Finance Director, and with the delegated authority of the Common Council, agencies may be provided approval for position modifications and/or reallocations if those changes fall within the following parameters:

- a. The positions are within the same compensation groups.
- b. There is no creation of new classification required.
- c. The modifications result in less than a total of \$25,000 change in existing funding.
- d. There is ~~no more less~~ than a 0.2 increase in FTE, no change in FTE, or a reduction of FTE.

B. Types of Positions

Every employee in City government will be appointed to a position. The Human Resources Director will ensure that each position meets the definition of one of the appointment types listed below:

1. Permanent Position

A budgeted full-time or part-time position identified in the Classification Plan, of indefinite duration requiring continuous performance of a set of functions anticipated to last more than four (4) years for at least fifty percent (50%) of a regularly established full-time work week.

No permanent full-time City employee will be permitted to hold more than one position in the City service except as approved by the Mayor.

2. Limited Term Position (LTE)

A budgeted part-time or full-time position which requires continuous employment for at least fifty percent (50%) of the regularly established full-time work week for the duration of a project or combination of projects which are anticipated to last less than four (4) years.

3. Hourly Position

A part-time or full-time position which requires work of a short-term, peak workload, or other non-permanent nature that would 1) require less than two years of half-time or more employment, or 2) require less than half-time employment on a continuous basis. These positions are budgeted based on total hours of work needed.

4. Seasonal Position

A non-budgeted position generally working full-time hours and generally lasting less than eight (8) months in duration.

5. Stagehand Position

A position filled by members of IATSE (International Alliance of Theatrical Stage Employees) on an as-needed basis.

6. Apprenticeship

Apprenticeships are permanent positions hired with a Trainee designation, which have some portion of their hours, salary or benefits budgeted to include a structured learning program.

C. Types of Appointments

Every employee in City government will be appointed to a position. The Human Resources Director will ensure that each appointment meets the definition of one of the appointment types listed below:

1. Civil Service (Permanent) Appointment

An appointment to a budgeted full-time or part-time permanent position as defined in B. above. All civil service or permanent appointments are made using the selection procedures outlined herein.

2. Non-Civil Service Appointment

An appointment made to fill a position in Compensation Group 19 or 21, or any other excluded Compensation Groups. Positions in Compensation Group 21 are filled using the selection procedures outlined in these rules, except for positions governed by the Police and Fire Commission or other Boards/Commissions as defined by Ordinance.

3. Limited Term Appointment

An appointment to a budgeted limited term position expected to last less than four (4) years. An appointment of this type will normally be made using the selection procedures outlined herein.

4. Provisional Appointment

A temporary appointment to a position without using civil service procedures. Provisional appointments generally last for a period up to six (6) months, but may be extended at the request of the Human Resources

Director or designee, with the approval of the Common Council for Compensation Group 21 positions. The Human Resources Director may approve provisional appointments on a limited basis while a position is being studied, in an emergency situation, during the leave of absence of a permanent employee, or while the Human Resources Department is actively working to fill a permanent position, and provisional appointments may be made without using the selection process outlined herein.

5. Acting Appointment

An appointment to a position which is made to fill a vacancy directly or indirectly created when an employee holding a permanent position has an approved leave of absence of at least six (6) months duration and/or in the event that such employee has been absent because of illness or injury for thirty (30) calendar days and it is reasonable to expect such employee will not return for an additional one hundred fifty (150) calendar days. Such vacancies will be filled in the same manner as permanent position vacancies, but with notice that the appointment is an acting appointment. Subject to the limits of this section, employees filling such vacancies will in all ways be treated as other selected employees except that such employees will have the designation Acting added to the job title. The probation or trial period begins immediately upon commencement of the acting appointment. If the employee holding permanent status in the position returns to work in that position, the Acting employee will return to the position they held prior to the acting appointment, and pay and other benefits to that employee will be as though no promotion to an acting appointment had occurred. If the Human Resources Director determines that the permanent employee will not return, the acting appointment will automatically become a permanent appointment, the employee will not have to serve an additional probation or trial period, and the employee's anniversary date will be considered the date the acting appointment commenced (unless the employee has not completed the original probation or trial period; in that case the employee must complete the probation or trial period before becoming permanent in the position.).

6. Hourly/Seasonal Appointment

An appointment made to fill an hourly or seasonal position. Such appointments may or may not be made using the selection processes outlined herein. The Human Resources Director, or designee, is authorized to determine whether the selection processes should be used.

7. Stagehand Appointment

An appointment made to fill a stagehand position.

8. Exceptions

Appointments under the foregoing definitions will be subject to the provisions of this section so far as practicable, but to the extent the Board finds it necessary to permit variances to meet temporary or recurring difficulties, it may establish temporary exceptions, provided that such exceptions will be based on the principles of merit. Repeated exceptions will cause the Board to review whether these rules need to be changed to adapt to changed circumstances.

4. CLASSIFICATION POLICIES AND PROCEDURES

The City of Madison strives to create and maintain an equitable classification and compensation plan that is routinely reviewed for efficiencies and innovations. The classification process is the method by which positions in City government are studied and, based on that study, assigned to classifications and salary ranges within the City's Classification and Compensation Plans. The classification process generally includes job analysis that leads to initial classification of a position, maintenance of the Classification and Compensation Plans, classification studies/surveys, position studies and trainee designations. The Human Resources Department will be responsible for maintaining the Classification and Compensation Plans in accordance with the policy and procedures outlined below.

A. Policy

1. The City recognizes the importance of a well-maintained Classification Plan and Compensation Plan in attracting the best qualified candidates for employment.
2. The City understands that without a well-defined method for classifying positions and moving positions and/or classifications within the Classification and/or Compensation Plans, retention of talented employees may be negatively impacted.
3. To this end, the City recognizes the importance of accurately describing the essential functions of a position for the following reasons:
 - a. This allows for appropriate classification based on other positions within the same and other classifications that have similar duties or level of responsibility and allows the City to ensure this is a streamlined classification system that ensures new classifications are created only when absolutely required due to the unique functions of the position. When a new classification is created, the City will meet and confer with any impacted Employee Associations if the position is not recreated in the same representation group.
 - b. This allows the City to compare its positions with positions of a similar nature internally, with other public sector employers, and/or with employers in other industries to ensure wages are appropriate;

- c. This allows the City to recruit qualified candidates for employment as the City will continue to remain competitive with its wages;
- d. Focusing on appropriate and consistent methods for classifying and assigning positions to salary ranges will increase current employee retention as employees will understand that the City strives to remain competitive with other employers.

B. Procedures

1. Initial Classification

Based upon a comprehensive job analysis of duties and responsibilities, as well as required knowledge, skills, abilities, educational requirements, training requirements, necessary experience, and special qualifications, each position is assigned to a classification. If an appropriate classification does not exist within the Classification Plan, the Human Resources Director or designee will create a new classification, notify the employee/association representatives, where applicable, and submit it for Board recommendation and final approval by the Common Council. The title of a classification will be the official title for every position allocated to that classification.

2. Development and Maintenance of the Classification and Compensation Plans

The Classification and Compensation Plans will be developed and maintained by the Human Resources Director or designee with the recommendation of the Board and final approval by the Common Council. Each permanent classification will have a classification specification detailing the general duties and responsibilities performed by the position or positions within the classification, as well as the knowledge, skills, abilities, training requirements, and special qualifications necessary to perform the duties of the position. A classification or group of classifications will be allocated to an appropriate salary range within the Compensation Plan. Recommendations on revisions to the plan will be formulated by the Human Resources Director or designee and submitted for Board consideration and Common Council approval.

- a. [Classification Specification](#) Modification: In instances where a classification specification is not adequately descriptive of the current duties and responsibilities or the knowledge, skills, and abilities or training requirements of a position, the classification specification may be modified by the Human Resources Director or designee without Personnel Board or Common Council approval, provided such change does not result in a change of salary range.

- b. Classification Study/Survey: The Human Resources Director or designee may initiate a study or survey of an existing classification or a group of classifications for any reason deemed necessary. The study may include an analysis of positions in the classification(s), comparison of existing levels of essential duties and responsibilities, internal comparison of wages, external wage surveys, or other means necessary to determine appropriate placement within the Compensation Plan.
- c. Classification Plan Modifications: Modifications to the current Classification Plan may occur for the following reasons:
 - i. The essential duties and responsibilities of the position or positions within the classification(s) have undergone significant material changes;
 - ii. The existing classification(s) is/are inappropriately compensated;
 - iii. An error was made in the original placement of a classification within the Classification Plan;
 - iv. The classification specification no longer accurately identifies the required knowledge, skills, abilities, and/or special qualifications necessary for a position;
 - v. The establishment of career ladders;
 - vi. The inclusion and/or exclusion of positions;
 - vii. To address issues with retention of employees or movement between classifications.
 - viii. To address innovations or inconsistencies found in past ways of doing work.
- d. Salary Adjustments after Modification: Modifications resulting in a change to the Classification Plan for filled positions may result in the following salary adjustments in the following situations:
 - i. Reassignment of a classification to a higher salary range where duties and responsibilities have undergone significant material changes: If the employee(s) meet(s) the minimum necessary qualifications for the new classification, the employee(s) will be reallocated to the new classification and will not be required to serve a trial period. The current employee(s) may be placed at the step in the salary schedule closest to the employee(s) salary prior to the movement, but not exceeding the maximum of the new salary range, and that, where possible, ensures at least a 5% increase in pay, and a new anniversary date will be established. The increase will be retroactive to the first pay period following receipt of the study in Human Resources. The employee(s) will move to the next higher step, where applicable, following six (6) months of service, and annually thereafter until the maximum step is reached.

- If the employee(s) do/does not meet the minimum necessary qualifications for the new classification, the employee(s) will have six (6) months in which to obtain the qualifications (or an alternately agreed upon timeline suitable for meeting the ongoing service needs of the City) or the employee(s) will be subject to the layoff procedures in the applicable labor contract or as described herein.
- ii. Reassignment of a classification to a higher salary range where the duties and responsibilities have not undergone a substantial material change: Employees in the respective positions will retain the same salary step and anniversary date in the new range. The increase will be retroactive to the first pay period following receipt of the study in Human Resources.
 - iii. Reassignment of a classification to a lower salary range: When an employee's salary is greater than the maximum of the new salary range, the salary will be "red circled." When an employee's salary is less than or equal to the maximum of the new salary range, the employee will be placed at the step closest to their - current salary, but without loss of pay, and with no change in anniversary date.
 - e. Personnel Board Action: Modification resulting in a change to the Classification Plan (e.g.: a change in salary range, classification title change, etc.) will be recommended by the Human Resources Director or designee to seek approval by the Board and Common Council. Agency heads and affected employees will be informed of any action resulting in a change to the Classification Plan, including the reason for such change, prior to the change being presented to the Personnel Board.

3. Position Studies

When there are changes in the duties and responsibilities of an existing position, a position study may be conducted to determine if the position is classified appropriately. The Human Resources Department is responsible for sharing updates to the position study process with employees and supervisors regularly throughout the process.

- a. Submitting a Study Request: A study request may be submitted to the Human Resources Director or designee in one of the following ways:
 - i. The first-line supervisor or above may request that a position be studied for appropriate classification. For each position study request, the most recent employee check-in documents, the individual and/or agency work plan, and standard operating procedure documentation may be

requested to support determination. The minimum required documentation includes:

- (a) the position description that the employee(s) have been working under, signed and dated by the supervisor and employee(s);
- (b) an updated position description reflecting the new position duties/responsibilities, signed and dated by the supervisor and employee(s); and
- (c) Position Classification ~~Change~~ Worksheet, including the date upon which the employee(s) requested that the supervisor review the level of the position. The inclusion of a supervisor signature is not required to initiate a study request with HR. However, it is in the employee's best interest to have the Position Classification ~~Change~~ Worksheet signed by the Supervisor.

- ii. If the employee of a position requests, in writing, that their supervisor review the level of the position and the supervisor takes no action within 30 calendar days or denies the request, the employee may request that the position be studied by HR for appropriate classification.

The minimum required documentation includes:

- (a) the position description that the employee(s) have been working under, signed and dated by the supervisor and employee(s);
- (b) an updated position description reflecting the new position duties/responsibilities, signed and dated by the supervisor and employee(s); and
- (c) Position Classification ~~Change~~ Worksheet, including the date upon which the employee(s) requested that the supervisor review the level of the position.

- b. If a position has been studied within the previous three (3) years, unless there has been a significant material change (e.g. a shift in responsibilities or requirements which substantially change the nature or function of the work performed) in the position's duties and responsibilities, the study request may be denied without further review.
- c. Human Resources Analysis of the Study Request: Once a study request is received, the Human Resources Department will conduct a job analysis to determine the position's appropriate classification. Although the outcome of a study request may affect an employee's salary, it is important to remember that the position, and not the employee, is being studied. **Factors such as the employee's current pay rate, length of service, quantity of work, special training not related to the position, longevity, or performance are not factors that should affect judgments about the**

classification of the position. Study of a position by the Human Resources Director or designee will include these steps:

- i. Determine the actual essential duties and responsibilities currently assigned to the position. This should be accomplished by first ensuring that the updated position description accurately reflects the position's duties and responsibilities. This will often require a meeting with the supervisor(s) and affected employee(s). If discrepancies exist, the Human Resources Director or designee will resolve these discrepancies prior to accepting the final updated position description.
- ii. Determine the appropriate classification. Positions routinely require performance of duties that are also performed by employees in different classifications in different salary ranges. In order to determine the appropriate classification, the duties and responsibilities of the position under review will be compared to the positions currently included in the same classification and salary range as well as other positions in proposed or related classifications and salary ranges. Considerations include but are not limited to:
 - (a) Technical knowledge;
 - (b) Specialized knowledge;
 - (c) Specialized training related to the position;
 - (d) Supervisory role and responsibility including number of employees and complexity of oversight;
 - (e) Managerial role and responsibility including number of employees and complexity of oversight;
 - (f) Budgetary authority;
 - (g) Programmatic authority;
 - (h) Decisional impact;
 - (i) Policy development;
 - (j) Policy interpretation;
 - (k) Autonomy;
 - (l) Required level of education;
 - (m) Required licenses/certifications;
 - (n) Required years of experience;
 - (o) Physical and mental demands of the position;
 - (p) Physical environment in which the position functions, including any hazardous conditions present;
 - (q) Compensation level of the position as compared to the relevant labor market.

It should be noted that number of employees supervised, in and of itself, does not justify reassignment to a different classification or pay range.

- iii. Determine the nature of the changes that have occurred in the position duties and responsibilities: Changes in the essential duties and responsibilities of a position may result in reclassification or reallocation to a higher or lower salary range, a change in classification title only, or may result in no change at all. In order for changes to affect the level of the classification, the changes must be significant in relation to the current classification. Once it has been determined that changes have occurred and the changes are significant in relation to the classification, the following questions must be answered:
 - (a) Were the changes logical? Logical changes are changes that are reasonably related to the previous duties or responsibilities of the position when the position was initially classified.
 - (b) Were the changes gradual? Gradual changes occur over a period of time greater than six months, represent less than one quarter of the duties of a position, and generally have been documented by updated position descriptions. Changes that occur abruptly as a result of reorganization, changes in equipment, or reassignment, and which represent more than one quarter of the essential duties associated with a position are not considered gradual.
- iv. Determine the appropriate action (reclassification, denial, create new classification): Once the classification study is complete, the position is placed within the classification and salary range that best reflects the majority of the duties performed by the position. It is then necessary to determine what happens to the employee if the position is filled. This is done using the determination of whether the changes to a position were logical and/or gradual.
- v. If the position is reclassified into a new representation group, the position will be posted to fill rather than automatically reallocating the employee to the reclassified position; unless agreement to reallocate the employee is reached between the Union or Employee Association, the City, and employee.
 - (a) Logical and gradual: If the changes in the duties and responsibilities were both logical and gradual, the position should be reclassified, and the employee is reallocated to the new classification.
 - (b) Logical not gradual: If the changes in the duties and responsibilities were logical but fail to meet the criteria for gradual, the position should be

reclassified. In this situation the employee is reallocated to the new classification unless:

- i. The employee has not obtained the specified training, education, and/or experience required by the classification. In this case, the position will not be immediately reclassified. Rather, the employee will be given six (6) months to achieve the minimum necessary qualifications for the new classification. If the employee does so, the position will be reclassified at that time, and the employee will be reallocated to the new classification. If the employee fails to achieve the minimum necessary qualifications in six (6) months, absent extenuating circumstances, the position will be reclassified and filled in a competitive process and the employee will be subject to the layoff procedures in the applicable labor contract or as described in Chapter 8 of this document.
 - ii. The employee has not performed the assigned duties and responsibilities for at least six (6) months. In this case, the study will be postponed until the employee has performed the new duties and responsibilities for at least six (6) months in order to ensure that the changes are permanent.
 - iii. The position is posted and filled through a competitive process.
- (c) Not logical: If changes in the position fail to meet the criteria for logical change, a new position is created and the position should be reclassified and posted and filled in a competitive process. The employee will have the opportunity to apply for the new position. If the employee fails to be selected for the new position, the employee will be subject to the layoff procedures in the applicable labor contract or as described herein at the time the new position is filled.
- d. Position Study Outcomes: Position studies may result in a change in classification title, compensation group and/or salary range, or no change at all. Where the Human Resources Department has made a determination, the Human Resources Director or designee will submit a draft memo outlining the justification to the

supervisor and employee affected by the change. The Supervisor and employee will have five (5) days to submit corrections in the memo before the Human Resources Department finalizes the memo. The supervisor or employee can request a delay to a future board meeting to resolve any outstanding issues before the study is processed by the Personnel Board.

- i. **Approval:** The Board may approve or deny the recommendation. If the Board approves the recommendation, it will be forwarded to the Common Council for final approval. If the Board denies the recommendation, it may be returned to the Human Resources Department for further study, including direction as to what information is lacking, or may be forwarded to the Common Council for a final determination.
- ii. **Denial:** Where the Human Resources Department has determined that reclassification or reallocation is not appropriate, the Human Resources Director or designee will notify the requesting supervisor and employee of the reasons for the denial in writing. The Board will receive notification of position studies denied since the last meeting of the Board.
- iii. **Request for Review:** Employees will have the right to request review of the decision to either reclassify a position or deny it as the result of a study request. When deciding whether to request review of a decision, it is important to note that once the Board has taken action on a request to reclassify a position, an employee may no longer file a request to review the decision. Employees should inform the Human Resources Director of the intent to file a request for review as soon as possible in order to prevent Board action from occurring until after the review has been appropriately considered.
Initially, employees may request, in writing within ten (10) business days from the date of the final report from Human Resources, that the Human Resources Director review the decision. The employee request should include the reason(s) why the employee thinks the determination was made in error. The Human Resources Director will then have ten (10) business days from the date the request was received to respond to the employee in writing. The Human Resources Director will indicate whether the initial decision is upheld, overturned, or sent back for further study. The Human Resources Director may choose to include a report justifying the decision or may rely on the reasons previously given to the employee.

If the employee is challenging Human Resources denial of a possible reclassification/reallocation, and is not satisfied with the response from the Human Resources Director, the employee will have the right to appear before the Board. At that time, the Board may choose to uphold the Human Resources Director's decision or may send the matter back for further study, with instructions as to what needs to be looked at further. If the Board upholds the Human Resources Director's decision, the employee has no further right to review.

If the employee is challenging a position reclassification/reallocation, and the employee is not satisfied with the response from the Human Resources Director, the employee may appear before the Board, Finance Committee, and/or the Common Council as appropriate.

- e. Salary upon Reallocation: When the employee is reallocated into the position after a reclassification, the following salary adjustments will apply:
 - i. Salary upon reallocation to a higher classification: The current employee will be placed at the step in the salary schedule closest to the employee(s) salary prior to the movement, but not exceeding the maximum of the new salary range, and that, where possible, ensures at least a 5% increase in pay. The increase will be retroactive to the first pay period following receipt of the study in Human Resources (the effective date). A new anniversary date will be established consistent with the effective date and the employee will move to the next highest step, where applicable, following six (6) months of service, and annually thereafter until the maximum step is reached.
 - ii. Salary upon reallocation to a lower classification: Where the salary of the current employee is greater than the maximum of the new range, the salary will be "red circled" and no increase will be authorized until the maximum of the new range exceeds the employee's current salary. If the employee's current salary is less than or equal to the maximum of the new range, the employee will be placed in the step equal to or closest to the employee's current salary within the new range without loss of pay. In either case, the employee's anniversary date will not be changed.

4. Trainee Designation

- a. Authorization: The Human Resources Director may authorize the use of a Trainee designation in the following situations:
 - i. When after a reasonable effort at recruitment the City is unable to recruit candidates with the necessary training and

- experience for a City position, applicants with less than the required experience and training may be hired as a Trainee.
 - ii. When a sufficient number of current City employees who have the potential to succeed in the position as determined by the supervisor and are interested in acquiring more training, experience, and responsibility.
 - iii. In order to meet diversity and representation goals for the City.
 - iv. When a position has been posted as eligible for a Trainee if applicants do not meet minimum qualifications.
- b. Salary Placement:
 - i. When a Trainee is hired from outside of the organization, the salary range and step will be determined by the Human Resources Director upon review of the employee's training and experience.
 - ii. When a current City employee is hired into a Trainee position through a competitive or accommodation placement process, the salary range and step will be determined by the Human Resources Director and will be so established as to assure the employee no loss of salary or scheduled increases and be designed to at least equal the minimum of the objective range upon completion of the Trainee program.
 - iii. Upon reaching the minimum of the objective range of salary, employees will advance through the salary range in accordance with the compensation provisions described herein. The anniversary date will be the date the employee reached the minimum of the objective range.
- c. Status of a Trainee:
 - i. An employee hired from outside of the organization and designated as a Trainee may be released from City Service at any time for any reason, and the training period is considered the employee's original probationary period.
 - ii. A current City employee designated as a Trainee may be returned to their former position at any time for any reason if either the employee or the City so decides and provided the position still exists. If the employee's former position no longer exists, the employee will be subject to the layoff procedures in the applicable labor contract or as described herein. Following successful completion of the Trainee program, the employee will not serve a trial period.

5. SELECTION POLICIES AND PROCEDURES

The selection process is the method by which a vacant position is filled through merit competition. Recruitment should be from qualified individuals from appropriate sources in an effort to achieve a workforce representative of all segments of society; and selection

and advancement should be determined solely on the basis of relative ability, knowledge and skills, after fair competition which assures that all receive equal opportunity. Merit is understood to include a broad array of lived and/or work experience, education, ability to work in particular environments, with diverse populations, and/or a variety of other position specific considerations. The selection process generally includes: a classification review, recruitment, screening for minimum qualifications, examination, establishing eligible lists, referral, interview, and appointment.

A. Classification Review

The Human Resources Director or designee will assure that each permanent position is appropriately classified and adequately described by a current detailed position description prior to the initiation of recruitment.

B. Recruitment

The Personnel Board recognizes that each open position requires an individual recruitment strategy in order to obtain the best pool of candidates with an optimal use of City funds. The Human Resources Department will be responsible for designing and implementing recruitment strategies in accordance with the policy and procedures listed below.

1. Policy

- a. The City will recruit from as wide a geographic area as practical in order to balance its interests in promoting from within and in attracting the best qualified applicants for City employment, while increasing diversity of lived experience of the City workforce.
- b. The Appointing Authority may request that the Human Resources Director conduct a recruitment internal to the agency or division-wide where it is believed that a sufficient number of qualified candidates will apply for the position. With the Human Resources Director approval, a recruitment process and candidate pool may be used to fill a similar position, where a competitive process has been used in the initial recruitment.
- c. The determination of whether a job announcement will be restricted to City employees or open and competitive will be made by the Human Resources Director after consultation with the Appointing Authority. If the position is in compensation group 15, 16, 20, 23, 32, 33, or 71 and is a non-entry level position which is determined to be posted open competitive, the Human Resources Director, or designee, will confer with the appropriate employee/association representative. Entry-level positions are those positions that require no education or experience, and are either the first step of a formal or informal career progression or are not in a career ladder program. If the position is in a job family that is underutilized, the Human Resources Director will consider the

most appropriate method for increasing diversity in conjunction with meeting the operational needs of the City. The types of announcements include:

- i. Open Competitive: Any individual authorized to work in the United States without sponsorship at the time of starting the position may apply.
- ii. Citywide: Any City of Madison employee may apply, as well as anyone who is a part of a current City of Madison partnership Program, as defined by the Human Resources Director.
- iii. Agency/Division: Any City of Madison employee within the agency and/or division may apply.
- iv. Bargaining Unit: As defined in labor agreements, only City of Madison employees in a certain bargaining unit may apply.
- v. Compensation Group(s): Any City of Madison employee in the identified compensation Group(s) may apply.
- vi. Any combination of the above.

2. Procedures

- a. Submission of a Requisition: Upon deciding to fill a vacancy, agencies will submit a Requisition and updated position description to the Human Resources Department to request that a recruitment process be initiated. The Human Resources Department will then evaluate the position to ensure that it is appropriately classified and that the position is budgeted.
- b. Equitable Hire Tool use: The Appointing Authority is encouraged to use the [Equitable Hire Tool](#) and Talent Acquisition Plan prior to posting a position to ensure effective recruitment processes are used.
- c. Posting: Once it has been determined that the position is accurately classified and budgeted, a job announcement will be created and the position will be posted. Job announcements will be at an accessible reading level and generally contain the following information:
 - i. Position Classification Title;
 - ii. Working Title;
 - iii. Type of appointment;
 - iv. Salary;
 - v. Nature of the work performed;
 - vi. Location of work-agency, division;
 - vii. Work hours, including overtime requirements;
 - viii. Minimum qualifications;
 - ix. Training/experience requirements;
 - x. Special requirements;

- xi. Who is eligible to apply for the position, if it is limited to a certain group;
 - xii. Application instructions; and when supplemental questions are required there will be adequate description of the mandatory nature of the supplemental questions, as well as the general process for evaluation of the submission.
 - xiii. Closing date for application.
- d. Vacant positions will be posted on the City website and on City bulletin boards or electronically delivered for a minimum of five (5) working days for Open and Competitive Postings, or for the duration of the job posting, whichever is shorter. The HR Director or designee may authorize an alternate posting time for employment outreach events. At all times positions will be posted for a period of time necessary for an applicant to submit a complete application. Alders will receive an email notifying them of vacancies.
- e. Advertising: The Human Resources Department may advertise in newspapers, periodicals, listservs, web sites, diverse professional association journals or other media deemed appropriate in order to attract the best qualified applicants. Advertisements need not be as comprehensive and/or inclusive as job announcements but should direct potential applicants to the Human Resources Department or the City website in order to see the job announcement and obtain additional information. The Human Resources Department will continue to work with the Department of Civil Rights in order to identify publications and design recruitment strategies aimed at promoting diversity within City government employment. The HR Department will keep a list of diverse organizations appropriate for recruitment.
- f. Application: The Human Resources Director will require persons applying for permanent appointment to file a completed online application form and submit as part of that application all other required materials no later than the closing date of the posting.
- g. The Human Resources Director may, in connection with such application, require certificates of immigration or visa status, license certificates, educational achievement certificates, or any other documentation that bears upon an applicant's qualifications or eligibility. Applicants will be notified of the ability to access accommodations for assistance in the application process. Entry level positions that are designated as not having minimum qualifications, are pooled positions with more than one vacancy, or are being filled at recruitment events may have timelines associated with the recruitment process waived by the Human Resources Director.
- h. Changes to a Position During the Recruitment or Selection Process: If there are any changes in the duties of a position that

would affect the classification, compensation, or training and experience requirements of the position between the time of initial posting of the vacancy and the time of selection, the position will not be filled at that time. Rather, a new requisition will be submitted to the Human Resources Department and a new recruitment and selection process will be started. If the Human Resources Director approves, positions may be posted as "Trainee Eligible", which would allow a position to be filled at a trainee level if a candidate applies who is deemed qualified at a trainee level. The Human Resources Director may also approve a change to minimum qualifications if the recruitment has resulted in an inadequate pool of candidates, provided the position is reposted for a minimum of 5 business days.

- i. Posting Rights: An hourly employee in the classification of Management Intern or other position in an hourly classification functioning in a similar manner as determined by the Human Resources Director, or designee, retains the ability to apply for related positions that are otherwise limited to City employees for a period of 1 year following either graduation with their related Bachelor's or Master's degree, or completion of their employment with the City, whichever is later.
- j. Other seasonal/hourly employees retain the ability to apply for positions that are otherwise limited to City employees for a period of six (6) months following completion of employment.
- k. Every City office, division, or agency will, upon request, cooperate in the operation of the civil service system, including the temporary loan of personnel.

C. Screening for Minimum Qualifications

1. Applicant Screening

The Human Resources Department will screen all applications to ensure that applicants possess the minimum qualifications required for the position unless the position is filled as a Trainee. Applicants not meeting the minimum qualifications will not be invited to continue in the selection process and will be notified in writing via email. The Human Resources Department will ensure that:

- a. The applicant has the required years of experience and/or the relevant degree as required in the job announcement; or
- b. The applicant has a combination of education, training, and/or work and lived experience that can be demonstrated to result in possession of the knowledge, skills, and abilities necessary to perform the duties of the position, except where formal academic training is required for license or registration to practice or to establish recognized status in a profession as a requirement of the position.

- c. Random selection may be used at any point in the selection process, as determined by the Human Resources Director, or designee, to create a more manageable pool of candidates for consideration.

2. Applicant's Right to Contest Exclusion from Screening

An applicant eliminated from consideration at any time in the selection process will be so notified in writing via email by the Human Resources Department. The applicant will be noticed of the ability to appeal elimination from consideration due to not meeting minimum qualifications will be notified of such at the time of elimination. An applicant, or their employee/association representative, where applicable, may contest exclusion from the selection process. However, only the applicant may submit, in writing (including via email) to the Human Resources Director or their designee, the reasons why the applicant believes they should not have been eliminated from the process due to a lack of meeting minimum qualifications. This letter must be received within three (3) business days after the date of the email informing the applicant of their elimination from the process. Time is of the essence as the recruitment/selection process will continue during this time. Upon receipt of such notification, the Human Resources Director or designee will review the applicant's file and determine whether to uphold the initial determination or whether to restore the applicant to the selection process. The applicant will be notified of the final determination in writing via email within five (5) business days from the date of the applicant's appeal email. The decision of the Human Resources Director or designee will be final, and an applicant will have no further rights to contest the decision.

D. Examination

The Human Resources Department will develop and administer appropriate civil service examinations.

1. Types of Examination

The civil service examination may include one or more of the following forms of examination:

- a. Achievement History Questionnaire (AHQ)/Supplemental Questions
- b. Oral board interview
- c. Written examination (e.g. multiple choice, short answer, true/false, etc.)
- d. Typing test
- e. Performance test (e.g. lifeguards)

- f. Resume screens; which are a comparative evaluation of resumes, using benchmarked criteria.
- g. Comparative Evaluation
- h. Application assessment
- i. Other examinations designed to measure an applicant's ability to meet the minimum qualifications of a position

2. Examination Results

All applicants competing in a civil service examination will be notified of the score achieved on the examination and whether the score will allow them to continue in the process. No applicant will be permitted to review the examination after it has been turned in to the exam monitor. No applicant will be permitted to review scored examination materials. The Human Resources Director may allow for all internal applicants who pass the exam and are placed on the ~~eligibility-eligible~~ list to be ranked in a single ranking and provided an opportunity to interview for the positions that are open and competitive postings at the Appointing Authority's request.

3. Security

The Human Resources Department will use appropriate means to ensure the security of examination materials.

4. Accommodations

Under the Americans with Disabilities Act, Wisconsin Fair Employment Act and the Madison Equal Opportunities Ordinance, eligible applicants may, upon request, be provided with reasonable accommodations in testing and throughout the selection process.

5. Veterans Preference Points

In accordance with state law, veteran's preference points will be awarded to veterans and spouses of veterans as applicable.

6. Seniority Points

- a. If a vacant position is being filled in CG16, 20, 32, 33, or 71, permanent General Municipal Employees in those compensation groups who apply for a position within that specific compensation group will receive one (1) seniority point for each full year of service. If a position is posted in either CG16 or CG20, permanent General Municipal Employees in both compensation groups will receive seniority points. Partial points will not be awarded.
- b. If a vacant position is being filled in CG15 as part of an internal promotional process, the following process will be used:

- i. Exam - The exam will have a maximum point factor of 33-1/3.
- ii. Employee Evaluation - The evaluation factor will have a maximum point value of 33-1/3.
- iii. Seniority - Each year of continuous full-time service will be credited with one point up to a maximum of 33-1/3 years.
- iv. The maximum possible composite score is 100.

7. Contracted Services

The City may contract or otherwise arrange for such technical or specialized services as may be necessary, including the giving of examinations, in connection with personnel selection, procedures and administration with adherence to civil service process and city procedures.

8. Grievance Procedure

Upon complaint from an employee applicant concerning the selection, referral, or disqualification procedure, the employee/association representative, where applicable, will be allowed to examine all materials related to the selection in an effort to ensure a fair and equitable selection procedure. In no case will an applicant/employee be allowed to review such materials, and any review of materials by an employee/association representative will be considered confidential. Issues relating to the proper posting of positions (i.e. was the position posted on City bulletin boards?) and/or application of points to General Municipal Employees may be grieved under the grievance procedure in the MGO. Issues regarding the manner in which a position is posted (i.e. citywide v. compensation group), disqualification of candidates, or referral of candidates are not subject to the grievance procedure and may only be appealed as described in these rules.

E. Eligible Lists

An eligible list consists of candidates who have successfully completed and passed the applicable civil service exam(s) and are deemed qualified and eligible for referral as determined by the Human Resources Director or designee. Eligible lists are valid for up to six (6) months but may be extended for up to two and one-half (2 ½) years, when deemed appropriate, by the Human Resources Director or designee.

F. Insufficient Number of Qualified Applicants

In the event that an insufficient number of qualified applicants apply for a position or qualify after the examination, the Human Resources Director may re-announce the position, extend the date for filing applications for a specified period of time, approve a temporary appointment, fill the position on a trainee or apprenticeship basis, or if necessary, cancel the recruitment.

G. Referral

No Appointing Authority may select a candidate for any position who has not been referred for appointment by the Human Resources Director or designee.

1. Original Referral

The Human Resources Director or designee will refer the names and addresses of at least the six (6) highest ranks of eligible candidates from the most appropriate eligible list. In the case of two (2) vacancies in the same classification, two (2) additional ranks will be referred for each additional vacancy up to a maximum of twenty (20) ranks. Where there are fewer than four (4) candidates on the eligible list, those on the list will be referred unless the Appointing Authority objects. If the Appointing Authority objects, a new recruitment process will be initiated resulting in the creation of a new eligible list, and candidates who were previously referred will be required to go through the recruitment process again. A candidate's rank has significance only in that it allows a candidate to be referred for an interview. It does not imply any preference for the final selection.

In situations where a position falls in a job family that is underutilized, the Human Resources Director, or designee, will refer the names and addresses of four (4) additional ranks to encourage the diversification of the workforce, for a total of the ten (10) highest ranks of eligible candidates from the most appropriate eligible list, as provided above. The Department of Civil Rights will annually update the job family utilization data. The Appointing Authority may request and be granted a larger pool of initial ranks for interview. Unless the position is an entry level position, the Human Resources Director or designee may only grant a larger pool of initial ranks for interview in Compensation Groups 16 and 20 after consultation with the employee/association representative.

2. Referral of Additional Names

If the Appointing Authority believes none of the referred candidates are appropriate for appointment, they will document the reason(s) they believe the candidates are not appropriate and submit this documentation to the Human Resources Director along with a request that additional names be referred. The Human Resources Director, in consultation with the employee/association representative, where applicable, may refuse to refer additional candidates if they determine this provision is being used inappropriately toward preferential or discriminatory treatment.

H. Interviews

All referred candidates will be given the opportunity to interview with the Appointing Authority or their designee prior to the selection of any candidate for appointment. Candidates have a maximum of three (3) business days after the date the referral notice is emailed to contact the hiring agency to schedule an interview. The three (3) business days begins the business day after the email notice was sent. The hiring agency may initiate contacts with candidates but must allow at least three (3) business days after the date the referral notice is emailed for all candidates to contact the agency to schedule an interview. At no time is it proper for an agency to disqualify a candidate who is not available to interview sooner than 3 business days after the date the referral notice is emailed. At the discretion of the Appointing Authority, more than one round of interviews may be conducted before a final selection is made. Secondary interviews are not required to comply with the above timelines. Appointing Authorities are required to make reasonable adjustments to timelines for candidates if interviews are scheduled with less than five days' notice. This timeline may be required to be up to five (5) business days to allow the accommodations process to complete.

I. Selection of Candidate

1. Reference Check

Following the interviews, the Appointing Authority or designee will check the references of the prospective hire(s) prior to making a selection. Reference checks should be conducted in accordance with the City's reference check process located in EmployeeNet. City [forms](#) for completing a reference check can aid in completion of reference checks.

2. Criminal Background Check

When the Appointing Authority has made a selection, they should notify the Human Resources Department before making a job offer, and a background check may be initiated based on the position being filled to ensure that the selected candidate(s) has not been convicted of an offense, the circumstances of which is substantially related to the position being filled. If any candidate has been convicted of an offense which is substantially related to the position being filled, the candidate may be disqualified from further consideration for that position.

Hiring Managers are prohibited from using public or private means to obtain arrest and/or conviction information on candidates. Criminal background checks are only to be conducted by HR Staff in conjunction with the City Attorney's Office, except for candidates in the Police Department. If a current employee has been selected for a position similar to their current position, and a background check has been completed

within the previous 4 years, no further background check is necessary. Background checks must be completed in accordance with [APM 2-54](#).

J. Appointment Procedure

When the Human Resources Department has completed the background check and confirmed eligibility of the selected candidate(s), the Appointing Authority or designee will make an offer of employment to the selected candidate(s). The Appointing Authority will then notify the Human Resources Department of the individual(s) selected for appointment from the referred list of eligible candidates.

K. Compensation

1. Initial Placement

New employees are placed at step one of the salary range, except as follows:

- a. The Human Resources Director may authorize recruitment above the minimum of the range because of critical economic and employment conditions unless prohibited by handbooks. If authorized, the job announcement will reflect that potential applicants may be hired above the minimum of the salary range.
- b. The Human Resources Director may authorize hiring above the minimum unless prohibited by handbooks when the candidate selected has exceptional qualifications and/or experience. If this occurs, the job announcement will reflect that potential applicants may be hired above the minimum of the salary range.

2. Advancement

Employees will advance one (1) salary step following six (6) months of continuous employment in a permanent position and an additional step every 12 months thereafter until the maximum salary step is achieved.

3. Hourly/Seasonal Employee Compensation

Hourly/seasonal employees have their rate established either in collective bargaining agreements or the Ordinances and do not receive scheduled increases other than general increases applicable to the salary schedule as a whole.

4. LTE and/or Provisional Appointments

LTE or provisionally appointed employees will have their salary set at the step closest to the employee's salary prior to the appointment, not to exceed the maximum of the new salary range, and that assures, when

possible, a 5% increase in pay. These employees will also be entitled to the same employment benefits as a permanent employee.

L. Disqualification

The Human Resources Director can disqualify an applicant in the following situations, which will make them ineligible for the job applied for:

1. If the applicant does not meet the required qualifications for the position.
2. If the applicant has provided false information about important facts.
3. If the applicant has been fired by the City, or resigned instead of being terminated.
4. If the applicant has given, paid, or promised money, services, or valuable items to someone to gain an unfair advantage in the selection process or appointment.
5. If the applicant has tried to gain an unfair advantage in the examination process.
6. If any applicant who, after warning, has violated APM 2-33 or APM 3-5 for bullying, abusive, or discriminatory behavior.
7. If the applicant has engaged in deceit or fraud during the application, certification, or selection process, or if they refuse to provide required testimony as mandated by law.

Any applicant who commits any such act or acts will, if hired, be subject to dismissal.

6. PROBATION AND TRIAL PERIOD

A. Probation Period

A newly hired employee will serve a probation period of a minimum of six (6) months during which the employee's performance, conduct and general suitability will be critically evaluated to determine whether the employee will be continued in service. The probation period may be extended for up to an additional six (6) months by the Appointing Authority. For certain complex supervisory, administrative or professional positions, a probation period of one (1) year may be recommended by the Appointing Authority at the time of the request to fill the position, subject to the approval of the Human Resources Director. This probation period may be extended for up to an additional twelve (12) months by the Appointing Authority, except for employees in CG15. The Appointing Authority will notify the Human Resources Director of any extension of probation, including the length of such extension. During the probation period:

1. The Appointing Authority will evaluate the employee after three (3) months of service and complete an Onboarding report. This report will be discussed with and signed by the employee. The Appointing Authority will evaluate the employee again at least two (2) weeks prior to the completion of six (6) months of service, and complete an Onboarding

report. If the employee is serving a six (6) month probation, this will be considered the final report and must be discussed with and signed by the employee. If an employee is serving a longer probation period, or if the Appointing Authority extends an employee's probation beyond six (6) months, an Onboarding report will be submitted every three (3) months for the duration of the probation. Each report will be discussed with and signed by the employee. These reports are then filed with the Human Resources Director. The Human Resources Director may authorize an extension of the probationary period for additional training and/or evaluation in the initial probationary period to include where the Appointing Authority has initiated the release of the employee.

2. Employees may be terminated at any time for any non-discriminatory reason during the probation period or an extension thereof and such decision will not be subject to appeal. If an employee is terminated, the Appointing Authority will complete an Onboarding report and indicate on the report the reason(s) for the dismissal.
3. The decision to extend a probation period may not be appealed.
4. An approved leave of absence without pay for an employee on probation will act to extend the probation period by the length of time on leave.
5. A probation period may be shortened with the approval of the Appointing Authority and the Human Resources Director as long as the employee has served a minimum of six (6) months' probation.
6. Permanent status begins when an employee reports for work on the first workday following the completion of the probation period, regardless of when the final probation report is filled out and signed by the employee.

B. Trial Period

In cases of promotion, competitive transfer or competitive demotion an employee will serve a six (6) month or twelve (12) month trial period as determined by the Appointing Authority. The employee's performance, conduct and general suitability will be critically evaluated during the trial period to determine whether the employee will be continued in service. A trial period may be extended for up to an additional six (6) months by the Appointing Authority, except for employees in CG15. The Appointing Authority will notify the Human Resources Director of any extension of a trial period, including the length of such extension. During the trial period:

1. The Appointing Authority will evaluate the employee after three (3) months of service and complete an Onboarding report. This report will be discussed with and signed by the employee. The Appointing Authority will evaluate the employee again at least two (2) weeks prior to the completion of six (6) months of service, and complete an Onboarding report. If the employee is serving a six (6) month trial period, this will be considered the final report and must be discussed with and signed by the employee. If an employee is serving a longer trial period, or if the Appointing Authority extends an employee's trial period beyond six (6)

months, an Onboarding report will be submitted every three (3) months for the duration of the trial period and each report will be discussed with and signed by the employee. These reports are then filed with the Human Resources Director.

2. At any time during the trial period, the employee will be returned to their former position if either the employee or the Appointing Authority so decides to be returned, provided the position still exists in the budget. Salary upon return will be set no higher than it would be by normal progression had the employee not accepted the new position. The anniversary date for step increases will remain as if the employee had not left the position. If the employee's former position no longer exists, the employee will be subject to the layoff procedures in the applicable labor contract or as described herein. The Human Resources Director may require an extension of a trial period where an Appointing Authority has failed to properly train and evaluate an employee in the initial trial period but where the Appointing Authority has initiated the release/return of the employee.
3. An employee on a trial period will be entitled to a total of thirty (30) working days absence, including all paid and unpaid authorized leaves. Authorized leave in excess of thirty (30) working days will result in the trial period being extended automatically on a day-for-a-day basis. After thirty (30) working days, for the purpose of such extension, a day will be defined as four (4) or more hours of authorized absence.
4. A trial period may be shortened with the approval of the Appointing Authority and the Human Resources Director as long as the employee has served a minimum of six (6) months.

7. DEMOTION, TRANSFER, PROMOTION, REINSTATEMENT, AND PLACEMENT

Current City employees may or may not be appointed to vacant positions through the standard selection process outlined above. This article outlines ways in which current City employees may obtain different positions within City government. In order to determine if the movement of an employee from one position to another position is a demotion, transfer, or promotion, salaries will be compared at step five (5) of the relevant salary ranges.

A. Demotion

There are three (3) types of demotion:

1. Voluntary Demotion

Without resorting to the selection process, a permanent employee, with approval of the Appointing Authority of the agency with the vacancy and the Human Resources Director, may accept a voluntary demotion within the Appointing Authority's agency/division provided the employee

possesses the minimum qualifications required for the vacant position as determined by the Human Resources Department, and successfully passes any required exams. Acceptance of the voluntary demotion will be provided to the Human Resources Director in writing. In cases of voluntary demotion:

- a. The employee immediately forfeits all rights to the position from which the employee was demoted;
- b. The employee will not serve a trial period and will immediately assume permanent status in the new position;
- c. The employee's salary may be "red circled" with the approval of the Human Resources Director. In cases where an employee's salary is not "red circled", the employee's salary will be set at the step closest to the employee's salary prior to demotion. The employee's anniversary date for step increases will remain the same.

2. Involuntary Demotion

Without resorting to the selection process, an employee may be subject to an involuntary demotion as a disciplinary action for just cause. An employee will not be demoted into a position for which they ~~is~~are not minimally qualified, as determined by the Human Resources Director. In cases of involuntary demotion:

- a. The employee will not serve a trial period and will assume permanent status in the new position on the effective date of the change.
- b. An employee who has been involuntarily demoted will have their salary set at the same step in the new salary range as the employee's pay step prior to demotion. The employee's anniversary date for step increases will remain the same. For example, an employee whose position is in Compensation Group 17, Range 10, step 3 who is demoted to a position in Compensation Group 17, Range 8 will be placed at step 3 of CG 17, Range 8.
- c. Employees will have the right to appeal an involuntary demotion in accordance with the appeal process described in Chapter 9.

3. Competitive Demotion

An employee may move from one permanent position to another permanent position in a lower salary range through the regular selection process outlined above. In cases of competitive demotion:

- a. The employee will serve a trial period in the new position. If the employee is returned to their former position during the trial period, but the employee's former position no longer exists, the

employee will be subject to the layoff procedures in the applicable labor contract or as described herein;

- b. The employee's salary will be set at the step closest to the employee's salary prior to demotion but not exceeding the maximum of the new salary range, and the employee's anniversary date for step increases will remain the same.
- c. In Compensation Groups that allow for salary negotiation (CGs 17, 18, 19, 43, 44 and 21), salary and vacation may be negotiated in cases of competitive demotion.

4. Exclusions

- a. The appointment of an employee to a position in a classification with a lower salary range maximum while the employee is serving a probation period in an original appointment will be considered a new original appointment and the employee will begin a new probation period at that time.
- b. The action by which a promoted employee is restored to their previous position and salary is not considered a demotion.
- c. A salary reduction that does not involve a change in position or classification is not considered a demotion.

B. Transfer

There are three (3) types of transfer.

1. Voluntary Transfer

Without resorting to the selection process, a permanent employee, with approval of the Appointing Authority of the agency with the vacancy and the Human Resources Director, may accept a voluntary transfer within the Appointing Authority's agency/division provided the employee possesses the minimum qualifications required for the position as determined by the Human Resources Department, and successfully passes any required exams. Acceptance of the voluntary transfer will be provided to the Human Resources Director in writing. In cases of voluntary transfer:

- a. The employee immediately forfeits all rights to the position from which the employee had been transferred;
- b. The employee will not serve a trial period and will immediately assume permanent status in the new position on the effective date of the change.
- c. The transfer will not impact the employee's salary and anniversary date.

A Limited Term Employee may transfer from the LTE position into a vacant permanent position within the same classification with the approval

of the HR Director and the Appointing Authority of the agency with the vacancy.

2. Involuntary Transfer

An employee may be subject to an involuntary transfer for personnel reasons, including disciplinary actions for just cause, without following the selection process. An employee will not be transferred into a position for which they are not minimally qualified, as determined by the Human Resources Director. In cases of involuntary transfer:

- a. The employee will immediately assume permanent status in the new position on the effective date of the change.
- b. The transfer will not affect the employee's salary or anniversary date.
- c. The employee will have the right to appeal the involuntary transfer in accordance with Chapter 9.

3. Competitive Transfer

An employee may move from one permanent position to another permanent position in the same salary range through the regular selection process outlined in Chapter 5. In cases of competitive transfer:

- a. The employee will serve a trial period in the new position. If the employee is returned to their former position during the trial period, but the employee's former position no longer exists, the employee will be subject to the layoff procedures in the applicable labor contract or as described herein;
- b. The transfer will not affect the employee's salary and anniversary date.
- c. In Compensation Groups that allow for salary negotiation (CGs 17, 18, 19, 43, 44, and 21), salary and vacation may be negotiated in cases of competitive transfer.

4. Exclusions

The appointment of an employee to a position in the same salary range as the employee's position classification while the employee is serving a probation period on an original appointment will be considered a new original appointment. The employee will begin a new probation period at the start of the new position.

C. Promotion

The promotion of a current employee to a permanent position vacancy may occur only through the selection process outlined above. In cases of promotion:

1. The employee will serve a trial period in the new position. If the employee is returned to their former position during the trial period, but the employee's former position no longer exists, the employee will be subject to the layoff procedures in the applicable labor contract or as described herein;
2. The employee's salary will be set at the step closest to the employee's salary prior to promotion, but not exceeding the maximum of the new salary range, and that where possible, assures a 5% increase in pay. A new anniversary date will be established and the first step increase in the new classification will be effective the first workday of the bi-weekly pay period following six (6) months of service and annually thereafter until the maximum of the salary range is achieved. At the request of the Appointing Authority, the Human Resources Director may authorize hiring above the minimum when the selected employee has exceptional qualifications and/or experience. If this occurs, the job announcement will reflect that potential applicants may be hired above the minimum of the salary range.
3. If an employee is promoted while on an original probation in a different position, the employee will begin a new original probation period and will not have rights to the former position if the employee does not successfully complete probation.

D. Reinstatement

The former employee of a permanent represented and non-represented position may apply for reinstatement within two (2) years from the date of their resignation from City employment. Reinstatement rules in Union represented compensation groups are subject to the terms of the applicable collective bargaining agreements. The position must be a vacancy currently authorized to be filled, and the former employee must compete for the vacant position in accordance with the selection process outlined in Chapter 5. In cases of reinstatement:

1. The employee will serve a probation period unless they have returned to the City position they resigned from.
2. All rights and benefits in effect as of the date of their resignation will be restored, with benefits adjusted to reflect the absence from City employment.
3. Salary will be set at the step in the range the employee had achieved prior to leaving City service in cases where they have returned to the City position they resigned from. If applicable, the first step increase will occur 12 months after the date of reinstatement.

E. Placement

In accordance with Federal, State, and Local laws, the City provides workplace accommodations to employees in accordance with the procedures outlined in APM 2-22, Workplace Accommodations. Workplace accommodations may include placement of an eligible employee into a vacant position at or below their current salary range when the employee meets the minimum qualifications and passes any exams required for the position. In cases of placement:

1. Following placement, the employee will be evaluated to determine whether or not the employee is capable of performing the duties of the new position. If it is determined that the employee cannot perform the duties of the position because of reasons related to the placement, they will be removed from the position, allowed to use any available leave time, and returned to the placement process.
2. The employee's salary will be set at the step closest to the employee's salary prior to placement and the employee's anniversary date for step increases will remain the same.

8. LAYOFF, RECALL, AND FURLOUGH

A. Layoff

An Appointing Authority may layoff an employee or employees as a result of a shortage or stoppage of work or funds, functional reorganization, or the abolishing of positions. Before implementing a proposed layoff, the Appointing Authority will confer with the Human Resources Director in order to assure compliance with the provisions of Ordinances, Personnel Rules, and applicable labor contracts. Unless otherwise described by a labor contract, layoff will be by classification within the layoff unit. Highly specialized positions within a classification in CG18 and 44 may be exempt from layoff, as determined by the Human Resources Director. The employee with the least seniority in the classification being reduced will be displaced first. If employees have equal lengths of service, then employees who reside in the City of Madison will be laid off only after employees who do not reside in the City of Madison. The displaced employee may in turn displace the employee with the least City seniority in a classification with an equal or lower salary range maximum within the layoff unit, provided that the displacing employee has more seniority than the least senior employee in the other classification and provided the displacing employee is otherwise qualified for the position. Employees who displace into classifications with a lower salary range maximum will not be required to serve a trial or probation period.

1. Minimum Qualifications

The minimum training and experience requirements for a position are established in the official class specification maintained by the Human Resources

Department. The Human Resources Service Manager or designee will determine whether the displacing employee meets said requirements for the position in question. The determination of the Human Resources designee will be based on the official personnel record on file which will include but not be limited to, the employee's applications for employment, City training records, and through conversations with the HR designee in layoff meetings. Employees have the responsibility to inform the Human Resources designee of any relevant experience, training, or education prior to their layoff meeting. These meetings will allow employees at least three (3) business days to gather relevant work and education history. At the layoff meeting position option(s) will be discussed based on the information provided, and the employee will have the opportunity to ask questions. Employees will have the right to appeal HR Director designee's placement determinations. Appeals must be filed within 24 hours.

2. Time Limits

Employees whose positions are being eliminated will be given written notice of the action not less than fourteen (14) calendar days prior to the effective date. However, a junior employee will receive no prior notice in case of a senior employee displacing a junior employee. Displaced employees will have three (3) business days, exclusive of weekends, after receiving notice to exercise whatever options may be available to them, including displacement rights under this policy. If a decision is not made within the three (3) day period, the displaced employee will be deemed to have been laid off by the City. Employees who cannot displace into a lower position and therefore are to be laid off will receive written notice of the action not less than fourteen (14) calendar days prior to the effective date.

3. Salary Placement

An employee who displaces into a position in a lower classification will be placed at the salary step in the lower classification that most closely corresponds with but does not exceed the employee's salary at the time of displacement. Employees who are displaced by another employee as a function of a layoff process, who displaces into a lower classification, will be "red circled" in their current salary.

4. Employees in a Classification Series

Employees who are in positions that are part of a classification series will be laid off by individual classifications within the series. For example, if there is a layoff in the Human Resources Analyst series, depending on the need of the agency, Human Resources Analysts 1 will be laid off in one group, Human Resources Analysts 2 will be laid off as a separate group, and Human Resources Analysts 3 will be a third separate group. The first group to be laid off will be the lowest in the classification series and

employees will be laid off within these series based on City seniority with the employee with the least City seniority being laid off first. This process will follow as needed in sequential order.

5. Probationary and Temporary Employees

- a. Employees serving their initial probation period who are displaced will be terminated without displacement or recall rights.
- b. Provisional, limited-term, acting, or other temporary employees may be laid off or terminated at any time without the rights outlined in this Article. No permanent employee will be laid off from any position while any, provisional, limited-term, acting, or other temporary employee or probationary employee is continued in a position of the same classification in the layoff unit. Permanent employees serving a temporary appointment may choose to return to their permanent position instead of being laid off or terminated.

6. Reduction in Pay or Position

The Appointing Authority may, in collaboration with the Human Resources Department and the impacted employee, in lieu of layoff, demote an employee, reduce an employee's pay, or both. Any such reduction in pay and/or position will conform to the salary schedule then in effect.

B. Recall

Employees who are laid off or displaced will be placed on a recall list by classification for a period of twenty-four (24) months, after which time all recall rights are terminated. Employees who are part of a classification series have recall rights to lower classifications in the series then where they were originally placed. Should a vacancy authorized to be filled occur in the classification from which an employee was (or employees were) laid off or displaced, said employee(s) will be recalled in order of seniority.

1. Change of Address

An employee who has been laid off will complete the Change of Address or Telephone Form and turn it in to their agency Payroll Clerk(s). An employee to be recalled will be notified by letter sent by certified mail addressed to the most recent address appearing on the City's records.

2. Acceptance or Rejection

An employee being recalled will notify the Human Resources Director or designee of their acceptance or rejection of recall within seven (7)

calendar days from the date of the employee's receipt of the certified letter of recall. The employee will report for work within fourteen (14) calendar days, or at a later date with the Appointing Authority's approval, after notifying the Human Resources Director that they accept the recall. If the employee's suggested recall date is not accepted by the Appointing Authority the employee can appeal the decision to the Human Resources Director. Appeals must be submitted within 24 hours. Failure to so notify, failure to so report, or the refusal of an offer of reemployment will immediately terminate an employee's rights to recall.

3. Seniority

An employee placed on layoff status and recalled and/or rehired within twenty-four (24) months will retain their seniority and benefits level that they had as of the date of layoff. However, an employee will not receive additional seniority during their time spent on layoff. For example, an employee with ten (10) years of seniority at the time of layoff, who returns after 1 ½ years of layoff, would have ten (10) years of seniority restored upon return.

4. Sick Leave

An employee placed on layoff status and recalled and/or rehired within twenty-four (24) months will return with the same number of sick leave hours they had at the time of layoff.

5. Salary Placement

An employee placed on layoff status and recalled to a position in the same classification within twenty-four (24) months will have their salary set at the same step and longevity percentage in effect at the time of the layoff. The salary range will be that established for the position at the time of recall. An employee placed on layoff status and rehired to a new City position within twenty-four (24) months will have their salary set at the same longevity percentage and salary step in effect at the time of layoff with no accumulated credit for the time spent in layoff status.

C. Furlough Policy

1. Procedures

City ordinances, resolutions, the Personnel Rules and employee this Handbooks establish procedure for layoff. In lieu of layoffs that are consistent with such ordinances, resolutions, Personnel Rules and this employee Handbooks, the City may seek to furlough employees. The employee representatives (association) and the City's Human Resources Director or designee shall meet and confer before any furlough plan is

implemented by the City. As a result of meeting and conferring, the Associations and City may agree to propose to the Common Council an agreed furlough plan, but agreement is not required prior to implementation by the Common Council unless an ordinance or resolution requires agreement. Any proposed furlough plan shall comply with the criteria and employee protections listed in the procedures listed below and be consistent with any applicable ordinance(s) or resolution(s) governing the furlough process. Prior to implementation, any proposed furlough plan will be analyzed using one of the City's racial equity and social justice analysis tools and the results must be available to the Council at the time that it considers the proposed furlough plan. Modifications to this process must be approved by the Personnel Board, Finance Committee, and the Committee on Employee Relations after a meet and confer process.

2. Furlough Plan Criteria

Definition: A furlough is unpaid time away from work, in half-day or one-day increments based on the number of hours in the employee's regular workweek. A furlough differs from a layoff in that a furlough is unpaid time away from work for a defined period of time, after which, employees are entitled to return to their position. The maximum number of furlough days for any employee in any calendar year shall be five (5) days, unless the City and Association agree to a greater number within a single year, which shall not exceed ten (10) days.

3. Selection of Furlough Days

Citywide furloughs may be implemented on a specific schedule or implemented as citywide shut-down days, where all non-emergency services of the City are closed. Whether to implement citywide shut-down days will be discussed as part of the meet and confer process. Individual employees will be offered the opportunity to choose the schedule for their furlough days to the greatest extent possible. Citywide furlough days do not preclude the ability of employees to preselect furlough days with the agreement of their supervisor as described in the section "Work Schedules and Hours of Work," below.

4. Impact on Wages

No furloughed City employee will be allowed to use paid leave to avoid the unpaid furlough day. At their option, employees shall be permitted to spread the impact of furlough days across multiple pay periods and still use the time off consecutively. Impact on Benefit Status: Benefits that may be impacted by furloughs include WRS contributions and service time, sick leave accrual, wage insurance premiums, and deferred compensation contributions based on a percentage of wages. Furlough days will have no

impact on vacation accrual dates or employee seniority. Furlough days will have no impact on an employee's date of service with the City.

5. Work Schedules and Hours of Work

Employee work schedules and hours of work will be altered to reflect the furlough days in either half-day or full-day increments. Employees will receive any required notice of such schedule change, consistent with any other provisions of this employee Handbooks relating to scheduling. In no case will employees be given less than thirty (30) calendar days' notice before any furloughs. Supervisors are encouraged to work with employees to schedule furlough days at a mutually agreeable time so that employees may preselect furlough days, except when citywide shut-down day(s) have been agreed through this process, employees shall be furloughed on the shut-down day except emergency or necessary personnel. Employees shall not perform any work while on furlough, and employee workloads or time period needed to complete work will be adjusted in accordance with the time they are furloughed.

6. Impact on Leaves and Leave Status

If an employee is on leave that either removes them from the workforce or is of an intermittent nature, furlough days will still be assigned upon return to active status if the employee returns within the calendar year. Exceptions to this may be made on a case-by-case basis by the Human Resources Director, if such employees have absence without pay, which precludes implementation of furlough days (e.g., Disability Layoff). Recordkeeping and Payroll: Each department will record the assigned furlough days for departmental records. Furlough days will be entered into MUNIS as Furlough AWOP.

7. General Considerations

FLSA Requirements: Accurate time records will be kept for all employees during any week in which furlough days are assigned. Employees will be directed to perform no work during designated furlough days (or half-days). Exempt employees are directed not to work more than the standard number of hours for their workweek (38.75, 40 hours in a week, etc.) with a furlough day.

8. Disciplinary Suspensions

No employee will be allowed to use unpaid suspensions as a substitute for assigned furlough days.

9. On-Call or Stand by status

Employees on either on-call or stand by status who are required to report on a furlough day will be paid in accordance with applicable City ordinances and Handbook provisions. Employees will be paid for actual hours worked. Any hours spent in furlough will count toward the assigned furlough, and the number of hours worked will be reassigned as furlough required hours on an alternate day.

10. Call-Ins

If an employee is called in to work on an assigned furlough day, they will be paid in accordance with applicable City ordinances and Handbook provisions.

11. Probationary Period/Trial Period

Probationary and trial periods will not be extended as a result of any furlough days served during the probationary or trial period.

D. Review

The decision to lay off or displace cannot be appealed or reviewed. The manner in which the layoff or displacement is implemented may be subject to review to the Personnel Board only if it is contrary to the provisions contained herein. Such review will not delay the effective date of the layoff or displacement.

9. MANAGING EMPLOYEE PERFORMANCE, SAFETY CONCERNS, AND APPEALS**A. Authority****1. Performance Management**

Performance management is the process of creating and maintaining a productive and efficient work environment where employees can meet their full potential. The City's Performance Management process is transparent, rooted in trauma informed supervision; centered on growth and development; and proactive and ongoing. This process begins during onboarding and continues throughout an employee's life cycle as expectations and goals are set; support and recognition is provided and review of performance occurs on a continuous basis.

The City utilizes several performance management tools including but not limited to; regular check-ins, annual check-ins, Team City awards, performance improvement plans, and discipline. Human Resource staff work with managers, supervisors, employees, and employee groups to

determine the appropriate performance management tool for any given situation. Corrective action may be necessary to address when an employee fails to meet the standards expected of them. This corrective action can occur through coaching, accommodations, training, performance improvement plans, and/or discipline.

Performance improvement plans should be considered in situations when an employee is unable to meet the core functions of their position. Discipline should be used when employees have shown the ability to complete the core position functions but show an unwillingness to complete these functions as directed.

Human Resource staff are available to assist City leaders with the appropriate next steps. When situations rise to the level of discipline any disciplinary action the City takes is to correct behavior and is not intended to be merely a punitive action.

Such disciplinary action will be administered pursuant to the standards of just cause and progressive discipline, except in cases of significant misconduct or when addressing employees who are probationary or in a trial period. Any Appointing Authority or agency head who is vested with disciplinary authority will be allowed full freedom in their action on such matters.

With the concurrence of the Human Resources Director, an Appointing Authority or agency head may place an employee on paid off-duty status in order to secure the workplace and/or the safety of employees, protect the integrity of the investigation, or for other appropriate reasons during an investigation of any alleged misconduct.

During the period of suspension of an employee or pending final action on appeal proceedings to review a suspension, demotion, or dismissal of an employee, the Appointing Authority may fill the vacancy created only by temporary appointment.

Agencies will develop a tracking mechanism in order to track the employee's name, policy violation or infraction, and discipline outcome which will be given to Human Resources to aid in the periodic review of process and practices with a racial equity and social justice lens.

2. Safety Concerns

Employees have the right to a safe work environment. Our City has a dedicated Safety Coordinator to assist the City and its agencies with addressing employee safety concerns. Many City agencies also have safety committees, and some have dedicated safety staff. In the event that an

employee is dissatisfied with the above-mentioned processes they have the right to file a concern with their Appointing Authority. This concern will be in writing. An Appointing Authority, or designee, will have 10 working days from the receipt of the complaint to meet with the employee to discuss the matter. If the matter is not resolved to the employee's satisfaction, the employee may follow the appeal process outlined below.

B. Appeal

Disciplinary action taken by the Appointing Authority or designee against a permanent or non-probationary hourly/seasonal employee or the Appointing Authority's, or designee's, failure to address a safety concern to the employee's satisfaction, may be appealed in compliance with the time limits and procedures outlined below:

1. Initial Appeal

Grievances will proceed in compliance with the time limits and procedures outlined below:

1. Employee representatives may confer with employer representatives on grievances filed pursuant to this section without loss of pay. However, the number of such employee representatives will be limited to one (1) at Step One and two (2) at Step Two unless another number is mutually agreed upon by the parties.
2. All grievances must be submitted in writing within ten (10) days of the discipline giving rise to the grievance, or within ten (10) days of the time the employee knew, or should have known, about the discipline giving rise to the grievance with the exercise of reasonable diligence, but in no event more than thirty (30) days from the date of the occurrence; otherwise the right to file a grievance is forfeited and no grievance is deemed to exist.
3. Time limits set forth in the grievance procedure, with the exception of the initial time limit for filing a grievance, will be exclusive of Saturdays, Sundays and holidays. Time limits for processing grievances from one step to another in the procedure may be extended by mutual agreement of the parties.
4. All grievances will be subject to the following procedures.

Step One Grievance:

The grievance will be reduced to writing and presented to the employee's immediate supervisor on the approved form with a copy sent to the Employee and Labor Relations Manager. Within ten (10) days of receipt of the grievance, the supervisor will meet with the grievant(s) and the employee's representative to discuss the grievance. Within five (5) days following the date of this meeting, the supervisor will furnish the employee with a written answer to the grievance, a

copy of which will be forwarded to the designated employee representative and the Employee and Labor Relations Manager.

Step Two Grievance:

The grievance will be considered settled in Step One unless within five (5) days after the immediate supervisor's written answer is due, the grievance is again reduced to writing and presented to the Agency/Division Head with a copy sent to the Employee and Labor Relations Manager. The Agency/Division Head, or their designee, will, within 10 days of receipt of the grievance, confer with the employee and employee's representative before making their determination. Within five (5) days following the date of this meeting, the Agency/Division Head will furnish the employee with a written answer to the grievance, a copy of which will be forwarded to the designated employee representative and the Employee and Labor Relations Manager.

Step Three Grievance:

If the grievance is not settled at Step Two or if any grievance filed by the City cannot be satisfactorily resolved by conference with appropriate representatives of the employee, the parties may elect to proceed to mediation. If either party objects to mediation, the parties will proceed directly to arbitration.

2. Mediation

The purpose of mediation is to act as a means for the parties to communicate constructively, with the assistance of the mediator, on the issue(s) being disputed with a goal of resolving the issue using consensus-based problem solving. For grievances proceeding to mediation the following procedures apply:

1. Within fifteen (15) days of the receipt of the Agency/Division Head's decision at Step Two, any party wishing to pursue the grievance past Step Two can send a written "Request to Initiate Mediation" to the other party.
2. Within ten (10) days of the receipt of the "Request to Initiate Mediation," the City and the employee representative will endeavor to reach mutual agreement on a mediator. The mediator may come from the list of mediators supplied by the Wisconsin Employment Relations Commission or the Federal Mediation and Conciliation Service.
3. If no agreement is reached on a mediator, the parties by lot will select five (5) names from the mediator panel. The parties will alternately eliminate names until the mediator is selected. The flip of a coin will determine which party is to eliminate the first name. The parties will immediately contact the selected person to ascertain the person's availability and willingness to undertake the mediation and will notify the parties of acceptance. In the event of non-acceptance, the selection process will be repeated until a mediator is selected.
4. Each of the parties will select their respective representative(s) to attend the mediation. Employee participants may have the grievant and two (2)

- employee representatives attend the mediation without loss of pay. Representatives must have the necessary authority to settle the grievance.
5. The procedure at the mediation will be determined by the mediator after consultation with the representatives.
 6. No later than ten (10) days before the mediation, each party will notify the other party of the name(s) of those people who will appear at mediation, including that party's representative(s) and any other individuals it deems necessary to resolve the dispute.
 7. No later than ten (10) days before the mediation, each party will simultaneously exchange with the other party, and send to the mediator:
 - a. A summary of each party's position in the dispute and the relief requested, said summary to be no longer than 10 pages;
 - b. Copies of all documents each party refers to in its summary.
 8. To facilitate a successful resolution of the grievance at mediation, all parties agree, and understand, that mediation discussions are for the purpose of reaching a mutually acceptable resolution of the grievance. Accordingly, all parties agree that mediation discussions are confidential and may not be used by any party, in any way, at any subsequent arbitration. Further, all parties understand that they may not call the mediator as a witness in any subsequent arbitration. Notwithstanding the foregoing, nothing will prevent any party from introducing documents at any subsequent arbitration that were utilized at mediation provided that the documents were not created during the mediation.
 9. No formal record or transcript of the mediation will be made.
 10. Payment of the mediator's fees and other reasonable expenses will be split equally between the parties to the mediation.

3. Final and Binding Arbitration

For grievances proceeding to final and binding arbitration, the following procedures apply:

1. Within fifteen (15) days after the close of mediation, if the parties were unable to settle the matter at mediation, any party may file a written notice of the intent to proceed to arbitration with the other party. The notice will identify the applicable handbook or policy provision, the grievance(s), the Agency and the employee involved. If notice is not filed within fifteen (15) days, the matter is deemed settled at Step Two.
2. If the parties cannot agree on an arbitrator, either party may request that the Wisconsin Employment Relations Commission (WERC) or Federal Mediation and Conciliation Service (FMCS) submit a list of five (5) arbitrators to both parties. Within five (5) days of the receipt of the WERC's or FMCS' list, either party may notify the WERC/FMCS, and the other party, of their intent to reject the entire WERC/FMCS list. The WERC/FMCS will submit a new list which will not duplicate the original list. The option to reject a list may only be exercised by each party once per grievance.

3. If no agreement is reached on an arbitrator, the parties by lot will select five (5) names from the arbitrator panel. The parties will alternately eliminate names until the arbitrator is selected. The flip of a coin will determine which party is to eliminate the first name. The parties will immediately contact the selected person to ascertain the person's availability and willingness to undertake the arbitration and will notify the parties of acceptance. In the event of non-acceptance, the selection process will be repeated until an arbitrator is selected.
4. An arbitrator must be picked and the arbitration must be scheduled within six (6) months from the date the last panel was submitted to the parties or the grievance will be moot. This provision will not be construed to mean that the arbitration hearing must take place within six (6) months, only that it be scheduled within six (6) months.

4. Hearing

The hearing will be held in Madison, Wisconsin at a time and place convenient to the parties at the earliest possible date after the arbitrator has been notified of their selection.

The grievant(s) and not more than two (2) employee representatives may be present at the hearing without loss of regular wages if the hearing is scheduled during their regularly scheduled workday. Not more than five (5) employees called by the employee or employee's representative as witnesses may appear at the hearing without loss of regular wages if the hearing is scheduled during the employees' regularly scheduled workday. Employees who appear as witnesses during their regularly scheduled workday and do not testify at the hearing will not receive their regular wages unless the matter is settled during the course of the hearing.

The arbitrator will have the authority to administer oaths and to issue subpoenas at the request of the parties and will be responsible for the fair and orderly conduct of the hearing and the preservation of the record. Attorneys representing any party may issue a subpoena consistent with Wis. Stats. §805.07. Any party requesting a subpoena will be responsible for the fees associated with the subpoena. All testimony will be taken under oath and will be recorded stenographically or by a recording machine under the supervision and control of the arbitrator. The arbitrator will take such evidence, as in their judgment is appropriate, for the disposition of the issue(s) presented. Statements of position may be made by the parties, documents may be submitted into evidence and witnesses may be called to testify.

The arbitrator will have the initial authority to determine whether or not the dispute is procedurally arbitrable under this ordinance. If the dispute is procedurally arbitrable, the arbitrator will proceed with the hearing and determine the merits of the dispute in accordance with this ordinance and

the applicable sections of Chapter 788 of the Wisconsin Statutes. If the Wisconsin Statutes and City of Madison Ordinances are in conflict regarding any procedure for arbitration, the Wisconsin Statutes will control.

In making their decision, the arbitrator will neither add to, detract from, nor modify the language in any ordinance, personnel rule or work rule in arriving at a determination of the issue(s) presented. The arbitrator will have no authority to change wage rates or salary schedules.

The arbitrator will only decide the issue(s) submitted by the parties for arbitration and will have no authority to determine any other issue. The arbitrator will not submit observations or make declarations of opinion on matters that are not directly essential in reaching a determination of the issue(s) presented.

Fees and expenses for the arbitrator's services will be borne equally by both parties.

5. Decision

The arbitrator will submit their decision affirming or reversing the action with their reasons in writing to the parties within sixty (60) calendar days of the close of the hearing or the submission of the parties' briefs, whichever is later. No decision may be retroactive for a period greater than thirty (30) days prior to the presentation of the grievance in Step One. The decision of the arbitrator is final and binding without recourse to further appeal.

6. Personnel Board Action

Within fourteen (14) calendar days of such mailing, either party may file with the Human Resources Director a written notice of appeal of the Arbitrator's determination to the Board. Any such appeal will be on the written record, the preparation of which will be the responsibility of the party seeking the appeal. The appealing party will supply a copy of the written record to the other party without charge. The written record will be filed with the Human Resources Director within twenty (20) calendar days of the notice of appeal unless the Board extends such time. The Board will receive no further evidence on the matter but may request additional briefs of the parties on matters which were raised before the Arbitrator and will permit the parties to provide briefs at the request of either party. The Board will have the right to secure outside counsel if necessary during this process.

7. Personnel Board Decision

Within sixty calendar (60) days of the receipt of the written record, the Board will make and file its decision with the Human Resources Director. The Human Resources Director will within five (5) calendar days mail a copy of the decision to the last known address of each of the parties. The Arbitrator's determination will be affirmed if the Board determines that credible evidence in the record and subsequent briefs support it.

Deference will be given by the Board to the decision of the Arbitrator. If the determination is not supported by a majority of the Board, the Board may reverse the determination or modify it to serve the best interest of the City service.

In cases involving discipline or termination, either party may, within thirty (30) calendar days of the mailing of the Board's decision, commence judicial action to review the decision of the Board. If no party seeks judicial review within thirty (30) calendar days, the decision of the Board will become final. In cases involving safety concerns, the decision of the Board is the final disposition of the matter.

10. RESIGNATION

An employee who voluntarily leaves City service will be encouraged to submit written notice of resignation at least ten (10) business days prior to the effective date of resignation. The Appointing Authority or designee will inform the employee of the City's exit interview process and will provide their Human Resource Analyst with the employee's follow up contact information if an exit interview is desired.

11. REVIEW OF THE RULES

These rules will be reviewed as situations arise, or at least every five (5) years, and any proposed changes will be presented to the Personnel Board for review at that time. This review should be focused on equitable outcomes, collaborative and involve stakeholders at all levels of the organization including employee representatives.

12. GLOSSARY OF HUMAN RESOURCES TERMS

“Acting Appointment” is an appointment to a position that is made to fill an open position directly or indirectly created when an employee holding a permanent position secured a leave of absence of at least six (6) months duration and/or in the event that such employee will have been absent because of illness or injury for thirty (30) days and it is reasonable to expect such employee will not return for an additional one hundred fifty (150) days.

“Administrative Procedure Memorandum (APM)” is a memo from the Mayor’s office to provide administrative information and directives. Major subject areas include: Finance and Accounting; Personnel; Administration; Supplies, Services and Equipment; Transportation and Traffic; and Buildings, Grounds and Lands.

“Americans with Disabilities Act (ADA)” is a federal law which gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

“Anniversary Date” is the date an employee starts in a position without impact on the person’s overall seniority and is used to calculate when an employee receives step increases per the Compensation Plan. For instance, Employee A starts permanent full-time employment on 2/01/08. This is A’s anniversary date until they reach the top step. Thereafter, they essentially have no anniversary date until they gets promoted on 3/01/15. At that point, if A was placed at step 3, their anniversary date is 3/01/15 until they reach the top step again.

“Applicant” is any individual who has completed the City of Madison application materials required for an open position.

“Applicant Pool” is a group of individuals who have completed the City of Madison application materials required for an open position.

“Application Assessment” is a screening tool designed to examine an applicant’s qualifications for an open position. Applications are evaluated by individuals with expertise in the job area and assigned points based on established criteria, as part of a testing process.

“Appointing Authority” means the Mayor, Agency Head, commission, committee, board, or body having the power to appoint to or remove from lower-level positions in any City office, agency, commission, or board. An Appointing Authority may delegate the power of appointment to a lower-level position. In some cases, appointing authority is vested by state law in a board or commission.

“Appointment” is the offer and acceptance of a position in City government.

“Board” means Personnel Board.

“Candidate” is an applicant for an open position who has been deemed to hold the minimum qualifications required for the position.

“Career Ladder” is the planned or intentional promotions in a job class based on increased complexity, knowledge, skill, and independence during an established time frame. For example, a Clerk 1 will be expected to move to a Clerk 2 after performing at an acceptable level for 2 years. Career ladder progressions must be specifically identified in the class specifications and typically require that the positions be budgeted at the full performance level. The class specification should also address what happens to an employee who fails to progress according to the career ladder.

“City of Madison Civil Service System” is the set of rules which define how positions are created, classified, and assigned to salary ranges, the different types of positions and appointments within City government, how a person can apply for and become appointed to a position, how employees can be moved within the Classification and Compensation Plans, employee performance management, how an employee can be removed from a position, the rights of the City to discipline its employees and the rights of employees to appeal disciplinary actions taken by the City.

“Civil Service Appointment” is an appointment to a budgeted full-time or part-time position identified in the Classification Plan of indefinite duration requiring continuous performance of a set of functions anticipated to last more than four (4) years for at least fifty percent (50%) of the regularly established full-time work week. The appointment is made in accordance with Civil Service selection procedures. The term “civil service appointment” and the term “permanent appointment” are used interchangeably

“Civil Service Examination” is a test designed to evaluate a candidate’s knowledge, skills, and abilities in performing the duties of an open position and ensure that selection is based upon merit.

“Classification” is the grouping of positions having similar duties and responsibilities and requiring similar knowledge, skills, and abilities, education, training, and experience.

“Classification Plan” is the assignment of all positions to classifications within the Compensation Plan based on duties and responsibilities.

“Classification Reassignment” is the movement of a filled or vacant classification to a different salary range.

“Classification Series” is a grouping of related classifications that share some areas of qualifications, duties and responsibilities and have differences based on increases in those areas. Classification series often identify a career ladder or other progression pattern and typically include information about how employees move from one level to another

and/or when competition is required. A classification series may be described in one consolidated classification specification or in separate but related classification specifications.

“Classification Specification” is a written description of the general duties and responsibilities associated with a classification as well as the knowledge, skills, and abilities, education, training/experience, and necessary special qualifications required of employees holding positions within the classification. The position standards set forth in the classification specification are descriptive and not restrictive—they will not be used to limit or modify the power of the Appointing Authority to assign tasks or direct the work of employees under their supervision. The use of particular examples will not be held to exclude others not mentioned that are of a similar kind or level and are not to imply that all those mentioned must be performed by all persons whose positions are so classified. This description of general duties, which is written by an HR professional, is the basis for a more specific set of duties (position description) usually written by a supervisor or manager in the appointing agency. There can be more than one position description for the same classification specification. For example, the classification specification could be Accountant 1. Someone at an agency could have a more specific position description describing the oversight of payroll and daily procurement transactions. Another employee could have a specific position description describing duties relating to large federal procurement projects and auditing.

“Classification Study” is a detailed analysis of a position, classification or group of classifications used to determine whether the current classification specifications accurately describe the work of the positions in the classification, whether new classifications are needed or whether classifications should be abolished, and/or whether classifications are assigned to an appropriate salary range.

“Comparative Evaluation” is a screening tool designed to examine an applicant’s qualifications for a vacant position. Applications are evaluated by Human Resources staff or individuals with expertise in the job area to determine eligibility, as part of a testing process the applicants are compared directly with other applicants to determine rank.

“Compensation Group” is a grouping of classifications identified by number and assigned to established salary ranges in the Compensation Plan. The groupings are generally based on similar knowledge, skills, abilities, experience, complexity, and independence of the classifications, as well as bargaining unit status, supervisory/ professional requirement status, agency, or other commonalities.

“Compensation Plan” is the assignment of classifications to compensation groups and salary ranges.

“Demotion” is the movement of an employee with permanent status from a position in one classification to a position in another classification that has a lower salary range maximum.

“Diversity” refers to the variety of differences among people in an organization, encompassing race and ethnicity, gender, age, sexual orientation, personality, tenure, organizational function, education, background and more.

“Eligible List” is a list of candidates who have passed required civil service exam(s) and are qualified to interview for an open position by the Human Resources Director or designee.

“Filled position” is a permanent or limited term position budgeted and filled by an employee.

“Equal Employment Opportunity” is equitable treatment in employment, promotion, training, and other personnel actions without regard to race and ethnicity, gender, age, sexual orientation, or any other protected classes.

“Equal Employment Opportunity Commission (EEOC)” is the federal agency that enforces the Civil Rights Act of 1991, the Americans with Disabilities Act (ADA), and other employment-related civil rights laws.

“Essential Functions or Duties” refers to fundamental job duties required of the employee holding the position. These duties are described in the position description. Essential functions are identified to assist employers in complying with the ADA. Reasonable accommodations are based on the essential functions of a position.

“Evaluation Period” is the period of time, generally six (6) months, following an employee placement as the result of a reasonable accommodation during which the employer determines if the employee is performing at acceptable levels.

“FTE” refers to a full-time equivalent. A person working in a half-time position is considered to be working at 0.5 FTE.

“Highly Specialized Position” is a position that requires specific specialized skills, knowledge, training and education that cannot be readily or easily trained to other city staff within the agency without a decrease or compromise in city services.

“Involuntary Demotion” is the involuntary movement of an employee to a position in another classification that has a lower salary range maximum without adherence to selection procedures.

“Position Study” is a detailed analysis of a position or group of positions used to determine the appropriate classification and salary range.

“Job Announcement” is the official Human Resources document used for the recruitment for a vacant position. While it closely parallels the class specification, it may be modified to describe a specific position and include such information as hours of work, method of

selection, special types of appointments, need for a vehicle or licensing, and other requirements.

“Job Family” is a group of jobs closely related by similarities in wages or salaries, level of responsibility and comparability to existing federal job family definitions. The composition of each job family is based on the Department of Labor Dictionary of Occupational Titles and is determined by the Director of Civil Rights, in conjunction with the Human Resources Director, or designee.

“Knowledge, Skills and Abilities (KSAs)” are the desired attributes listed in job announcements and classification specifications needed for an employee to be successful in a position. These are used to determine minimum qualifications required for a position. “Layoff” is a reduction in work force for any reason other than discipline.

“Layoff Unit” is generally an employee’s agency, unless the agency is divided into divisions, in which case the division represents the layoff unit.

“Limited Term Appointment” is an appointment to a budgeted part-time or full-time position which requires continuous employment for the duration of a project or projects anticipated to last less than four (4) years. This is also referred to as Limited Term Employment or a Limited Term Employee (LTE).

“Lower Classification” is a position in a classification with a lower salary range maximum than a different position in the Classification Plan.

“Memorandum of Understanding (MOU)” is a signed document confirming an agreement between a labor Union or association and the Human Resources Director, or designee, generally designed to resolve a difference of interpretation or intent of a current labor contract or past practice.

“Non-Civil Service Appointment” is an appointment made to fill an open position that has been specifically excluded from the civil service system by the ordinances.

“Oral Board Interview” is a structured interview of applicants qualified to compete for a posted position. Oral Board Interviews are administered by the Human Resources Department and conducted by a panel of individuals who have expertise in the job area.

“Permanent Appointment” is an appointment to a budgeted full-time or part-time position of indefinite duration. The appointment is made in accordance with Civil Service selection procedures. The term “civil service appointment” and the term “permanent appointment” are used interchangeably.

“Personnel Board” is a board consisting of five (5) members appointed by the Mayor, subject to confirmation by a majority of the members of the Common Council. The Personnel Board is authorized by the Madison General Ordinance to review and recommend rules for administration of the City of Madison Civil Service System.

“Person with a disability” is one who, for purposes of these rules:

- (a) Has a physical or mental impairment which substantially limits one or more major life activities; or
- (b) Has a record or history of such an impairment; or
- (c) Is perceived by others as having such an impairment.

“Position” is a job budgeted on a full-time or part-time basis, comprising a set of duties and responsibilities performed by an employee.

“Position Allocation” is the placement of a position within a classification based on the essential duties assigned to the position following a job analysis.

“Position Description” is more detailed than a classification specification and describes a specific job, rather than a broad class of jobs. A position description is a written account of the following:

- (a) The duties, functions and responsibilities assigned to a specific position and the percentage of time spent on each.
- (b) The minimum necessary knowledge, skills, and abilities required to perform the functions of a position.
- (c) Special tools and equipment needed to perform the job.
- (d) Required licenses and/or registrations.
- (e) Physical requirements
- (f) The level and type of supervision received.
- (g) Signature of supervisor and employee (if not vacant)
- (h) If the position is responsible for supervising other positions, a Supervisory Analysis Form outlining the position’s supervisory responsibilities will be attached to the position description.

“Probation Period” is the time during which a newly hired employee’s performance, conduct and general suitability for the job are critically evaluated to determine whether the employee will be retained in the position.

“Promotion” is the movement of a permanent employee from one classification to another classification having a higher salary range maximum through the application of the Selection Process.

“Provisional Appointment” is a temporary appointment, for up to six (6) months, to a position for which there is no eligible list. Extensions can be granted by the Common Council at the request of the Human Resources Director or designee.

“Qualified Person with a Disability” is an individual with a disability who meets the minimum requirements of a position and who, with or without a reasonable accommodation, can perform the essential functions of the position that such individual holds or desires.

“Reallocation” is the movement of a budgeted position from one classification to another based upon:

- (a) A logical and significant change in duties and responsibilities.
- (b) The determination that a position is inappropriately compensated.
- (c) The creation of a new classification.
- (d) The deletion of an existing classification.
- (e) A change in the level of accountability resulting from reorganization.
- (f) The correction of an error in the previous assignment of a position.

Employees may be reallocated with the position, or the position may be posted and filled through the competitive process, depending on the reason for the reallocation.

“Reasonable Accommodation” is the adjustment or modification to a job duty, employment practice, or the work environment that makes it possible for a qualified individual with a disability to perform the essential function(s) of the position that they hold or desire.

“Recall” is the act of returning a previously displaced or laid off employee to their previously held position and classification.

“Recall List” is a list compiled and kept by the Human Resources Director or their designee. Such lists are maintained by layoff unit and contain the name(s) of each employee laid off or displaced, the employee’s address, classification, and the date the employee was laid off/displaced.

“Reclassification” is the movement of a filled position to a different classification based upon a significant logical and gradual change to the duties and responsibilities of that position.

“Red Circle” is the act of freezing a current employee’s salary at the existing rate of pay prior to demotion until the salary level of the lower-level position meets or exceeds the employee’s frozen rate of pay.

“Referral” is the process by which the Human Resources Director officially provides to the Appointing Authority the names of candidates from the eligible list who are eligible and qualified for appointment to a position being filled.

“Reinstatement” is the act of hiring the former employee of a permanent position within two (2) years of the date of resignation.

“Requisition” is the official document submitted online by a City Agency to the Human Resources Department requesting that a position be filled.

“Salary Advancement” is the process of moving an employee’s pay upward through the steps within a salary range. Advancement occurs on the first day of the pay period following the completion of the months of service required for advancement.

“Salary Range” is the monetary value(s) associated with classifications of similar scope and responsibility as recorded in the Compensation Plan.

“Seniority” is a measure of an employee’s time on the City payroll including time off for compensable periods of absence from duty such as vacation and sick leave and reduced by time on leave of absence without pay, time on layoff status, and time spent working at less than 1.0 FTE.

“Stagehand” is any person working under the terms of the IATSE labor agreement.

“Supplemental Questions” is an examination method that requires an applicant to respond to yes or no questions, multiple choice questions, or to provide written responses to specific job-related questions. The Supplemental Question is administered by the Human Resources Department as part of the application process. Question responses are evaluated, as part of a testing process, by individuals with expertise in the job area to determine eligibility for referral to interview.

“Temporary employee” is an employee category encompassing emergency, provisional, limited term, and hourly/seasonal appointments.

“Trainee Designation” is a designation given to a position filled by an individual who does not currently have the minimum training and experience requirements to qualify for the position. The trainee designation gives the City the ability to place the employee in the position but with a plan to allow the individual to obtain the minimum training and experience requirements within a specified time frame.

“Trial Period” is the time during which a newly promoted employee or an employee who has been competitively selected for a lateral transfer or demotion has their performance, conduct and general suitability for the job critically evaluated to determine whether such employee will be retained in the position. Upon successful completion of the trial period the employee will be “permanent” in the new position. During the trial period the employee will be returned to their former position if either the employee or the employer so decides and if the position still exists in the agency budget. If the position no longer exists, the employee will have any layoff rights that they would have had at the time the position was eliminated.

“Transfer” is the movement of a qualified employee from one classification to another classification within the same or similar salary range or from one position to another position within the same classification but in a different agency or division.

“Vacancy” is either a newly created position or an existing position no longer occupied by an employee.

“Voluntary Demotion” is the voluntary movement of an employee to a position in a lower classification without adherence to selection procedures. In order for an employee to

receive a voluntary demotion, the employee must possess the minimum required qualifications for the new position and must receive approval of the Appointing Authority and the Human Resources Director.



City of Madison

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

Master

File Number: 86622

File ID: 86622

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/07/2025

File Name: Submitting the appointment of Justin Stuehrenberg
for confirmation of a one-year extension term as the
Transit General Manager

Final Action:

Title: Submitting the appointment of Justin Stuehrenberg for confirmation of a one-year
extension term as the Transit General Manager

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 83.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Stuehrenberg 2024 Employee Contract.pdf

Enactment Number:

Author: Erin Hillson, Director of Human Resources

Hearing Date:

Entered by: jortiz@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Ryan Pennington	Approve	1/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	01/07/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Common Council (1/28/25)						

Text of Legislative File 86622

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Justin Stuehrenberg, the Transit General Manager salary will be based on an annualized rate of \$169,465. Funding for this position is available within Metro Transit's adopted operating budget.

Title

Submitting the appointment of Justin Stuehrenberg for confirmation of a one-year extension term as the Transit General Manager

Body

WHEREAS, the Mayor has appointed Justin Stuehrenberg to the position of Transit General Manager and has recommended to the Common Council that their appointment be confirmed; and

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Justin Stuehrenberg;

NOW THEREFORE, be resolved that Justin Stuehrenberg's appointment to the position of Transit General Manager is hereby confirmed, and the Mayor and the City Clerk's office are authorized to execute an Employment Agreement between the City and Justin Stuehrenberg.

**EXTENSION EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
JUSTIN STUEHRENBURG**

This Agreement made this January 28, 2025, by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Justin Stuehrenberg, a natural person (hereafter, the "Transit General Manager").

WITNESSETH;

WHEREAS, the City desires to hire the Transit General Manager as an employee of the City of Madison to perform the services described herein on its sole behalf as the Transit General Manager, and

WHEREAS, the Transit General Manager possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the Transit General Manager, and

WHEREAS, the Transit General Manager has been duly selected and has been confirmed for appointment to the position of Transit General Manager by the Common Council of the City of Madison on January 28, 2024, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. TRANSIT GENERAL MANAGER HIRED

Justin Stuehrenberg is hired as a non-civil service employee of the City, holding the position of Transit General Manager pursuant to the terms, conditions and provisions of this Agreement. The Transit General Manager shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Metro Transit Division in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE TRANSIT GENERAL MANAGER

A. General Responsibilities:

This is responsible managerial and executive leadership work in developing, planning, organizing, and executing the diverse programs and

operations of the Madison Metro Transit System. Under the policy direction of the Mayor, the Transit General Manager is responsible for exercising considerable judgment and discretion in meeting program objectives.

B. Examples of Duties and Responsibilities:

Lead, manage, and develop a comprehensive staff team responsible for:

- Operating fixed route service for the Madison Metropolitan Region, this includes; routing and stations, bus operation, transit maintenance, dispatch, and contracting for the paratransit service.
- Enhancing Metro's sustainability efforts, including the transition to a fully electric bus fleet.
- Engaging in and support public relations activities, including customer relations, media relations, including expansion of sales initiatives such as employer and ridership recruitment.
- Developing and implementing area-wide transit plans that interface with land use and transportation planning elements.
- Assisting in the development of the Metropolitan Planning Organization's Transit Development Plan, including plans for Bus Rapid Transit.
- Applying for and administering Federal and State grants in compliance with regulations.

Manage the administration of systems that use key performance indicators to track transit performance, operations, and budget.

Develop, maintain, and support systems that promote continuous improvement and service delivery.

In partnership with Human Resources, direct all aspects of labor relations, including collective bargaining negotiations, agreements, and implementation.

Develop, implement, and evaluate Metro Transit policies and procedures to promote excellence and compliance with applicable local, state and federal regulations.

Oversee organizational functionality and implement changes as appropriate.

In collaboration with the Department of Transportation, coordinate Metro Transit activities with other City, County, State and Federal agencies. Work closely with other Transportation Department managers and City officials in developing and administering the City's integrated transportation program.

Represent the division before boards, commissions, etc. by providing policy level consultation and recommendation. Participate in intra/inter-agency committee efforts. Attend various professional and civic meeting and present/discuss various transit programs.

Serve as the executive secretary of the Transportation Commission for a two-year appointment. Frame policy level issues for the commission's consideration and provide related staff support.

Evaluate bus route prioritization to ensure efficient, high quality and equitable service.

Manage a large and diverse staff both directly and through supervisors. Develop and maintain effective employee relations programs. Hire, train, assign, supervise and evaluate employees. Develop and administer effective training, safety, and affirmative action programs. Oversee and/or conduct related organizational analyses and recommend and/or implement changes as appropriate.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

- C. The Transit General Manager agrees to perform such functions and duties at a professional level of competence and efficiency. The Transit General Manager shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).
- D. The Transit General Manager shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the Transit

General Manager's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the Transit General Manager is not compensated for such activities. Nothing herein limits the Transit General Manager from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

- E. The standard City workweek is 40 hours, which is a conversion from the 38.75 hour workweek previously worked. The General Manager shall have a one time deposit of 262 hours of vacation placed in their vacation balance upon execution of the contract. The Transit General Manager shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. The General Manager shall have the ability to work an alternate schedule with approval from the Mayor.
- F. The Transit General Manager shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.
- G. The Transit General Manager shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the Transit General Manager agrees to waive any right to challenge this residency requirement, by court action or otherwise.
- H. The Transit General Manager is free to engage in non-Transit work within his personal time, provided that work does not conflict with Transit related responsibilities, is in compliance with the ethics code, and has the pre-approval of the Mayor.

III. COMPENSATION AND BENEFITS

- A. The Transit General Manager's salary shall be based on an annualized rate of \$169,465 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The Transit General Manager shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses. The Transit General Manager will have any cost of living increases provided to other CG 21 employees added to their salary in 2025, to be effective with the pay period

following the effective date of this agreement.

B. The Transit General Manager shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The Transit General Manager shall receive the same benefits as all other non-represented professional employees in Compensation Group 44 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.
2. The Transit General Manager shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources Director. Except as otherwise provided, the Transit General Manager shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the Transit General Manager's retirement, when qualified for receipt of Wisconsin Retirement Fund benefits. If the Transit General Manager accrues a balance of more than five weeks from the preceding year(s), the Transit General Manager may elect to convert up to ten (10) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The Transit General Manager shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.
3. Sick Leave: If the Transit General Manager leaves the position before the end of the contract period, the Transit General Manager shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The Transit General Manager shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the Transit General Manager terminated City employment during the contract period. If the City terminates the Transit General Manager's contract before the end of the contract period or the Transit General Manager leaves the position at the end of the contract period or the Transit General Manager retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the Transit General Manager would have earned through the end of that year.

4. The Transit General Manager shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as Transit General Manager and in accordance with applicable Administrative Procedure Memoranda.
5. The Transit General Manager shall be reimbursed for relevant professional association and/or licensure dues.
6. The Transit General Manager shall be eligible to be a CARS monitor in the City CARS program.
7. The Transit General Manager shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

- A. **This Agreement shall take effect on January 28, 2025, and shall expire on January 27, 2026, unless terminated sooner as provided herein. All salary and benefit changes shall apply the pay period following January 28, 2025.**
- B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the Transit General Manager. The Mayor shall notify the Transit General Manager of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the Transit General Manager shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the Transit General Manager's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.
- D. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the Transit General Manager. In such event, the Mayor shall notify the Transit General Manager of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the

expiration of the Agreement, the parties' rights, duties, responsibilities and obligations shall end. However, the Transit General Manager will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the Transit General Manager is qualified.

- E. In the event of non-renewal of this Agreement, under either Paragraph D above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the Transit General Manager of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the Transit General Manager the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the Transit General Manager's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

The Transit General Manager is subject to the Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the Transit General Manager as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The Transit General Manager shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the Transit General Manager. The City retains the sole right to determine the organizational structure and overall functioning of the Metro Transit Department.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the Transit General Manager's duties or responsibilities change significantly. A "significant" change in the Transit General Manager's duties is defined as that degree of change in duties and responsibilities that would qualify

a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the Transit General Manager against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the Transit General Manager shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the Transit General Manager prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The Transit General Manager will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The Transit General Manager shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

- A. The Transit General Manager may elect to terminate this Agreement before the expiration of the contract period. If the Transit General Manager provides less than forty-five (45) calendar days' notice in writing

to the Mayor, the Transit General Manager forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the Transit General Manager provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the Transit General Manager leaving during the contract period. These forfeiture provisions do not apply if the Transit General Manager retires from this position and qualifies for benefits under the Wisconsin Retirement System.

- B. The Transit General Manager's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the Transit General Manager, the Transit General Manager shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the Transit General Manager or the City may pursue contract remedies.
- C. The City retains the right, in its sole discretion, to abolish the position of Transit General Manager or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of Transit General Manager or reorganizes the Department to the extent that the position of Transit General Manager is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The Transit General Manager shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part 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.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are 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 Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

CITY OF MADISON
A Municipal Corporation

Witness

Satya Rhodes-Conway, Mayor

Witness

Maribeth L. Witzel-Behl, City Clerk

Witness

Justin Stuehrenberg

APPROVED:

APPROVED AS TO FORM:

David P. Schmiedicke
Finance Director

Michael Haas, City Attorney



City of Madison

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

Master

File Number: 86627

File ID: 86627

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison cured in place sewer main lining project #14487.

Final Action:

Title: Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison cured in place sewer main lining project #14487. (District 6)

Notes: Eric Cefalu

CC Agenda Date: 01/14/2025

Agenda Number: 84.

Sponsors: Marsha A. Rummel

Effective Date:

Attachments: 9335_P-15 Night Work Map.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	1/9/2025	Robert Mulcahy	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/08/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Board of Public Works (Public Hearing - 1/29/25), Common Council (2/11/25)							

Text of Legislative File 86627

Fiscal Note

No Funds Required.

Title

Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with City of Madison cured in place sewer main lining project #14487. (District 6)

Body

Madison General Ordinance section 24.08(3) provides the Common Council the ability to allow temporary 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.

As part of this sanitary sewer cured-in-place pipe (CIPP) project, an existing 364 foot, 18" sanitary sewer main is scheduled to be rehabilitated. The sewer main is located along the Yahara River located between East Main Street and Winnebago Street. The expectation is that most work required to line this sewer main would be completed during normal work hours of 7:00 AM and 7:00 PM. However, it is possible that work would extend outside this time frame due to the liner curing method specifically required for this sewer main.

Thus, the Contractor for this project has requested permission to perform work required to CIPP line this sewer main outside the hours of 7:00 AM to 7:00 PM for up to 2 nights during the contract timeframe. The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows:

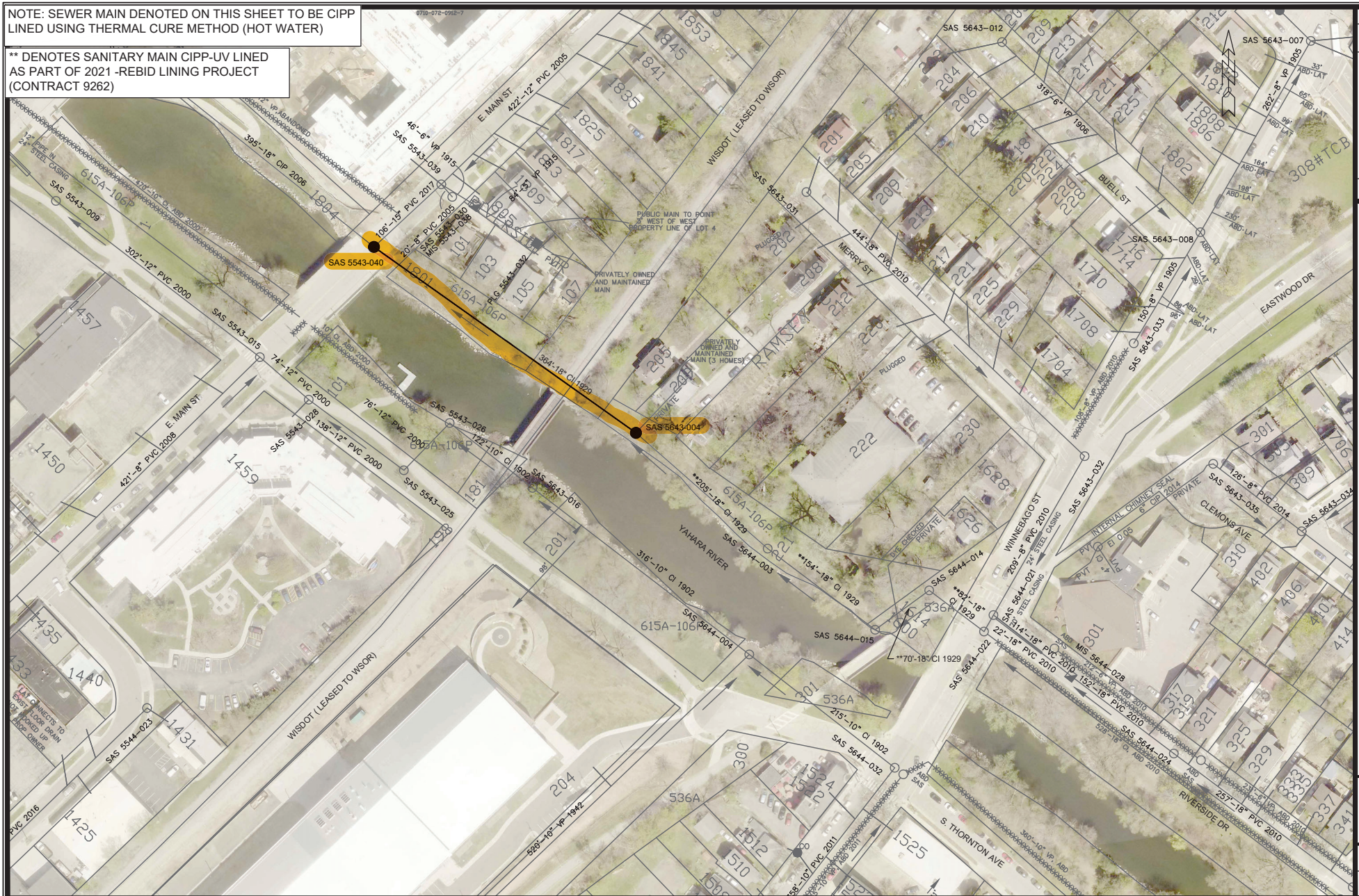
1. Use of generators and pumps to bypass wastewater;
2. Installing the resin-impregnated felt liner into the sanitary sewer main;
3. Using water inversion/boiler cure methods to cure the liner in place; and
4. Conducting a closed-circuit inspection of the lined sections of sanitary sewer mains to provide documentation to the City that all required work has been satisfactorily performed.

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM to 7:00 AM along the Yahara River located between East Main Street and Winnebago Street for up to 2 days are hereby approved in accordance with Section 24.08(3) of the Madison General Ordinances, and

BE IT FURTHER RESOLVED, that the construction activities outside the hours of 7:00 AM to 7:00 PM are limited to those activities identified in this resolution and the hours specified, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire on June 25, 2025.

** DENOTES SANITARY MAIN CIPP-UV LINED
AS PART OF 2021 -REBID LINING PROJECT
(CONTRACT 9262)

[illegible]

14487
DN, WI
9335

ASE 2 - 2023

CONTRACT NO:

P-15 UTILITY PLAN
CIPP UV LINING REPAIR
F:\Encommon\Trenchless\2023 MH

14487
P-15



City of Madison

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

Master

File Number: 86628

File ID: 86628

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: A RESOLUTION authorizing the Mayor and City Clerk to enter into a 2-year, competitively selected service contract with Quercus Land Stewardship Services, LLC for ecological restoration.

Final Action:

Title: Authorizing the Mayor and City Clerk to enter into a 2-year, competitively selected service contract with Quercus Land Stewardship Services, LLC for ecological restoration. (District 11)

Notes: Sarah Lerner

CC Agenda Date: 01/14/2025

Agenda Number: 85.

Sponsors: Bill Tishler

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	1/9/2025	Robert Mulcahy	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/08/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Board of Public Works (1/29/25), Finance Committee (1/21/25), Common Council (2/11/25)							

Text of Legislative File 86628

Fiscal Note

The proposed resolution authorizes the City to enter into a 2-year, competitively selected

service contract with Quercus Land Stewardship Services, LLC for ecological restoration services, not to exceed \$170,000 per calendar year. The actual cost of the services will be assessed to the Stormwater Utility Operating Budget or individual Stormwater capital projects at the time services are performed. Funding for 2025 is available in the Stormwater Utility's 2025 Adopted Operating Budget and 2025 Adopted Capital Budget. Funding for 2026 will be included in the Stormwater Utility's Operating and Capital Budget requests. No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter into a 2-year, competitively selected service contract with Quercus Land Stewardship Services, LLC for ecological restoration. (District 11)

Body

WHEREAS, the City of Madison Engineering Division requires ecological restoration services to establish native ecosystems both as part of new construction and general maintenance of stormwater utility property; and

WHEREAS, pursuant to City Ordinances and policies, City Engineering Division worked with the Purchasing Division to issue RFB # 13102 to solicit proposals for such services, received 4 proposals; and made a recommendation to the Board of Public Works to select Quercus Land Stewardship Services, LLC, to enter into a two-year contract for these consulting services; 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 Quercus Land Stewardship Services, LLC for the purposes and at the price described above, for a term of two (2) years.



City of Madison

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

Master

File Number: 86629

File ID: 86629

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: Authorizing and delegating to the City Engineer the right and responsibility to obtain a Permit to Work On Highway Right-Of-Way Permit Application from the Wisconsin Department of Transportation for sanitary and storm sewer maintenance along the Railroad.

Final Action:

Title: Authorizing and delegating to the City Engineer the right and responsibility to obtain a Permit to Work On Highway Right-Of-Way Permit Application from the Wisconsin Department of Transportation for sanitary and storm sewer maintenance along the Railroad Corridor & WisDOT property located at 2199 S. Thompson Dr, 2221 S. Thompson Dr, & 2798 I 90-39. (District 16)

Notes: Kyle Frank

CC Agenda Date: 01/14/2025

Agenda Number: 9.

Sponsors: Jael Currie

Effective Date:

Attachments: World Dairy Center Mitigation Map.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	1/9/2025	Robert Mulcahy	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/08/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Board of Public Works (1/15/25), Common Council (1/28/25)							

Text of Legislative File 86629

Fiscal Note

No appropriation required.

Title

Authorizing and delegating to the City Engineer the right and responsibility to obtain a Permit to Work On Highway Right-Of-Way Permit Application from the Wisconsin Department of Transportation for sanitary and storm sewer maintenance along the Railroad Corridor & WisDOT property located at 2199 S. Thompson Dr, 2221 S. Thompson Dr, & 2798 I 90-39. (District 16)

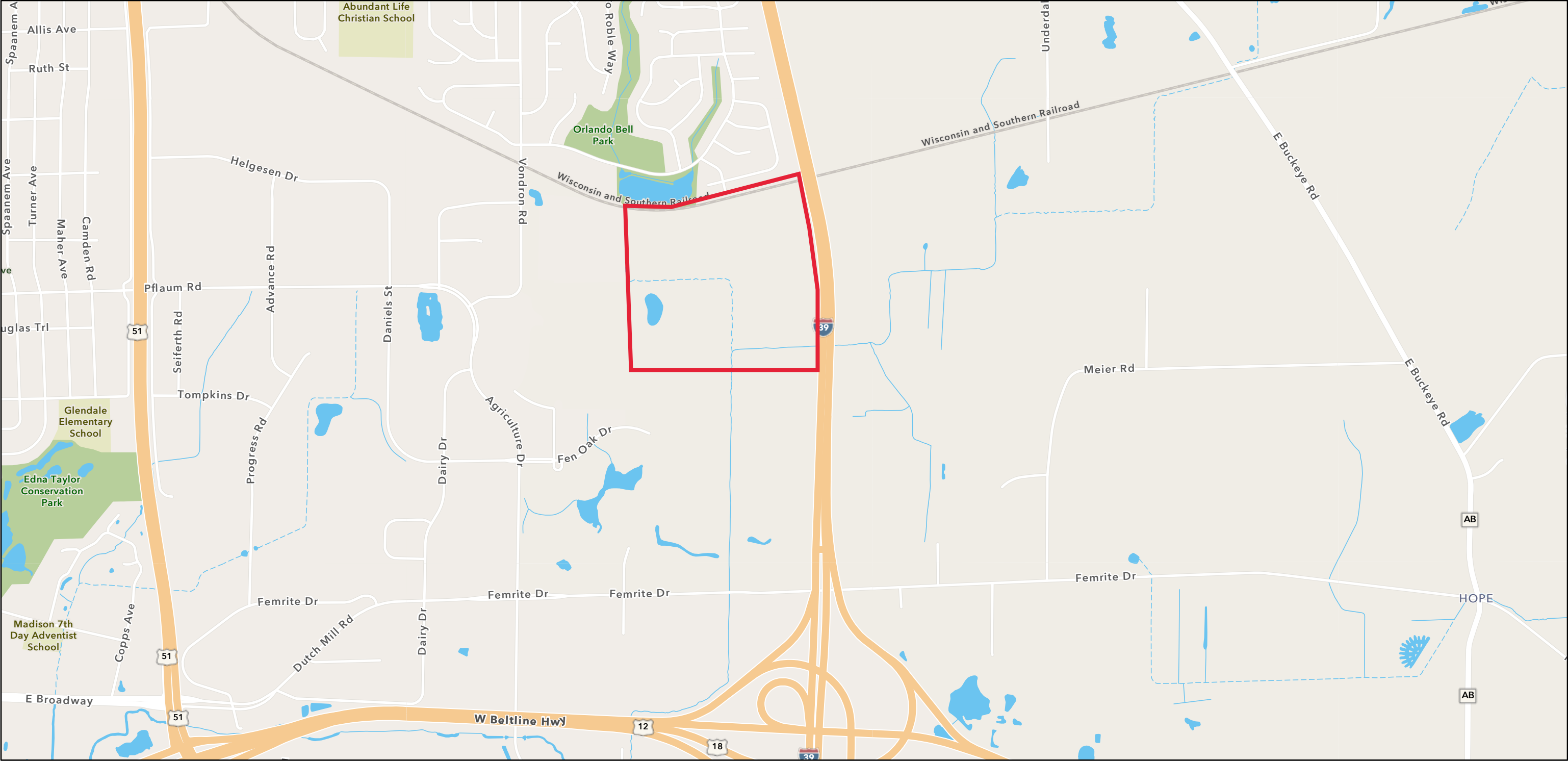
Body

The City of Madison has both sanitary and storm sewer utilities throughout the rail corridor and WisDOT owned property at 2199 S. Thompson Dr, 2221 S. Thompson Dr, & 2798 I 90-39, which lands are bracketed by Femrite Dr to the south, Interstate I 90-39 to the east, and Oxbow Ct/ Wagon Trl to the north. These facilities require ongoing maintenance to remain functional. In order to do the necessary maintenance work on the WisDOT owned property, the City will need a WisDOT issued Work On Highway Right-Of-Way Permit.

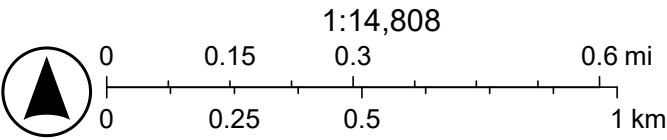
As maintenance is ongoing and occasionally of an urgent or critical nature this resolution allows the City Engineer to apply for and sign these permits as needed, provided they are reviewed and approved by the City Attorney and insurance is bound through the City Risk Manager.

NOW THEREFORE BE IT RESOLVED that the City Engineer is hereby authorized to apply for and execute permits, in a form and manner approved by the City Attorney, on behalf of the City with the Wisconsin Department of Transportation for the maintenance of the City's sanitary and storm sewers on the properties located at 2199 S. Thompson Dr, 2221 S. Thompson Dr, & 2798 I 90-39.

Dane County Map



12/20/2024, 2:56:01 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



City of Madison

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

Master

File Number: 86630

File ID: 86630

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: Approving Plans and Specifications for Hermina
Pedestrian Bridge and Amending the 2025
Engineering Major Streets Capital Budget.

Final Action:

Title: Approving Plans and Specifications for Hermina Pedestrian Bridge and Amending
the 2025 Engineering Major Streets Capital Budget. (District 15)

Notes: Aaron Canton

CC Agenda Date: 01/14/2025

Agenda Number: 10.

Sponsors: Dina Nina Martinez-Rutherford

Effective Date:

Attachments: 13664-HerminaBikePedBridge_BPWExhibit.pdf,
13664-HerminaBikePedBridge_BPWNotes.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	1/9/2025	Robert Mulcahy	Approve	1/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/08/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (1/21/25), Board of Public Works (1/15/25), Common Council (1/28/25)						

Text of Legislative File 86630

Fiscal Note

The proposed resolution amends the 2025 Engineering - Major Streets Adopted Capital Budget by authorizing a \$200,000 net-neutral transfer of existing General Obligation Borrowing (GO

Borrowing) authority from the Reconstruction Streets program (Munis #10226) to the Hermina-Starkweather Creek Ped/Bike Bridge project (Munis #13664). The Hermina-Starkweather Creek Ped/Bike Bridge project was approved in the 2024 Adopted Capital Budget with \$500,000 in GO Borrowing. The total estimated cost of the project is \$650,000. No additional appropriation is required.

Title

Approving Plans and Specifications for Hermina Pedestrian Bridge and Amending the 2025 Engineering Major Streets Capital Budget. (District 15)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Hermina Pedestrian Bridge, be and are hereby approved.
- 2) That the Board of Public Works be and is hereby authorized to advertise and receive bids for said project.
- 3) That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.
- 4) That the 2025 Engineering Major Streets Adopted Capital budget is hereby amended to transfer existing General Obligation borrowing authorization from the Reconstruction Streets program (Munis #10226) to the Hermina-Starkweather Creek Ped/Bike Bridge project (Munis #13664).

13664: Hermina Bike-Pedestrian Bridge over Starkweather Creek

Project Engineer		Aaron Canton Ph: 242-4763 email: acanton@cityofmadison.com
Project Limits		
Alder: 15 Martinez-Rutherford	Starkweather Creek Path to Clyde Gallagher Ave at Hermina St	
Project Description		The project includes a new bike-pedestrian bridge over the Starkweather Creek at Hermina St. The bridge will connect from the Starkweather Creek Path on the west-side to Clyde Gallagher Ave on the east-side of the creek. The project will require re-grading of the path on the west-side as well as a concrete ramp on the east-side of the creek in order to connect the bridge to the road, the ramp will include a retaining wall and railing on either side. The project will also include some re-grading of the Starkweather Creek bank in and around the bridge in order to maintain the creek's capacity.
Path	Existing	Proposed
	N/A	12-ft wide bridge, 10-ft wide ramp
Storm Sewer	Existing	Proposed
	N/A	Add area inlet on west-side of creek adjacent to starkweather path to accommodate re-grading of path for bridge and to avoid an enclosed depression.
Parking	Existing	Proposed
N/A		
Lighting	Existing	Proposed
	Street & Path Lighting	N/A, existing lighting will suffice for new bridge.
Land Purchases		
N/A		
Trees		
2 Tree removals on east-side of Starkweather Creek. Brush removal along Starkweather creek for re-grading. Restoration to be included with project.		
Assessment Policy		
No Assessments		
Schedule		
Advertise for bids	February 2025	
Anticipated Construction Start	Summer 2025	
Approximate Duration	Approx. 2 Months	
Costs		
Estimated Total Cost:	\$	650,000.00
Assessments:	\$	-
City Cost:	\$	650,000.00
Correspondence		
Transportation Commission (Spring 2024) with Hermina-Union Reconstruction Project		
Public Meeting (Spring 2024) with Hermina-Union Reconstruction Project		



City of Madison

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

Master

File Number: 86634

File ID: 86634

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 01/08/2025

File Name: Amending the 2025 Sewer Utility and Stormwater
Utility Operating Budgets for coverage from the
Insurance Fund and authorizing the replacement of
equipment vehicle destroyed in an accident.

Final Action:

Title: Amending the 2025 Sewer Utility and Stormwater Utility Operating Budgets for
coverage from the Insurance Fund and authorizing the replacement of equipment
vehicle destroyed in an accident.

Notes: Kathy Cryan

CC Agenda Date: 01/14/2025

Agenda Number: 88.

Sponsors: Nikki Conklin And John P. Guequierre

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: hfleegel@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	01/08/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (1/21/25), Common Council (1/28/25)							

Text of Legislative File 86634

Fiscal Note

The proposed resolution amends the 2025 Adopted Operating Budget to appropriate \$24,000

received from the Insurance Fund in 2024 to the Sewer & Stormwater Utilities for replacement equipment. The budget amendment is as follows:

83210-53410-00000	\$16,080
83210-48510-00000	(\$16,080)

84210-53410-00000	\$7,920
84210-48510-00000	(\$7,920)

Title

Amending the 2025 Sewer Utility and Stormwater Utility Operating Budgets for coverage from the Insurance Fund and authorizing the replacement of equipment vehicle destroyed in an accident.

Body

WHEREAS, in November 2024, a City of Madison Engineering Division sewer inspection camera was involved in an accident resulting in it being deemed a total loss; and

WHEREAS, the City of Madison's Risk Manager has received \$24,000 (\$25,000 less \$1,000 deductible) from WMMIC to cover the City's loss; and

WHEREAS, the equipment was originally purchased with Sewer & Stormwater Utility funds.

NOW, THEREFORE, BE IT RESOLVED, that the 2025 Sewer Utility and Stormwater Utility Operating Budget is hereby amended by the amount of the insurance proceeds for the purchase of a replacement sewer inspection camera



City of Madison

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

Master

File Number: 86656

File ID: 86656

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: Accepting the report titled "2025 Progress Update -
City of Madison Comprehensive Plan"

Final Action:

Title: Accepting the report titled "2025 Progress Update - City of Madison
Comprehensive Plan"

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 89.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Draft 2025 Comp Plan Progress Update
2025_0107.pdf

Enactment Number:

Author: Brian Grady, Planning Division

Hearing Date:

Entered by: lheiser-ertel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/8/2025	Maggie McClain	Approve	1/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Department of Planning and Community and Economic Development	01/08/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (2/3/25), Transportation Commission (1/22/25), Common Council (2/11/25)						

Text of Legislative File 86656

Fiscal Note

No City appropriation required.

Title

Accepting the report titled “2025 Progress Update - City of Madison Comprehensive Plan”

Body

WHEREAS, the City of Madison initially adopted the Imagine Madison Comprehensive Plan in 2018; and

WHEREAS, the public engagement process to develop the Comprehensive Plan included interactions with over 15,000 residents and emphasized engagement with diverse residents and stakeholders; and

WHEREAS, the Comprehensive Plan calls for an annual Progress Update to report back to the community on progress made in implementing the Plan’s recommendations; and

WHEREAS, the Progress Update is developed through coordination with staff from many City agencies; and

WHEREAS, the 2025 Progress Update highlights projects from the 2023 and 2024 calendar years that advanced Plan recommendations and provides the implementation status for each of the Comprehensive Plan’s Actions; and

WHEREAS, the next edition of the Progress Update will be provided in early 2027 to reflect citywide efforts during 2025 and 2026; and

WHEREAS, the Progress Update is a resource for continued implementation of the Comprehensive Plan, including preparation of the City’s capital and operating budgets and preparation of agency work plans.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council accepts the 2025 Progress Update.

2025 Progress Update

City of Madison Comprehensive Plan

DRAFT



Imagine Madison
People Powered Planning

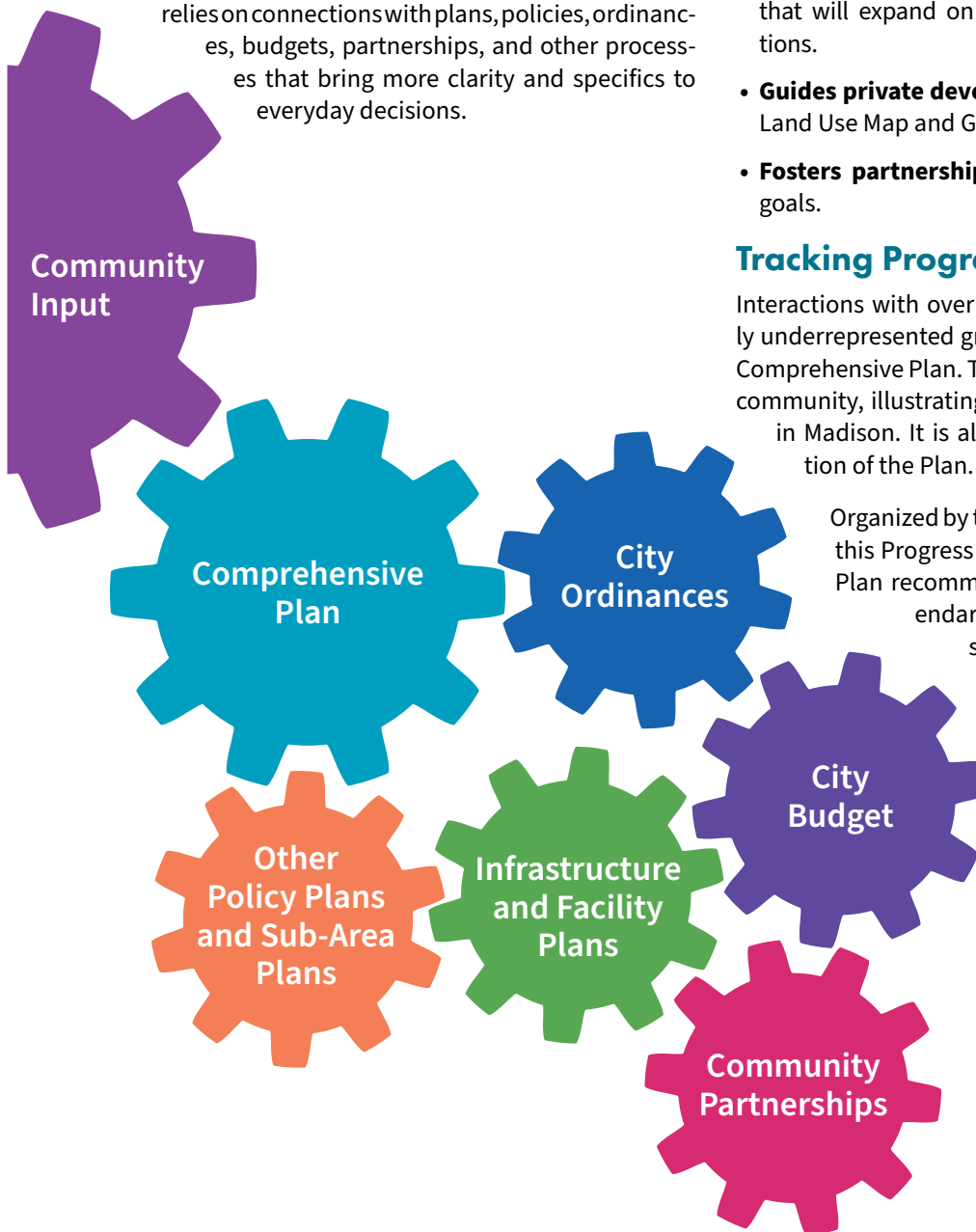


Revised: January 7, 2025

MADISON IS GROWING AND

What is the Comprehensive Plan?

Initially adopted in 2018, the Imagine Madison [Comprehensive Plan](#) translates community input and ideas into policies and actions. The Plan looks 20 years into the future and seeks opportunities to address long-term issues, but focuses on action steps to guide the City's near-term efforts. While the Comprehensive Plan is a declaration of the City's values, desires, and future, it is important to note that this Plan is only one part of a larger interconnected framework. It is a broad-based plan that relies on connections with plans, policies, ordinances, budgets, partnerships, and other processes that bring more clarity and specifics to everyday decisions.



What does the Plan do?

- **Creates a collective vision** for a future Madison.
- **Establishes priorities** for public investment.
- **Informs policies** that guide City decision-making.
- **Aligns the work of City Agencies** around the issues that matter most to our residents and stakeholders.
- **Creates a framework** for topic-specific plans and initiatives that will expand on the Comprehensive Plan's recommendations.
- **Guides private development** through the Generalized Future Land Use Map and Growth Priority Areas map.
- **Fosters partnerships** with other entities to address shared goals.

Tracking Progress

Interactions with over 15,000 Madisonians, including historically underrepresented groups, helped shape the Imagine Madison Comprehensive Plan. This Progress Update is a report back to the community, illustrating how the Plan is guiding positive change in Madison. It is also a resource for continued implementation of the Plan.

Organized by the seven Elements listed on the next page, this Progress Update highlights projects that advanced Plan recommendations during the 2023 and 2024 calendar years. It also tracks the implementation status for each of the Plan's 209 Actions. For Actions anticipated to have a clear completion point, the status ranges from "Not started" to "In progress" to "Complete." Actions that provide policy or decision-making guidance are listed as "Ongoing."

CHANGING

The **Comprehensive Plan**
will guide the city for the next generation



LAND USE AND TRANSPORTATION

Compact Land Use | Efficient Transportation

4



NEIGHBORHOODS AND HOUSING

Complete Neighborhoods | Housing Access

8



ECONOMY AND OPPORTUNITY

Growing Economy | Equitable Education and Advancement

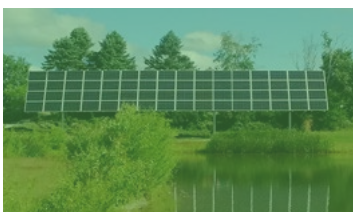
12



CULTURE AND CHARACTER

Cultural Vibrancy | Unique Character

16



GREEN AND RESILIENT

Natural Resources | Parks and Recreation

20



EFFECTIVE GOVERNMENT

Efficient Services | Community Facilities | Regional Cooperation

24



HEALTH AND SAFETY

Safe Community | Equitable Health Outcomes

28

Land Use and Transportation

Spotlight: Bus Rapid Transit (BRT)

After years of planning and construction, Madison's first [Bus Rapid Transit](#) (BRT) route started service. The \$194 million, 15-mile Rapid Route A runs east-west from Junction Road on the far West Side, through the UW Campus and Downtown, out to Sun Prairie. Approximately two-thirds of the route is in dedicated bus lanes. About 80% of the project cost was paid for by Federal grants. The grants included funding for 62 articulated electric busses that also serve routes F and B. The system operates with 33 sheltered stations, most of which are in the median. The routes integrate traffic signal priority for busses at intersections to increase route speed. Rapid Route A will combine with the north-south Rapid Route B that is in the planning phase. These two routes form the backbone of Metro Transit's system. (Action 2c)



Other Highlights

- A City study prioritized potential sites for a rail station as part of a push for adding Madison to the Amtrak passenger rail network. The study reviewed eight sites between downtown and the eastside, considering how each location would support Amtrak's operations, station users, and City goals. (Action 4c)
- Madison issued building permits for 5,639 new housing units in 2023 – 2024. Of these units, 89% were located in the city's infill and redevelopment areas (generally the area within the Belt-line and Interstate Highway 39/90/94), while 11% were located in edge development areas. (Action 6c)
- Improvements for pedestrian and bicycle safety and connectivity along the east-west BRT route were identified through a Federal Transit Administration funded analysis. Detailed designs are complete for many of the projects, with construction planned for the coming years. (Action 8a)



The redesigned intersection of Sheboygan Avenue and Segoe Road

- Major streets were reconstructed, with a focus on enhancing safety for pedestrians, bicyclists, and transit riders. Atwood Avenue added a side path for Lake Loop cyclists. Wilson Street expanded bicycle facilities in the Downtown. University Avenue added sidewalks and a pedestrian and bicycle overpass of University Bay Drive. Pleasant View Road converted a rural road to an urban street on the city's growing west side. (Action 8b)
- The City's [Complete Green Streets](#) policy guided the redesign of Sheboygan Avenue and Segoe Road. Enhancements include buffered bike lanes on Sheboygan and curb-protected lanes on Segoe, intersection bump-outs, shortened pedestrian crossings, and better street lighting. (Action 8b)



A cyclist crosses University Bay Drive on the new overpass

- Madison partnered with the Wisconsin Department of Transportation and Dane County to construct an [interchange at County Highway AB and US Highway 12/18](#). The interchange replaced two dangerous highway intersections and added pedestrian and bicycle facilities. This provides safer access to Ho-Chunk Gaming, the County's planned landfill and [sustainability campus](#), and other area businesses. (Action 8b)
- The Autumn Ridge Path was constructed between Commercial Avenue and Milwaukee Street. It includes a pedestrian and bicycle bridge over State Highway 30. The path better connects the Burke Heights and Hiestand neighborhoods and ties into the ped/bike overpass of Stoughton Road (US Highway 51) and other routes in the area. (Action 8b)



Madison's newest multi-use path, Autumn Ridge, crosses State Highway 30 at Hiestand Woods

Land Use and Transportation

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

Goal: Madison will have a safe, efficient, and affordable regional transportation system that offers a variety of choices among transportation modes.

Strategies and Actions

Lead Agencies

Status

Strategies and Actions			Lead Agencies	Status
Strategy 1: Improve transit service, especially to peripheral employment and residential locations, with a focus on reducing the travel time for transit dependent populations.				
a. Pursue improvements to transit service in peripheral areas and adjacent municipalities.			Metro	Ongoing
b. Consider implementing additional Madison Metro routes that more directly connect peripheral areas without traveling through Downtown.			Metro	Complete
c. Prioritize improved service for transit-dependent populations when integrating Madison Metro routes and schedules with BRT.			Metro	Complete
Strategy 2: Implement bus rapid transit (BRT) to improve travel times, enhance reliability, and increase ridership.				
a. Build a new bus storage and maintenance facility to support an expanded bus fleet.			Metro	Complete
b. Prepare detailed plans for BRT corridors to guide redevelopment and improve pedestrian and bicycle linkages.			Planning	Complete
c. Integrate BRT-supportive features into street reconstruction and development projects along BRT corridors wherever feasible.			Engineering, Traffic Engr	Ongoing
d. Explore opportunities to use alternative methods to fund BRT infrastructure			Econ Dev	Complete
Strategy 3: Ensure all populations benefit from the City's transportation investments.				
a. Use the City's Racial Equity and Social Justice Initiative (RESJI) tools to inform major transportation projects.			Engineering	Ongoing
b. Partner with businesses and governmental entities to expand access to various money-saving transit pass programs.			Metro	Ongoing
c. Pursue equitable distribution of amenities and traffic calming measures in street reconstruction projects throughout the city.			Engineering, Traffic Engr, Planning	Ongoing
Strategy 4: Improve access to transit service to nearby cities, such as Milwaukee, Chicago, and Minneapolis.				
a. Support construction of an intercity bus terminal that is well-integrated with Madison Metro and future BRT.			Madison DOT	In progress
b. Work with WisDOT and local railroad operators to maintain the viability of existing rail corridors for future passenger rail operations both within the city and to adjoining metro areas.			Madison DOT	Ongoing
c. Continue to advocate for high speed rail connections to nearby metro areas with state officials.			Mayor's Office	Ongoing
Strategy 5: Concentrate the highest intensity development along transit corridors, downtown, and at Activity Centers.				
a. Implement Transit Oriented Development (TOD) overlay zoning along BRT and other existing and planned high-frequency transit service corridors to create development intensity minimums, reduce parking requirements, and support transit use.			Planning	Complete
b. Ensure that redevelopment is well-integrated into adjacent low density residential areas.			Planning	Ongoing
c. Facilitate the creation of Transportation Management Associations (TMAs) and implementation of Transportation Demand Management (TDM) strategies to serve high-intensity development at Activity Centers and along major transit corridors.			Planning	Ongoing
d. Prepare plans to transition auto-oriented commercial areas into mixed-use Activity Centers.			Planning	In progress

Land Use and Transportation

Strategies and Actions

Lead Agencies

Status

Strategy 6: Facilitate compact growth to reduce the development of farmland.		
a. Continue to update peripheral neighborhood development plans to increase allowable development intensity and create density minimums.	Planning	In progress
b. Steer peripheral growth towards priority areas, with a focus on land already served by utilities.	Planning	Ongoing
c. Accommodate a majority of growth through infill and redevelopment.	Planning	Ongoing
Strategy 7: Maintain downtown Madison as a major Activity Center for the region while improving access and inclusivity.		
a. Continue to use the City's Affordable Housing Fund to support construction of affordable housing in and near downtown.	Comm Dev	Ongoing
b. Facilitate partnerships with community organizations to host more downtown events that attract a wider variety of demographic groups.	Planning, Econ Dev, Parks	Ongoing
c. Improve transit service to and from downtown outside of standard commuting hours.	Metro	Complete
d. Develop and implement a park-and-ride plan to increase accessibility to downtown and the UW-Madison campus.	Planning, Metro	Not started
Strategy 8: Expand and improve the city's pedestrian and bicycle networks to enable safe and convenient active transportation.		
a. Proactively fill gaps in the pedestrian and bicycle network.	Engineering, Traffic Engr	Ongoing
b. Continue to integrate pedestrian and bicycle safety improvements and amenities into new and reconstructed streets.	Engineering, Traffic Engr	Ongoing
c. Update the subdivision ordinance to ensure that new developments incorporate the City's planned shared-use path network.	Planning	Complete
d. Develop and adopt a citywide pedestrian and bicycle plan that advocates for implementation of modern design principles while also moving towards a financially sustainable maintenance program.	Madison DOT, Planning	In progress
Strategy 9: Implement new technologies to more efficiently use existing transportation infrastructure.		
a. Work with the Madison Area Transportation Planning Board (MATPB) and other entities to implement the Regional Intelligent Transportation Systems (ITS) Plan for the Madison Metropolitan Area.	Traffic Engr	In progress
b. Partner with UW-Madison and other entities to safely test and build transportation infrastructure that supports connected and autonomous vehicles.	Traffic Engr	In progress
c. Use technology to enhance parking management systems.	Traffic Engr, Parking Division	Ongoing
d. Evaluate emerging technologies for use in bridging "first mile/last mile" gaps in the transit system.	Metro, Traffic Engr, Planning	Ongoing

Lead Agencies abbreviated above

Comm Dev	Community Development	Madison DOT	Madison Department of Transportation
Econ Dev	Economic Development	Traffic Engr	Traffic Engineering

This Element has 32 actions in total

8 actions are complete 6 actions are in progress 1 action not yet started

17 actions are ongoing

25%

19%

3%

53%

Neighborhoods and Housing

Spotlight: Redevelopment at the Triangle

The Bayview Foundation completed a \$58 million redevelopment of its residential buildings at the “Triangle” bounded by West Washington Avenue, South Park Street, and Regent Street. City Affordable Housing Funds, financing from Dane County, and Wisconsin Housing and Economic Development Authority low-income housing tax credits covered much of the project’s cost. Bayview’s ethnically diverse, low-income residents have moved from 102 obsolete townhouses into 130 homes in new eye-catching, colorful apartment and townhouse buildings. The redevelopment also features a new community center, revitalized green space, energy efficiency measures, and public art. The City’s Community Development Authority (CDA), which owns over 10 acres of land in the Triangle, also has plans for improving and expanding housing. New buildings would be built to replace outdated public housing units. Over 800 new mixed-income apartments would be added to the existing units replaced during the phased redevelopment, resulting in over 1,200 total homes. (Action 4d)

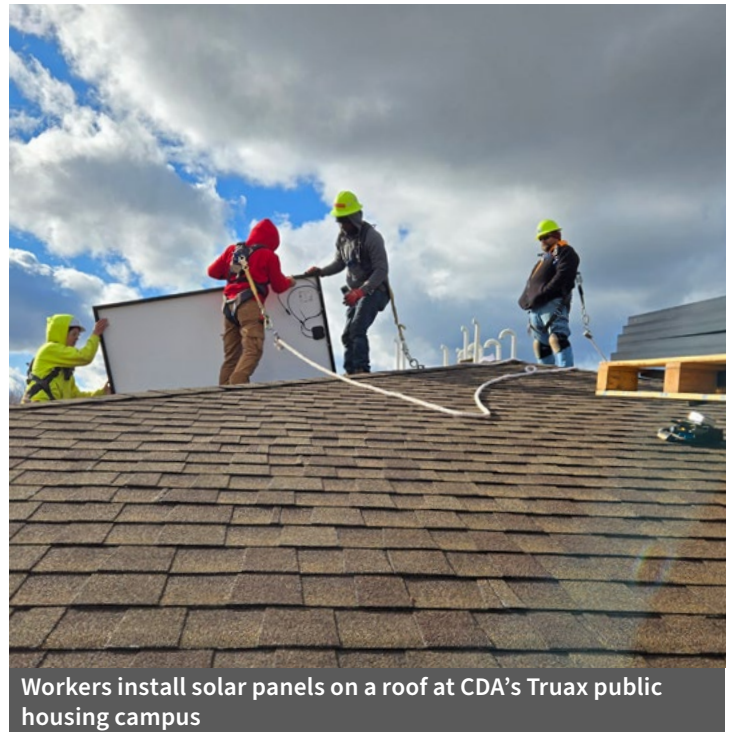


Other Highlights

- A change to the definition of “family” in the City’s zoning code allows more unrelated people to live together in single-family housing. (Action 2c)
- The City approved an incentive to allow more stories in downtown redevelopment projects if affordable housing is included. Proposed projects cannot exceed pre-established downtown height limits for the site and developers must provide affordable units for at least half of the incentivized space. (Action 4d)
- Madison and Dane County each approved \$1.5 million grants to help fund nonprofit Cinnaire Solution’s acquisition and rehabilitation of the Tree Lane and Rethke Terrace Apartments. This transaction preserves housing opportunities for residents with low incomes after the previous owner ran into financial difficulties. (Action 4e)



- The Building Inspection Division began systematic inspections in the Allied Drive/Carling Drive area to ensure safe housing for renters who may lack the knowledge and means to file a complaint or may be afraid of retaliation. (Action 6a)
- Solar panels were installed on several buildings at the CDA’s Truax public housing campus. The arrays generate approximately 561,000 kilowatt-hours of electricity per year, reducing operational costs for the CDA and tenants. The array was installed by the Engineering Division’s GreenPower program where trainees with little to no electrical skills are provided on-the-job training through solar installations on City buildings. (Action 6b)



- Project Home operates rehabilitation programs on behalf of the City of Madison for income-eligible Madison homeowners. These programs include opportunities for minor and major home repairs and improvements. Financing options differ depending on the improvement needs of the home. (Action 6c)
- Gooh Grocery opened on East Washington Avenue. The grocery, which offers staples and features West African and Hmong food products, was partially funded through a loan from the City’s Commercial Ownership Assistance Program. (Action 8a)



Neighborhoods and Housing

Goal: Madison will be a safe and welcoming city of strong and complete neighborhoods that meet the needs of all residents.

Goal: Madison will have a full range of quality and affordable housing opportunities throughout the City.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Create complete neighborhoods across the city where residents have access to transportation options and resources needed for daily living.		
a. Plan for and facilitate mixed-use neighborhood centers featuring shops, services, employment, and a mix of housing types within and near single-use neighborhoods as identified in the Growth Priority Areas map.	Planning	Ongoing
b. Plan for complete neighborhoods in developing areas on the city's periphery to avoid the need to retrofit them in the future.	Planning	Ongoing
c. Support the integration of a mix of housing types and neighborhood amenities near existing transit corridors and shared use paths.	Planning	Ongoing
d. Ensure that existing and future neighborhoods are well served by transit, shared use paths, and sidewalks.	Planning, Metro, Traffic Engr	Ongoing
Strategy 2: Support development of a wider mix of housing types, sizes, and costs throughout the city.		
a. Include "Missing Middle" housing types within detailed sub-area plans.	Planning	Ongoing
b. Encourage provision of life cycle housing choices by supporting lower priced or lower maintenance accessible housing options integrated into places with convenient transportation options.	Comm Dev	Ongoing
c. Continue to enable and encourage a variety of ownership and occupancy structures including co-housing, condominiums, and owner-occupied rentals.	Planning, Zoning	Ongoing
Strategy 3: Increase the amount of available housing.		
a. Support substantial new housing opportunities by prioritizing planning efforts to transition underutilized, automobile-dominated commercial areas into complete neighborhoods and mixed-use Activity Centers.	Planning	In progress
b. Explore adjustments to the number of dwelling units, building size, and height thresholds between permitted and conditional uses to increase the allowable density for residential buildings in mixed-use zoning districts and select residential zoning districts.	Planning, Zoning	Complete
c. Take a proactive approach to finding and marketing housing development opportunities to development partners.	Comm Dev	Ongoing
d. Explore the widespread replacement of residential density maximums with building height maximums outside of the downtown area.	Planning, Zoning	Not started
Strategy 4: Integrate lower priced housing, including subsidized housing, into complete neighborhoods.		
a. Support the distribution of affordable housing throughout the city.	Comm Dev, Planning	Ongoing
b. Explore how TIF could be better utilized to fund affordable housing.	Comm Dev, Econ Dev	Complete
c. Continue allocating money to the City's Affordable Housing Fund.	Comm Dev	Ongoing
d. Continue to pursue a variety of county, state, and federal funding and public-private partnerships to support the development of affordable housing.	Comm Dev	Ongoing
e. Support and partner with non-profit organizations to preserve affordable housing for the long term.	Comm Dev, Planning, Econ Dev	Ongoing

Neighborhoods and Housing

Strategies and Actions

Lead Agencies

Status

Strategy 5: Provide housing options with health and social services for residents who need it most, including residents experiencing homelessness.

a. Through partnerships, support organizations that provide temporary shelter and access to a full range of supportive services in or near affordable housing.	Comm Dev	Ongoing
b. Continue to support the provision of tenant resources and information about housing rights and options, especially for low-income households.	Comm Dev	Ongoing
c. Continue the permanent supportive housing program and monitor the success of the program in meeting the challenges of homelessness.	Comm Dev	Ongoing

Strategy 6: Support the rehabilitation of existing housing stock, particularly for first-time homebuyers and people living with lower incomes.

a. Increase programmed building inspections and enforcement activities for rental housing maintenance, prioritizing areas with vulnerable residents.	Bldg Insp, Fire	In progress
b. Partner with MGE, the Madison Metropolitan Sewerage District, the Madison Water Utility, and others to provide incentives for rehabilitation, maintenance, and enhanced accessibility and sustainability of housing.	MGE, MMSD, Madison Water Utility, Engineering, Fire	Ongoing
c. Review the use of first time homeowner assistance programs, small cap tax incremental financing, and other similar rehabilitation and ownership programs.	Comm Dev, Econ Dev, Bldg Insp	In progress

Strategy 7: Support neighborhood-scaled schools that offer amenities and services to the surrounding area.

a. Support development of neighborhood-scaled schools that serve the community while fitting within the context of the neighborhood.	MMSD, Planning, Library	Ongoing
b. Ensure that Madison's existing schools can remain strong and viable by supporting housing for families with children near existing and planned schools.	Planning, Comm Dev	Ongoing
c. Work with Madison Metropolitan School District (MMSD) and surrounding school districts to ensure school attendance areas reflect development patterns and account for planned growth areas.	MMSD, Planning	Ongoing
d. Support expansion of the MMSD "Community School" program.	MMSD, Library	Ongoing

Strategy 8: Ensure access to food that is affordable, nutritious, and culturally specific.

a. Continue initiatives to support the introduction of neighborhood-serving grocery stores into under-served established neighborhoods.	Econ Dev, Public Health	Ongoing
b. Identify public and private spaces suitable for community gardens and explore expansion of existing gardens to meet demand.	Planning, Parks, Public Health	In progress
c. Improve access to fresh foods by encouraging and facilitating the equitable distribution of farmers markets and farm stands.	Econ Dev, Public Health	Ongoing
d. Encourage initiatives that support the emergency food system and facilitate donation of near-expired, but high-quality, foods.	Public Health	Ongoing

Lead Agencies abbreviated above

Bldg Insp	Building Inspection	Econ Dev	Economic Development
Comm Dev	Community Development	Traffic Engr	Traffic Engineering

This Element has 30 actions in total

2 actions are complete 4 actions are in progress 1 action not yet started 23 actions are ongoing

7%

13%

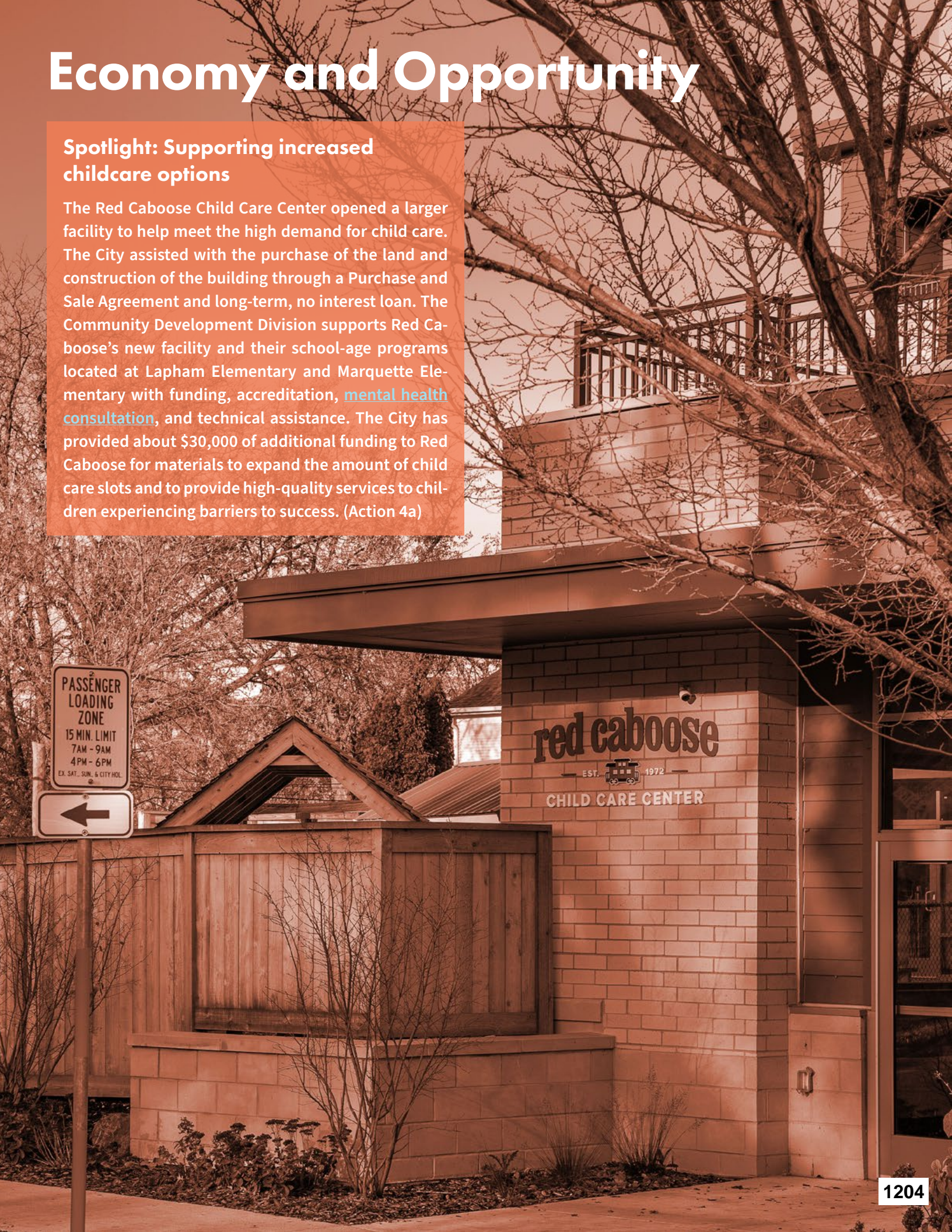
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Economy and Opportunity

Spotlight: Supporting increased childcare options

The Red Caboose Child Care Center opened a larger facility to help meet the high demand for child care. The City assisted with the purchase of the land and construction of the building through a Purchase and Sale Agreement and long-term, no interest loan. The Community Development Division supports Red Caboose's new facility and their school-age programs located at Lapham Elementary and Marquette Elementary with funding, accreditation, [mental health consultation](#), and technical assistance. The City has provided about \$30,000 of additional funding to Red Caboose for materials to expand the amount of child care slots and to provide high-quality services to children experiencing barriers to success. (Action 4a)



Other Highlights

- The City established a Small Cap Tax Increment Financing (TIF) Business **Loan** program for small sized businesses. The program's first loan was provided to Smart Cleaning Solutions to support construction of their new facility on the southeast side. These forgivable loans help grow businesses in Madison's TIF areas. (Action 1d)
- The City continues to facilitate redevelopment of brownfield sites utilizing the Wisconsin Department of Natural Resource's Ready for Reuse Cleanup Loans. The program helped facilitate the Huxley Yards redevelopment on the north side and is supporting assessment and cleanup activities at the former All Metals Recycling site on the south side. (Action 2c)
- 12,226 Madison kids received over 1.5 million hours of support from City-supported agencies. An analysis of about 8,000 Madison youth enrolled in City-supported agencies showed the more youth attended programs, the better their school GPA is. (Action 4b)



Smart Cleaning Solutions founder James Sutton (third from left) at the groundbreaking for his company's new building

- Madison celebrated 50 years of Affirmative Action with a networking event for the Affirmative Action Student Professionals in Residence (AASPIRE) Internship Program. The event included City officials, community leaders, and current and former AASPIRE interns. (Action 4c)
- Madison area community members continue their direct support for upstart businesses through the Kiva crowdfunding program. A full time Kiva Capital Access Manager in Madison works one-on-one with applicants to ensure successful funding campaigns. (Action 6d)



City of Madison Civil Rights Director Norman Davis speaks at an AASPIRE networking event

- A land swap agreement between the City and Centro Hispano helped make it possible for Centro to build a new center and expand their workforce development and youth programs. Centro's new facility will allow up to 1,000 more community members access Centro's programming each year. (Action 8b)
- The City continues to invest in local and unique businesses. The Building Improvement Grant program assisted four businesses with funding totaling \$200,000. The funding supported interior and exterior renovations of existing retail spaces. (Action 8b)



The new Centro Hispano facility on Cypress Way

Economy and Opportunity

Goal: Madison will have a growing, diversified economy that offers opportunity for businesses and residents to prosper.

Goal: Madison will have equitable education and advancement opportunities that meet the needs of each resident.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Retain existing employers and attract new employers to ensure residents have access to jobs.		
a. Target Business Retention and Expansion (BRE) efforts toward our competitive advantage.	Econ Dev	Ongoing
b. Continue the Business Walk program.	Econ Dev	Ongoing
c. Support the siting of state government facilities within the City.	Econ Dev	Ongoing
d. Expand the City's TIF program to keep Madison regionally competitive and support small businesses.	Econ Dev	Complete
Strategy 2: Ensure an adequate supply of sites for a wide variety of employers to operate and grow.		
a. Reserve sites for employment uses in City land use plans.	Planning	Ongoing
b. Layer tools and incentives in specific geographic areas.	Comm Dev, Econ Dev, Planning	In progress
c. Facilitate the reuse of Brownfield sites.	Engineering, Econ Dev	Ongoing
d. Participate in site selection and site certification programs.	Econ Dev	Ongoing
Strategy 3: Support more jobs that pay a family-supporting living wage.		
a. Continue the living wage for City employees and contractors.	Human Res, Civil Rights	Ongoing
b. Leverage the Jobs TIF program to support living wage jobs.	Econ Dev	Ongoing
c. Pursue increases to Wisconsin's minimum wage.	Mayor's Office	Ongoing
Strategy 4: Close the educational opportunity gap.		
a. Continue to improve access to quality child care with an emphasis on underrepresented groups.	Comm Dev	Ongoing
b. Continue support for out of school time programming.	Comm Dev, Library	Ongoing
c. Align City internships and initiatives with work-based learning opportunities for youth and young adults.	Civil Rights, Human Res	Ongoing
d. Expand access to low-cost, high-speed internet service.	Info Tech, Library	Ongoing
Strategy 5: Remove barriers to achieving economic stability.		
a. Continue support for neighborhood centers.	Comm Dev	Ongoing
b. Work with partners to better align efforts in job training and placement programs.	Comm Dev, Econ Dev	In progress
c. Increase awareness of programs that build residents' financial capability.	Comm Dev, Library	Ongoing

Economy and Opportunity

Strategies and Actions

Lead Agencies

Status

Strategy 6: Support small businesses and cultivate entrepreneurship, especially businesses owned by underrepresented groups.

a. Continue the Business Assistance Team.	Econ Dev	Ongoing
b. Continue development of underrepresented contractors.	Comm Dev, Econ Dev	Ongoing
c. Continue support for business incubators.	Comm Dev, Econ Dev	Ongoing
d. Establish a Kiva City crowdfunding program.	Econ Dev	Complete

Strategy 7: Support efforts for businesses and consumers to produce and buy local food, products, and services.

a. Foster a Northside Food Innovation District.	Econ Dev	In progress
b. Continue implementation of the Madison Public Market and MarketReady program.	Econ Dev	Ongoing
c. Expand the Street Vending program.	Econ Dev, Public Health	Ongoing

Strategy 8: City government should lead and encourage other employers to develop a diverse workforce best able to serve an increasingly diverse population.

a. Continue the City's Equitable Workforce program.	Civil Rights, Human Res	Ongoing
b. Support community efforts to diversify Madison's workforce.	Civil Rights, Human Res	Ongoing

Lead Agencies abbreviated above

Comm Dev	Community Development
Econ Dev	Economic Development
Human Res	Human Resources
Info Tech	Information Technology

This Element has 27 actions in total

2 actions are complete 3 actions are in progress

22 actions are ongoing

7%

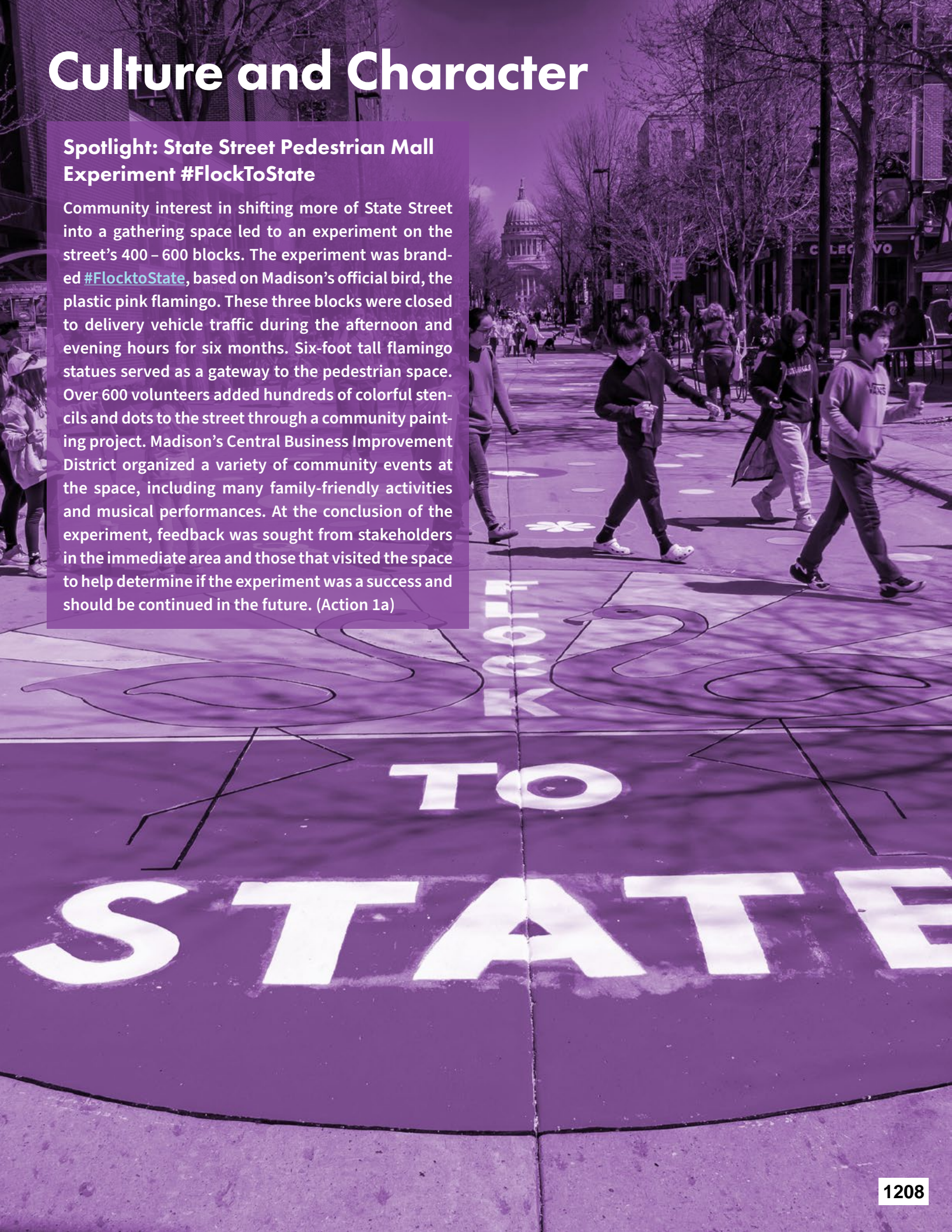
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Culture and Character

Spotlight: State Street Pedestrian Mall Experiment #FlockToState

Community interest in shifting more of State Street into a gathering space led to an experiment on the street's 400 – 600 blocks. The experiment was branded [#FlocktoState](#), based on Madison's official bird, the plastic pink flamingo. These three blocks were closed to delivery vehicle traffic during the afternoon and evening hours for six months. Six-foot tall flamingo statues served as a gateway to the pedestrian space. Over 600 volunteers added hundreds of colorful stencils and dots to the street through a community painting project. Madison's Central Business Improvement District organized a variety of community events at the space, including many family-friendly activities and musical performances. At the conclusion of the experiment, feedback was sought from stakeholders in the immediate area and those that visited the space to help determine if the experiment was a success and should be continued in the future. (Action 1a)



Other Highlights

- The [#MadisonIsMusic](#) summer concert series brought live music to the Frances Street Plaza along State Street. Presented in partnership with [Greater Madison Music City](#), the series offered an opportunity for Madison's emerging artists to showcase their talents. (Action 3c)
- A mural was added to a prominent building along Regent Street in "The Triangle." The "Hope Finds a Home" mural was a collaboration of several artists. It was inspired by Bayview residents reflecting on the meaning of home and their contributions to the community. (Action 6d)
- Paintings by Madison-based "The Artist" are on display at the Urban League's Southwest Madison Employment Center on McKenna Boulevard. The outdoor panels depict scenes from the Civil Rights Era. (Action 6d)



Eric De Los Santos performs at a #MadisonIsMusic concert

- Artwork was added to the multi-use paths along Atwood Avenue near Olbrich Park. The designs encourage path users to "Leave Space When Passing," "Take Care, Be Aware," "Slow Down for Others," and "Keep Our Paths Clean." These pieces were part of the City's Percent for Art program that allocates a portion of project budgets for public art. (Action 7b)
- The "Kathryn Clarenbach House" was designated as Madison's 183rd landmark. The building at 2229 Eton Ridge on the near west side was the home and workplace of noted feminist Dr. Kathryn F. Clarenbach and her family. She made significant contributions to the Women's Rights Movement at the Local, State, and National levels. (Action 2c)



The Artist's work on display at the Urban League's Southwest Madison Employment Center

- Archaeologists with the Wisconsin Historical Society, in collaboration with the Ho-Chunk Nation and other local partners, have recovered several historic canoes from Lake Mendota. Native peoples hand-crafted the 1,200 – 4,500 years-old canoes from individual trees. The canoes will be on display at the new Wisconsin Historical Museum. (Action 2a)
- The Lakefront Porch was established in the First Settlement neighborhood through a collaboration of neighborhood volunteers, donors and the City. Located at the intersection of Wilson Street and John Nolen Drive, the project transformed the top of an active Water Utility well into a public gathering space with a view of Lake Monona. (Action 3a)



An ancient canoe is recovered from Lake Mendota

Culture and Character

Goal: Madison will be a vibrant and creative city that values and builds upon its cultural and historic assets.

Goal: Madison will have a unique character and strong sense of place in its neighborhoods and the city as a whole.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Create vibrant and inviting places through creative architecture and urban design.		
a. Prioritize placemaking as a way to focus on who and how public spaces will be used and designed throughout the city.	Planning, Parks	Ongoing
b. Emphasize high quality human-scaled design in new buildings and public spaces.	Planning	Ongoing
c. Use the City's development review standards and processes to ensure that redevelopment and infill projects result in interesting, high-quality buildings and spaces and harmonious design relationships with older buildings.	Planning	Ongoing
d. Update Urban Design Districts 1-6 and consider expanding urban design districts to redeveloping corridors.	Planning	In progress
Strategy 2: Preserve historic and special places that tell the story of Madison and reflect racially and ethnically diverse cultures and histories.		
a. Complete, adopt, and implement a Historic Preservation Plan as a framework for the future of Madison's historic preservation program.	Planning	Complete
b. Finish updating the Historic Preservation Ordinance by revising the standards for each of the local historic districts.	Planning	Complete
c. Identify ways to retain older buildings that contribute to the special character of an area, or are associated with diverse cultures, through the adoption of sub-area plans prior to redevelopment pressures.	Planning	Ongoing
d. Update the zoning code and height maps to better link the code with the City's historic preservation plan and ordinance.	Planning	Complete
Strategy 3: Create safe and affirming community spaces that bring people together and provide social outlets for underrepresented groups.		
a. Identify existing underutilized spaces, both public and private, and help facilitate their increased usage and activation.	Planning, Library	Ongoing
b. Design a wide variety of new parks and public spaces in developing parts of the city for enjoyment by a broad range of users.	Parks, Planning	Ongoing
c. Engage artists and talent to find positive ways for the City to improve its support of concerts, events, and gatherings, including encouraging music venues for a wider range of audiences.	Planning	Ongoing
Strategy 4: Balance the concentration of cultural and entertainment venues between the downtown and other areas of the city.		
a. Continue to implement Madison's Cultural Plan and regularly update it to ensure it reflects Madison's changing population.	Planning	Ongoing
b. Promote cultural and music events in diverse neighborhoods where the whole community is welcome.	Planning, Library	Ongoing
c. Develop a streamlined protocol to set up temporary spaces for smaller events.	Planning, Parks, Traffic Engr	Ongoing

Culture and Character

Strategies and Actions

Lead Agencies

Status

Strategy 5: Preserve defining views of the lakes, downtown skyline, and Capitol from publicly accessible locations.		
a. Adhere to the Maximum Building Heights Map and Views and Vistas Maps in the Downtown Plan.	Planning	Ongoing
b. Conduct a viewshed study of the lakes, downtown skyline, and Capitol from vantage points within the city and beyond its borders and implement zoning restrictions to preserve these views.	Planning	Not started
Strategy 6: Integrate public art throughout the city.		
a. Continue to implement recommendations in the Public Art Framework and schedule a comprehensive revision of that plan to ensure it represents all segments of the community.	Planning	Ongoing
b. Emphasize the equitable geographic distribution of City investment in public art.	Planning	Ongoing
c. Incorporate art and the work of artists that reflects Madison's cultural diversity and heritage at City facilities.	Planning	Ongoing
d. Work with community partners to integrate art into their buildings and spaces.	Planning, Library	Ongoing
Strategy 7: Provide opportunities to learn about, create, collaborate, and enjoy the arts.		
a. Promote and support a diverse array of local artists to increase their ability to flourish as creative professionals.	Planning, Econ Dev	Ongoing
b. Support the efforts of community partners to identify and implement art and creative activities that are open and accessible to the public.	Planning, Library	Ongoing
c. Work with educational institutions and community organizations to provide culturally relevant arts education for all groups and age ranges.	Planning, Library	Ongoing
d. Utilize artists in planning and other City processes to highlight the value of art as a cross-cultural communication tool.	Planning	Ongoing

Lead Agencies abbreviated above

Econ Dev	Economic Development
Traffic Engr	Traffic Engineering

This Element has 24 actions in total

3 actions are complete 1 action is in progress 1 action not yet started 19 actions are ongoing

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79%

Green and Resilient

Spotlight: Lake Monona Waterfront Master Plan

Madison approved an ambitious long-term plan to transform 1.7 miles of Lake Monona shoreline between downtown and Olin Park into an extraordinary park and public space. The project has been a collaboration between the City and the non-profit group Madison LakeWay Partners. It will increase access to the lake, improve water quality, highlight the Ho-Chunk Nation's cultural history, and create a destination for all Madison residents and visitors. The City hosted a challenge for expert design companies to propose plans for the project. The proposals were reviewed by a committee and the public through surveys and at community events. Sasaki's proposal was selected. The company is working on detailed designs for the project. Building the project will heavily rely on federal, state, and private funding and will likely take decades. The master plan is already helping to guide the reconstruction of John Nolen Drive. (Action 7b)



Other Highlights

- The City adopted a new Sustainability Plan. The plan includes goals and actions to reduce the impacts of climate change, with an emphasis on reducing burdens for residents that may experience the greatest impacts. (Action 3a)
- Madison adopted requirements for annual reporting of energy use from larger commercial buildings. Every several years buildings systems such as lighting, heating, and cooling must be checked to ensure they are working in an energy efficient manner. The Building Energy Savings program is intended to save on energy costs and reduce greenhouse gas emissions. (Action 3a)



- The City obtained federal funding to install 76 air quality monitors across the city. The monitors track air pollution levels and help raise awareness about the connections between air quality and health. The project is co-led with three local non-profit organizations that focus on health programming and communities of color: Latino Health Council, Foundation for Black Women's Wellness, and The Hmong Institute. (Action 3a)
- Madison's Efficiency Navigator program provides free technical support and energy-saving upgrades for small- and medium-sized multifamily housing. In one year, the program improved the homes of 71 families in our community. Upgrades saved households an average of \$90 a year on their energy bills. (Action 3b)
- The [Madison Customer Assistance Program \(MadCAP\)](#) reduces costs for eligible residents by providing up to a \$30 monthly discount on their municipal services bill for water and sewer use and other charges. The program increases affordability for residents with lower incomes. Eligibility is based on annual income and the number of people in the household. (Action 3c)



- Rennebohm Park joins Brittingham, Elver, and Warner parks with Madison's fourth accessible playground. The fully ramp-connected play area features sign language, musical notes, and Braille communication boards. (Action 4a)
- Alongside the community, the City continues efforts to limit the damage to trees from spongy moth caterpillars. The City's integrated pest management (IPM) plan aims to use methods that have the lowest impact on humans and the environment. Some of the techniques that have been used for trees on City-owned property include thinning taller trees around oak trees, only pruning oaks during the fall and winter, and changing mowing practices to improve soil quality under these trees. (Action 6a)
- A City project added large stormwater management ponds along Lower Badger Mill Creek between Valley View Road and Mid-Town Road on the city's westside. The ponds reduce potential flooding in the area during intense rain events. The project includes restoring areas with native prairie and wetland plants. (Action 2d)



Green and Resilient

Goal: Madison will be a leader in stewardship of our land, air, and water resources.

Goal: Madison will have a model park and open space system that preserves our significant natural features and offers spaces for recreation and bringing residents together.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Protect Madison's water supply and infrastructure to provide safe, clean drinking water.		
a. Continue the accelerated water main replacement program and infrastructure renewal program.	Madison Water Utility	Ongoing
b. Expand education programs related to appropriate salt application.	Madison Water Utility, Engineering	Complete
c. Pursue updates to the building code to expand use of rainwater harvesting and use of graywater for water conservation.	Planning, Bldg Insp	Not started
d. Continue to partner with Project Home to help homeowners make water conservation upgrades.	Madison Water Utility	Ongoing
Strategy 2: Improve lake and stream water quality.		
a. Partner with other entities to keep phosphorus and other pollutants out of the lakes.	Engineering	Ongoing
b. Increase frequency and efficiency of leaf collection and street sweeping to reduce phosphorus runoff.	Streets	Ongoing
c. Further incentivize rain gardens and other types of green infrastructure.	Engineering	In progress
d. Continue adaptive stormwater management and erosion control to prepare for more intense rain events.	Engineering	Ongoing
Strategy 3: Increase the use and accessibility of energy efficiency upgrades and renewable energy.		
a. Implement the Energy Plan to reach the goal of 100% renewable and zero-net carbon emissions.	Sustainability Team, Engineering	In progress
b. Promote various financing tools to fund energy efficiency upgrades and renewable energy.	Sustainability Team	Ongoing
c. Partner with electrical utilities to increase renewable energy and provide education on the cost savings.	Mayor's Office, Planning	Ongoing
d. Support infrastructure to expand the use of electric vehicles and other eco-friendly fuel sources.	Fleet, Engineering, Traffic Engr, Sustainability Team	Ongoing
Strategy 4: Acquire parkland and upgrade park facilities to accommodate more diverse activities and gatherings.		
a. Incorporate preferences specific to different cultures, age groups, and abilities in parks and open spaces.	Parks	Ongoing
b. Pursue acquisition of parkland in areas planned for or which have had significant redevelopment.	Parks	Ongoing
c. Increase connectivity between parks and open spaces through greenways and trails.	Parks	Ongoing
Strategy 5: Improve and preserve urban biodiversity through an interconnected greenway and habitat system.		
a. Enhance the capability of greenways and open spaces to support natural habitats.	Parks, Engineering	Ongoing
b. Integrate vegetation into the built environment, such as terrace plantings, living walls, and green roofs.	Planning, Engineering	Ongoing

Green and Resilient

Strategies and Actions

Lead Agencies

Status

Strategy 6: Develop a healthy and diverse urban tree canopy.		
a. Continue to prioritize tree species diversity to create a resilient tree canopy.	Mayor's Office, Streets/Forestry, Parks	Ongoing
b. Work across agencies to increase the tree canopy.	Mayor's Office, Streets/Forestry, Parks, Planning, Traffic Engr, Fire	Ongoing
c. Review and update City policies, practices, and programs, and operations that impact the urban tree canopy.	Mayor's Office, Streets/Forestry, Parks, Planning, Engineering	In progress
Strategy 7: Improve public access to the lakes.		
a. Expand protected shoreline through the purchase of property or easements.	Parks	Ongoing
b. Provide additional connections to and along the lakes.	Parks, Engineering, Planning	In progress
c. Prioritize water quality improvements at public beaches.	Parks, Engineering, Public Health	In progress
Strategy 8: Reduce landfilled waste.		
a. Establish a new westside full-service drop-off site for recyclables, hazardous materials, and yard waste.	Streets	In progress
b. Establish a citywide food scrap recycling program.	Streets	In progress
c. Create multi-lingual educational information about recycling and composting.	Streets	In progress
Strategy 9: Support sustainable farming and gardening practices that protect the ecosystem and public health.		
a. Work with partners to continue to support community gardens and associated infrastructure.	Econ Dev, Comm Partners, Parks	Ongoing
b. Identify opportunities to support local food production within the City.	Econ Dev, Planning, Public Health	In progress
c. Establish guidelines for sustainable agricultural best practices.	Econ Dev, Parks	In progress

Lead Agencies abbreviated above

Bldg Insp	Building Inspection
Comm Partners	Community Partners
Econ Dev	Economic Development
Traffic Engr	Traffic Engineering

This Element has 29 actions in total

1 action is complete 10 actions are in progress 1 action not yet started

17 actions are ongoing



Effective Government

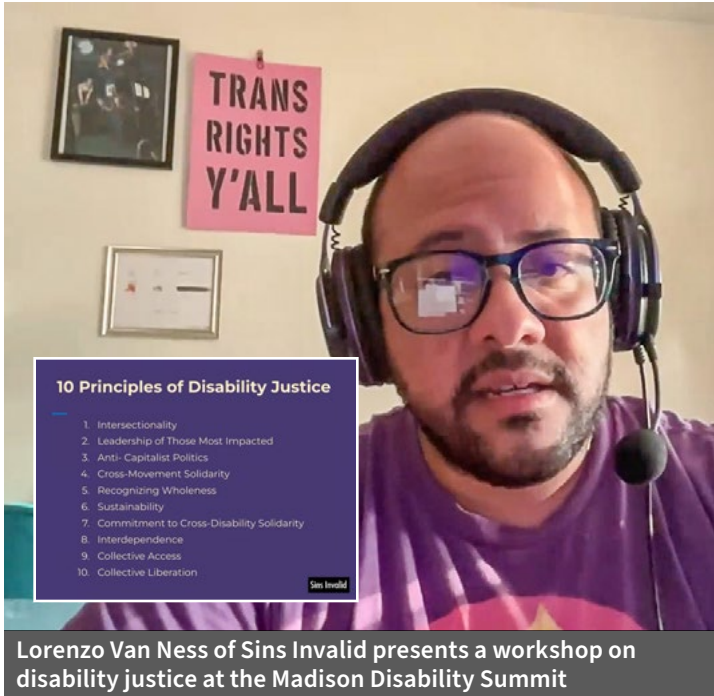
Spotlight: [Regional Housing Strategy](#)

Dane County convened a Housing Advisory Committee with 70 public, private, and non-profit stakeholders, including City of Madison staff, to grapple with housing issues that affect communities across the Madison area. The group reviewed data and factors that drive the housing challenges experienced by many County residents. Stakeholders shared specific challenges they have encountered and best practices for overcoming them. In addition to stakeholder insights, focus groups and a resident survey with over 6,000 responses provided additional community feedback. The group's work culminated in a Strategic Action Plan with five housing priorities for the region and 100 corresponding action steps to improve the region's housing situation. As implementation continues, the group will monitor housing trends and progress on action steps. (Action 1a)

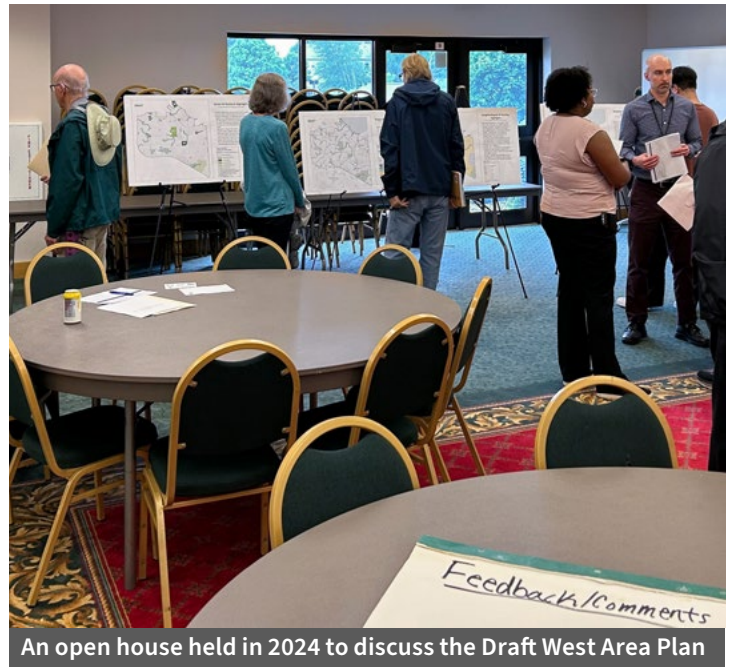


Other Highlights

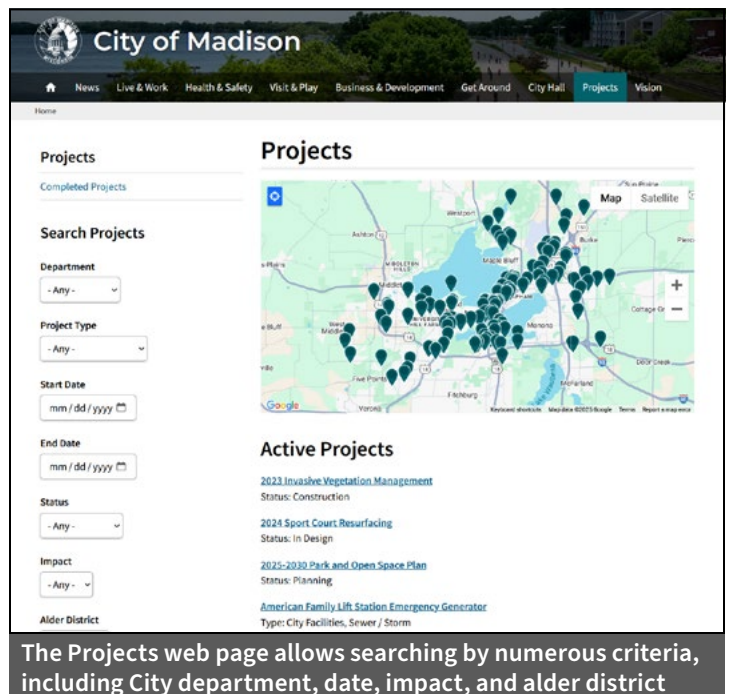
- The Town of Burke and City of Madison reached an agreement to expand Madison Fire Department services provided to the Town. In addition to emergency medical services (EMS) that were previously provided, MFD now provides fire prevention and fire protection services throughout the Town. (Action 3c)
- The City's Street Assessment and Sanitary Sewer Assessment policies were adjusted to encourage redevelopment in areas that are well-served by public infrastructure but need specific upgrades. Significant costs for street upgrades and larger sanitary sewer pipes that would benefit the larger area had stalled redevelopment of certain sites. (Action 5c)



- The Department of Civil Rights (DCR) hosted a Disability Summit to establish priorities for the Disability Rights and Services program. Additionally, DCR coordinated with City departments to review their respective services and workspaces to mitigate potential barriers for the disabled community. (Action 6a)
- Madison has established additional ways to follow Common Council and board, commission, and committee (BCC) meetings. Meetings of the Common Council and several other BCCs can be viewed live on the City website, public access television, or via the Apple TV and Roku streaming applications. Past meetings can be viewed on YouTube. Other BCC meetings are available via a video or audio recording. (Action 6b)
- The [Projects](#) tool on the City website provides information on a variety of infrastructure improvement projects that are underway or have been completed. Projects can be looked up on an online map or searching by address, project type, or other factors. The site includes links for receiving email updates and participating in upcoming project meetings. (Action 6b)



- The [West](#) and [Northeast](#) Area Plan processes offered stakeholders the opportunity to learn about and provide feedback on multiple City initiatives in one setting. Open houses and other public meetings included area Alders and representatives from several City departments. This allowed a wider variety of stakeholder questions to be covered in depth. (Action 7c)
- Monona Terrace translated specific space rental and catering forms into Spanish to better meet the needs of customers. The facility has become a popular venue for families hosting a quinceañera, a celebration of a girl's 15th birthday that is common in Latin American cultures. (Action 6a)



Effective Government

Goal: Madison will have efficient and reliable public utilities, facilities, and services that support all residents.

Goal: Madison will collaborate with other governmental and non-governmental entities to improve efficiency and achieve shared goals.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Pursue regional solutions to regional issues.		
a. Strengthen the capacity of regional agencies to foster collaboration and consensus.	Planning, Engineering, Public Health	Ongoing
b. Work with Dane County and adjacent communities to improve the quality of area lakes and preserve other natural resources and facilities.	Engineering, Planning, Parks	Ongoing
c. Work with Dane County and other municipalities to develop a regional food systems plan.	Planning, Public Health	In progress
Strategy 2: Collaborate with State and local officials to create a regional transit authority to enhance public transit in the Madison area.		
a. Collaborate with area municipalities and businesses to make the case for the creation of a regional transit authority.	Madison DOT, Metro, Econ Dev, Planning, MPO	In progress
Strategy 3: Locate community facilities to provide a high level of service to all neighborhoods.		
a. Create a long-range facilities plan to guide the siting of City facilities.	Finance, Engineering, Planning, Others	In progress
b. Co-locate community facilities to improve service provision and reduce capital and operating costs.	Finance, Engineering, Planning, MMSD, Others	Ongoing
c. Establish partnerships with other entities to improve service delivery and reduce duplicative services.	Finance, Others	Ongoing
Strategy 4: Work with area municipalities and regional entities to preserve long-term options for efficient City expansion.		
a. Meet with area municipalities to share and discuss community goals and growth plans.	Planning, School Districts	Ongoing
b. Work closely with Capital Area Regional Planning Commission and Dane County on regional planning.	Planning	Ongoing
c. Continue to enter into intergovernmental plans and agreements with neighboring municipalities when it is beneficial to do so.	Planning, Mayor's Office	Ongoing
d. Continue to use the City's extraterritorial review authority to limit unsewered, low density development on the City's periphery.	Planning	Ongoing

Lead Agencies abbreviated above

Econ Dev	Economic Development
Info Tech	Information Technology
Madison DOT	Madison Department of Transportation

Effective Government

Strategies and Actions

Lead Agencies

Status

Strategy 5: Ensure that new development occurs in locations that can be efficiently served to minimize costs on the community as a whole.

a. Use the Comprehensive Plan and sub-area plans to guide development towards areas that can be efficiently served.	Planning	Ongoing
b. Use the urban service area process to guide development to areas that can be served best.	Planning, Madison Water Utility, Engineering	Ongoing
c. Be judicious with outward expansion of utilities and community facilities.	Planning, Madison Water Utility, Engineering	Ongoing

Strategy 6: Improve accessibility to government agencies and services.

a. Provide language translation and interpretation to meet the needs of residents.	Civil Rights	Ongoing
b. Consider new technology and systems, such as a 311 system for people to efficiently communicate with the City.	Info Tech	Ongoing
c. Explore expanded office hours and satellite facilities to accommodate customers with varying work schedules or those who rely on transit.	Library, Info Tech, Police, Fire, Public Health	In progress

Strategy 7: Ensure that the City of Madison government is transparent and accountable.

a. Provide information on City operations and initiatives through Results Madison and other mechanisms.	Finance, Info Tech	Ongoing
b. Use customer satisfaction surveys to gain feedback on City services.	Human Resources, Finance	Ongoing
c. Engage city residents by providing meaningful opportunities for participation in decisions that affect their neighborhoods and the city as a whole.	Planning	Ongoing
d. Provide a wide range of opportunities for involvement in planning and decision making, with targeted access and inclusion of underrepresented populations.	Finance, Clerk	Ongoing

Strategy 8: Continue to build better relationships between police officers and the diverse communities they serve.

a. Continue outreach programs that develop connections with individual residents and the community.	Police, Public Health	Ongoing
b. Increase avenues for community feedback and influence in police practices.	Police, Public Health	Ongoing
c. Continue Madison Police Department training in cultural competency.	Police, Public Health	Ongoing

Strategy 9: Ensure all neighborhoods are clean and safe through the provision of quality non-emergency services.

a. Raise awareness of the City's Report-a-Problem service to increase use and quickly address resident concerns.	Engineering, Others	Ongoing
b. Continue to pursue innovation and efficiency in the provision of core city services.	Engineering, Streets, Others	Ongoing

This Element has 26 actions in total

4 actions are in progress

22 actions are ongoing

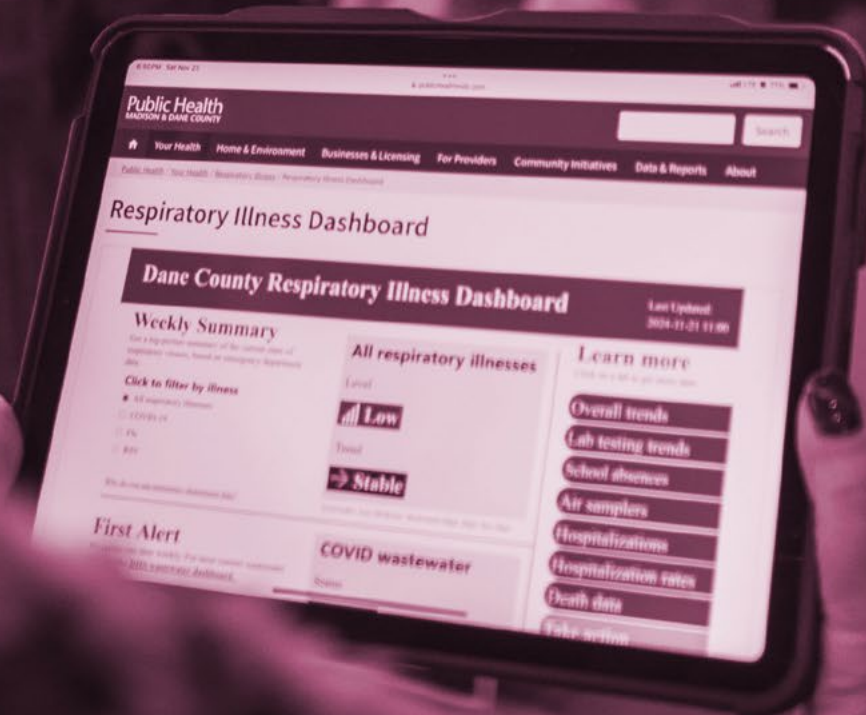
15%

85%

Health and Safety

Spotlight: Respiratory Illness Dashboard

Public Health Madison & Dane County (PHMDC) created an extensive [Respiratory Illness Dashboard](#) in partnership with other Madison area entities. One of PHMDC's most visited webpages, the dashboard tracks data related to COVID-19, influenza (flu), respiratory syncytial virus (RSV), and other respiratory illnesses. The dashboard combines data from clinics, emergency departments, wastewater, schools, and hospitals to show the status of respiratory illness in the community. Each week, the latest data is added to the dashboard. An accompanying summary describes the main takeaways from the data. The community benefits from having the data available in one location in an easier to understand format. PHMDC's experience building the dashboard helped guide development of a similar dashboard at the State level. (Action 1c)



Other Highlights

- PHMDC partnered with the community to develop and paint seven murals that represent the seven priorities of the Community Health Improvement Plan. The murals were featured at local libraries, in Garver Feed Mill's Canvas Gallery and at Parks Alive events to raise awareness of these community priorities. (Action 1c)
- Madison Public Library updated its [LGBTQ+ Wellness Resource Guide](#). The guide describes and provides contact information for mental health providers, transition and sexual health resources, support groups, hotlines and other entities. Resources included in the Guide are primarily local and regional entities. (Action 2b)



Community Health Improvement Plan murals on display at Garver Feed Mill

- Madison's Community Alternative Response Emergency Services (CARES) program was expanded from two teams to three teams. This increases the program's ability to respond to non-violent behavioral health emergencies. (Action 2c)
- The Madison Police Department (MPD) has incorporated an approach called stratified policing. Stratified policing is a structured, data-informed policing method. It aims to improve the MPD's proactive crime prevention efforts, reduce crime frequency and calls for service, and ensure community engagement efforts reach neighborhoods in need. (Action 5a)
- Madison received \$6.3 million in federal funding through the U.S. Department of Transportation's Safe Streets and Roads for All (SS4A) program. The grant will fund the City's Forward to Vision Zero: Safe System for Vulnerable Roadway Users projects. Madison was one of 48 communities selected to receive a SS4A implementation grant. (Action 6a)



The LGBTQ+ Wellness Resource Guide is available from all Madison Public Library branches, and the Dream Bus

- MPD now contracts with REDI Transports, a behavioral health and prisoner transport service, for all patient transports to Winnebago Mental Health Institute in Oshkosh. Patients were previously transported by police officers with squad cars. REDI uses transport vans to reduce the time people experiencing mental health crisis are in squad cars with police officers. (Action 9b)
- MPD and PHMDC continued to support and expand the Madison Area Recovery Initiative (MARI). MARI seeks alternatives to incarceration of people who use drugs or have behavioral health needs. (Action 7c)



Madison Police Officers participate in National Night Out

Health and Safety

Goal: Madison will be a place where all residents have equitable health outcomes.

Goal: Madison will be a place where residents and visitors are safe at home and feel welcome in the community.

Strategies and Actions	Lead Agencies	Status
Strategy 1: Share power through partnerships to reduce inequities in health outcomes.		
a. Expand and continue the active involvement of community organizations and leaders in public health decisions through systematic consultation and co-creation.	Public Health, Planning, Econ Dev	Ongoing
b. Champion the missions of health-focused organizations working with local communities of color and other underserved communities through logistical, in-kind, financial, and advocacy assistance.	Public Health, Planning, Econ Dev	Ongoing
c. Improve the accessibility and impact of health communications and data to community partners by ensuring they are easy to find and understand.	Public Health	Ongoing
d. Ensure community partnership success and longevity by systematizing communication and coordination.	Public Health, Planning, Econ Dev	Ongoing
Strategy 2: Expand mental health and substance misuse services, awareness, and access.		
a. Continue to work with Dane County and other community partners to streamline the entry and referral system for mental health services, regardless of insurance status.	Public Health, Fire	Ongoing
b. Reduce loneliness and involuntary social isolation by working with community organizations serving marginalized populations and areas to develop and provide culturally responsive, socially connecting programming.	Comm Dev, Parks, Library, Monona Terrace	Ongoing
c. Pursue behavioral health approaches to mental health-related emergency calls and community needs.	Fire, Public Health, Police	Ongoing
d. Work to reduce drug misuse and overdose rates, especially synthetic opioid misuse (including fentanyl), through providing education and safer use tools to high-risk individuals, their friends and families, and their communities.	Public Health	Ongoing
Strategy 3: Promote the physical health and well-being of all residents.		
a. Address racial disparities in birth outcomes by facilitating the entry of underserved pregnant people of color into culturally-aligned community services and health care system services through outreach and coordination with community partners.	Public Health	Ongoing
b. Expand the sexual health clinic's reach to new populations via tailored communications and culturally competent care.	Public Health	Ongoing
c. Ensure a full range of equitable and evidence-based reproductive health services by strengthening and expanding programs and partnerships around education and outreach, pregnancy prevention and early detection services, and all-options counseling.	Public Health	Ongoing
d. Promote public trust in vaccines by spearheading education and outreach efforts in conjunction with community groups, health care providers, businesses and other agencies.	Public Health	Ongoing
e. Encourage participation in fitness, recreational, and outdoor activities by making it easy and appealing for a broad range of communities and organizations to use parks and recreational programs.	Parks, Comm Dev, Planning, Monona Terrace	Ongoing
Strategy 4: Support policies and services that foster healthy and safe living environments.		
a. Continue to mitigate built environmental hazards through licensing, permitting, laboratory testing, inspection, regulation, and enforcement services.	Public Health, Bldg Insp, Fire, Water Utility	Ongoing
b. Continue to collect and convey solid waste and wastewater to maintain the sanitation and safety of physical environments.	Streets, Engineering, Bldg Insp	Ongoing
c. Manage emergency plans and systems to ensure coordinated and effective handling of 21st-century emergencies and disasters.	Emergency Mgmt Command	Ongoing

Health and Safety

Strategies and Actions

Lead Agencies

Status

Strategy 5: Reduce chronic inequities in service delivery and ensure that all residents have fair access to first responder systems.

a. Decrease repeat calls at high frequency locations and from high frequency individuals by resolving issues and connecting to preventative care.	Police, Fire, Comm Dev	Ongoing
b. Ensure calls for service response are timely, meet best practice standards, and are handled with transparency and professionalism.	Police, Fire	Ongoing
c. Build trust through public engagement, community education, outreach activities, and diverse staffing.	Police, Fire	Ongoing
d. Utilize comprehensive data disaggregated by race and other demographics where possible to prioritize and implement high quality services and prevention efforts	Police, Fire, Comm Dev, Public Health	Ongoing

Strategy 6: Create neighborhood friendly infrastructure in street design and improve traditional transportation systems.

a. Implement the Vision Zero Action Plan and create safer streets through reducing speeds and making systematic safety improvements on City streets.	Traffic Engr, Transportation	Ongoing
b. Build safe public spaces by providing buffers and green spaces that separate public areas from transportation corridors.	Traffic Engr, Parks, Engineering	Ongoing
c. Seek to provide protected facilities for vulnerable users in street design, focusing on All Ages and Abilities facilities when possible while encouraging human centered transportation design such as slow street and shared streets, and closing gaps in the pedestrian and bicycle network.	Traffic Engr, Engineering, Transportation	Ongoing
d. Implement a complete streets approach where pedestrian, bike, and bus travel is safe for all users, with a focus on gender, race, and age equity bringing an awareness to social and cultural norms. Integrate distributed green infrastructure into the Complete Street Approach.	Traffic Engr	Ongoing
e. Expand resources to build and maintain a strong, connected fiber network and radio communication system that supports existing and future City operations ensuring associated equipment is regularly replaced.	Traffic Engr, Info Tech	Ongoing

Strategy 7: Take a public health approach to violence prevention by strengthening and expanding evidence-based strategies and programs at individual, family, and societal levels.

a. Address the impacts of trauma, alcohol, and other substance misuse through utilizing preventative measures and shifting treatments away from the criminal justice system.	Public Health, Comm Dev	Ongoing
b. Address disparities across socioeconomic status, race, age, disability status, and citizenship status by providing resources and/or making referrals to meet residents needs before crises take place.	Police, Fire, Comm Dev	Ongoing
c. Divert those with opioid use disorder away from the criminal justice system by providing pathways to treatment and harm reduction.	Police, Public Health, Fire	Ongoing
d. Ensure the continued availability of restorative justice and recovery programs that collaborate with key stakeholders to support victims, improving long-term outcomes for Madison residents.	Police, Comm Dev	Ongoing

Lead Agencies abbreviated above

Econ Dev	Economic Development
Comm Dev	Community Development
Bldg Insp	Building Inspection
Traffic Engr	Traffic Engineering
Info Tech	Information Technology

Health and Safety

Strategies and Actions

Lead Agencies

Status

Strategy 8: Provide safe and secure public spaces.

a. Ensure high quality public maintenance services for city owned and operated facilities.	CDA Housing, Monona Terrace, Engineering	Ongoing
b. Make the community aware of existing amenities, resources, and services available to ensure housing stability and promote enjoyment of the City's offerings.	Bldg Insp, Comm Dev, Parks, Police, Fire	Ongoing
c. Increase partnerships with community agencies, organizations, and social services to ensure resident wellbeing, while also establishing neighborhood-based resources.	Community Development, Civil Rights	Ongoing
d. Enact legislation allowing civil action against persons perpetrating hate, discrimination, and/or harassment against other persons based on protected class membership.	Civil Rights, Council, Mayor's Office	Ongoing

Strategy 9: Reimagine public safety through an equitable, intersectional perspective that strengthens relationships between city agencies and the community.

a. Expand cultural competency development and civil rights legal expertise applied to resident engagement and service delivery.	Civil Rights	Ongoing
b. Prioritize de-escalation tactics and pursue alternative response models to minimize the potential for use of force incidents.	Police, Fire	Ongoing
c. Promote accountability by partnering with community to establish oversight of safety institutions.	Office of the Independent Monitor	Ongoing
d. Establish law enforcement priorities that consider the need to protect the physical and legal safety of pregnant people and their care providers.	Police, Attorney's Office	Ongoing

This Element has 37 actions in total

37 actions are ongoing

100%



2025 Progress Update **City of Madison Comprehensive Plan**

[Date accepted by Common Council and
Legistar number will appear here]

Satya Rhodes-Conway, Mayor

Prepared by:

Department of Planning, Community & Economic Development
Matthew Wachter, Director
Meagan Tuttle, Planning Division Director



City of Madison

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

Master

File Number: 86515

File ID: 86515

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Sabor Y Tradicion Inc • dba BigSur Cantina
7436 Mineral Point Rd • Agent: Humberto Macias
Estimated Capacity (in/out): 150/16
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 125 (District 9)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 7.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-01082 App.pdf, LICLIB-2024-01082
Supplemental.pdf, 7436 Mineral Point Rd map.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	12/18/2024	Referred for Introduction				
Action Text: This License was Referred for Introduction							
Notes: Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)							

Text of Legislative File 86515

Title

Public Hearing - New License

Sabor Y Tradicion Inc • dba BigSur Cantina

7436 Mineral Point Rd • Agent: Humberto Macias

Estimated Capacity (in/out): 150/16

Class B Combination Liquor & Beer • 25% alcohol, 75% food

Police Sector 125 (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)

(Legistar file number)

LICL13-2024-01082
(License number)

9
(Alder District #)

125
(Police Sector)

Office Use Only

1228

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

Section A – Applicant

- 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.
Sabor y Tradicion
- Trade Name (doing business as) Big Sur Cantina
- Address to be licensed 7436 Mineral Point Rd Madison WI 53717
- Mailing address Same
- Anticipated opening date 12-1-24
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)

- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

- 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 is kept in a locked room, We have a bar to make drinks and there is a bartender, We have a patio outside for 16 people, We also have cameras outside the restaurant and inside, We can also look out through the windows onto the patio to see the customer

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

Indoor: 150 Outdoor: 16

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

We have parking in front and to the side of restaurant
and we have cameras monitoring the parking lot.

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 Humberto Macias

13. City, state in which agent resides Madison WI

14. How long has the agent continuously resided in the State of Wisconsin? 5 Yrs.

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 2020

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
Oscar Macias		
<u>President</u>	<u>Oscar Macias</u>	<u>Wauwatosa WI</u>
	<u>Humberto Macias</u>	<u>Madison WI</u>
	<u>Carlos Maximo</u>	<u>Wauwatosa</u>

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.

Oscar Macias

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 - 9	11 - 9	11 - 9	11 - 9	11 - 9	11 - 10	11 - 10
(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:

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, 2025.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 4 9 2 3 - 1 - 0 4
39. Federal Employer Identification Number 33-1302797
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Humberto Macias

Business phone 608 203 6637 Business e-mail address hmacias14@yahoo.com

Preferred language Español

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☒ Yes (language: Español)

☐ 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: Español

☐ 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 _____

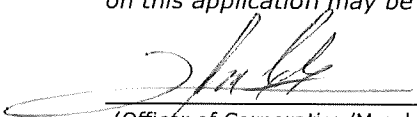
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☒ 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)

12-10-24

(Date)

Clerk's Office checklist for complete applications

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> WI Seller's Permit Certificate
(matching articles of incorporation) | <input checked="" type="checkbox"/> Background investigation form(s) | <input type="checkbox"/> Floor Plans |
| <input checked="" type="checkbox"/> FEIN | <input type="checkbox"/> Form for surrender of previous license | <input checked="" type="checkbox"/> Lease |
| <input checked="" type="checkbox"/> Written description of premises | <input checked="" type="checkbox"/> *Articles of Incorporation | <input type="checkbox"/> Business Plan |
| | <input checked="" type="checkbox"/> *Appointment of Agent | <input checked="" type="checkbox"/> **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 _____

Tequilas

100% Blue Agave

Make it a Signature Margarita +\$3

Tequila Reserve Ask your server how to join!

Blanco

Casamigos	\$11
Casa Noble	\$9. ²⁵
Don Julio	\$11. ²⁵
Herradura	\$9. ²⁵
Milagro	\$8. ²⁵
Cabo Wabo	\$9
Patrón	\$10
Corralejo	\$8. ⁷⁵
Hornitos	\$8

Reposado

Casamigos	\$11. ⁵
Casa Noble	\$12
Don Julio	\$12
Herradura	\$10
Milagro	\$9
Patrón	\$11. ⁵
Corralejo	\$9. ⁵

Añejo

Casa Noble	\$12. ⁷⁵
Don Julio	\$13
Herradura	\$12. ⁵
Milagro	\$9. ⁵
Patrón	\$13
Don Julio 1942	\$18

TEQUILA FLIGHT \$24.⁹⁵
A tasting flight of blanco, reposado and añejo.

Mezcal	\$24.⁷⁵
Casamigos Mezcal	\$12
400 conejos	\$8
Casamigos	\$12
Chapu	\$13

Wine

Tequila Reserve
By The Glass | Bottle

Ecco Domani Pinot Grigio	\$8	Dele Venzi, Italy.
William Hill Chardonnay	\$9	California
Louis M. Martini	\$10	Sonoma, CA.

Beer

Mexican imports

Michelob Ultra	\$3. ⁷⁵
Corona	\$4. ⁷⁵
Imported Bottle Beer	\$5. ⁴⁹
Corona Light	\$4. ⁷⁵
Modelo Especial	\$4. ⁷⁵
Victoria	\$4. ⁷⁵
Domestic Beer	\$4. ²⁵
Coors Light	\$3. ⁷⁵
Dos Equis Lager	\$4. ⁷⁵
Heineken 0.0 (non-alcoholic)	\$4. ⁵

Draft Beer

Tequila Reserve

Anti-Hero IPA	\$3. ⁷⁵
Dos Equis Amber	\$6. ⁵⁰
Hazy Rabbit IPA	\$6. ⁵⁰
Miller Lite	\$5. ⁷⁵
Negra Modelo	\$3. ⁷⁵
Pacifico	\$6
Spotted Cow	\$6



Margaritas

Our Premium Margaritas are made with fresh lime juice and 100% agave tequila and fresh squeezed juices.

Served On The Rocks — By The Glass | Half Tower | Tower

**Favorite
Classic**

House Margarita

\$10



lime



strawberry

Style: on the rocks or frozen

Rim: sugar or salt

Glass size: 18 oz

BigSur Rocks

\$8

Blanco tequila, orange liqueur, agave nectar, fresh lime juice, sweet spice or salted rim.

Coronado Island

\$9

Reposado tequila, gran gala liqueur, agave nectar, fresh lime juice, pineapple puree, sweet spiced rim.

Bodega Bay

\$11

Reposado tequila, orange liqueur, lime juice, smoky blackberries, curacao, sweet spice rim.

Monterrey

\$11

Artisanal white mezcal, gran gala liqueur, fresh lime juice, hibiscus, tamarind.

Delray

\$10

Blanco tequila, 100% agave, cointreau liqueur, fresh lime, fresh muddled Door County cherry, sugar and salt rim.

Watermelon Sugar

\$10

Reposado tequila, gran gala, fresh lime, watermelon, sugar spiced rim.

Chica Fresca

\$9

Reposado tequila, gran gala liqueur, fresh strawberry, fresh lime juice, fresh mint, jalapeño, club soda, sweet spice rim.

Sangria

\$9

Our house-made sangria is made with brandy, fresh fruit juice and marinated fruit (red, mango, strawberry, peach, blackberry, watermelon).

Flavored

Real Fruit Pure



Strawberry



Mango

Tropical Storm

\$11

Artisanal white mezcal, gran gala liqueur, fresh lime, mango, agave nectar, sweet spice or sugar and salt rim.

Calimex Mule

\$12

Mint, vodka, cucumber, ginger ale.

Bahama Mama

\$12

Pineapple orange juice, coconut rum, dark rum, Door County cherry.

Paloma

\$10.⁵

Blanco tequila, agave nectar, fresh grapefruit, soda, lime juice.

Caribbean Mojito

\$11

Bacardi light rum, fresh mint, sugar, fresh limes, club soda, sweet spice rim
choose: lime, strawberry, blackberry, mango, watermelon.

Shark Bite

\$13

Swirled frozen lime and strawberry 'rita topped with sangria, fruit and chocolate.

Electric Lemonade

\$11

Tito's vodka, blue curacao, blanco tequila, pineapple juice, fresh lime juice, strawberry float.

Mai Tai

\$12

Fresh pineapple and orange juice, orange curacao, light and dark rum.

Door County Old Fashioned

\$9

Korbel brandy, bitters, fresh fruit.

Coronarita

\$13

Bigsur margarita with a coronita beer upside down, served in an **18oz. glass**

Kitchen
 equipment
 Hood
 Kitchen
 Exhaust
 Cooler
 Dishwasher
 Office
 Wash hands

Wash Hand
 Bar
 Bar stools

Bar dining Room

① dining Room

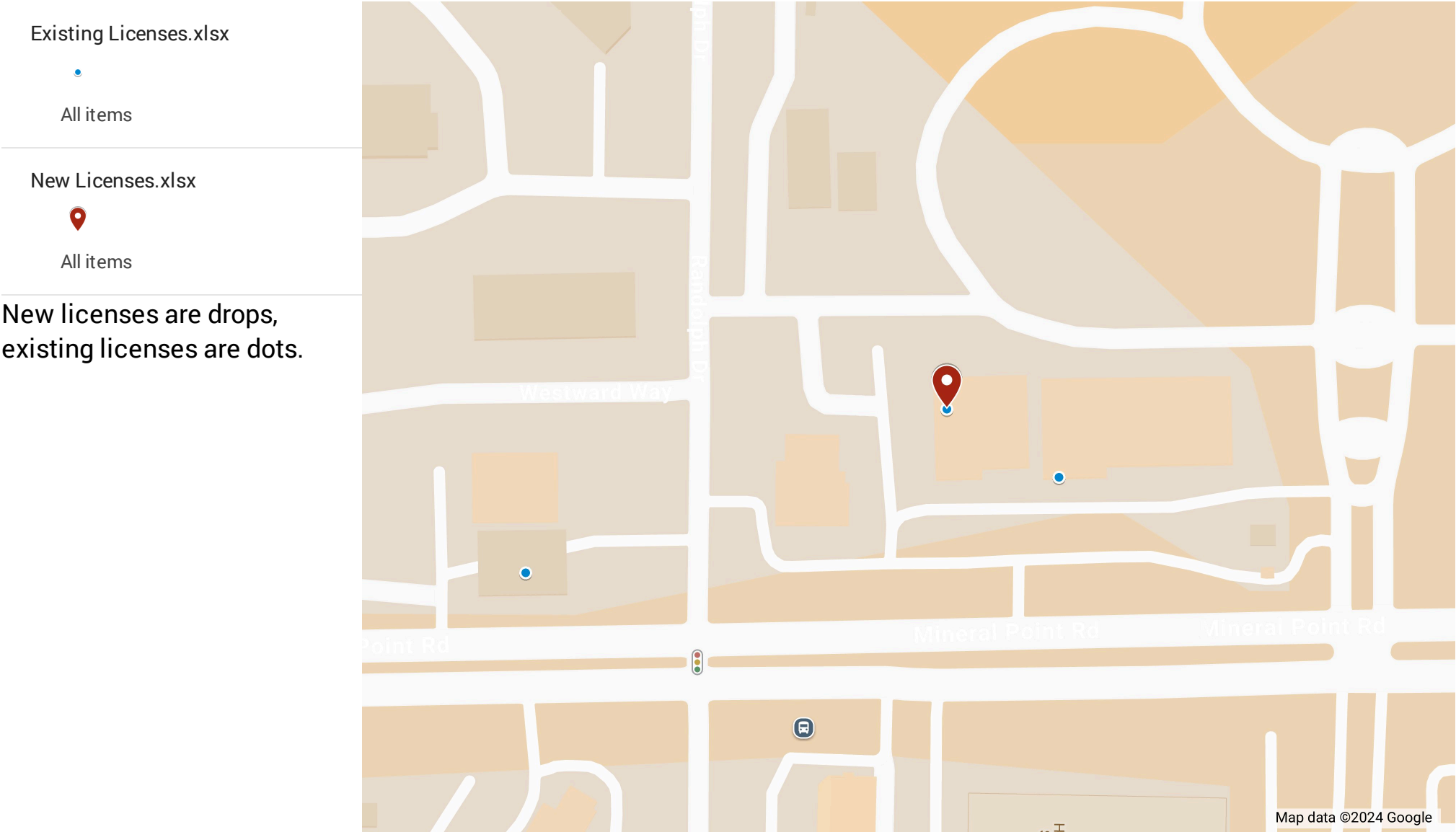
① dining Room

dining

main entrance

① dining

January 2025 ALRC New License





City of Madison

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

Master

File Number: 86516

File ID: 86516

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Midwest Pizza LLC • dba Rocky Rococo
1618 W Beltline Hwy • Agent: James Voeck
Estimated Capacity (in/out): 167/0
Class B Beer • 3% alcohol, 97% food
Police Sector 308 (District 14)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 8.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-01081 App.pdf, LICLIB-2024-01081
Supplemental.pdf, 1618 W Beltline Hwy map.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	12/18/2024	Referred for Introduction				
Action Text: This License was Referred for Introduction							
Notes: Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)							

Text of Legislative File 86516

Title

Public Hearing - New License

Midwest Pizza LLC • dba Rocky Rococo

1618 W Beltline Hwy • Agent: James Voeck

Estimated Capacity (in/out): 167/0

Class B Beer • 3% alcohol, 97% food

Police Sector 308 (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

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☐ Liquor,

☐ Class C Wine

(Agenda Item Number)

(Legistar file number)

(License number)

14
(Alder District #)

608
(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.

Midwest Pizza LLC

2. Trade Name (doing business as) Rocky Roco

3. Address to be licensed 1618 W. Beltline Hwy

4. Mailing address 2828 Prairie Lakes DR Suite 108 Sun Prairie

5. Anticipated opening date existing business / date of our closing/takeover
12/20/24

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)

Rocky Roco Sun Prairie

7. Does another alcohol beverage licensee or wholesale permittee 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 beer is stored in an upright cooler
behind the front counter. Beer is
consumed by customers in dining room only.

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

Indoor: 167 Outdoor: 0

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

staff observation

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

☐ No ☒ Yes, license issued to First Madco (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 James Vocek

13. City, state in which agent resides Cottage Grove, WI

14. How long has the agent continuously resided in the State of Wisconsin? 47 years

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 11/21/24

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

WI 11/23/22

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
Owner/Member	Pam Zeller	Sun Prairie, WI
Owner/Member	James Vocek	Cottage Grove, 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. James Vocek

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) Rocky Roco Sun Prairie CLASS B Beer

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
12-7	11-8	11-8	11-8	11-8	11-9	11-9
(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. Food/Soft 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:
3 % Alcohol 97 % 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 - 1 0 3 1 3 0 2 0 8 3 - 0 4
39. Federal Employer Identification Number 88-4323463
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person James Voelck

Business phone _____ Business e-mail address _____

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 _____

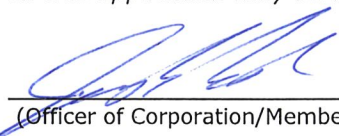
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☐ 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)

12-11-2024

(Date)

Clerk's Office checklist for complete applications

- | | | |
|---|---|--|
| <input type="checkbox"/> WI Seller's Permit Certificate
(matching articles of incorporation) | <input type="checkbox"/> Background investigation form(s) | <input type="checkbox"/> Floor Plans |
| <input type="checkbox"/> FEIN | <input type="checkbox"/> Form for surrender of previous license | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Written description of premises | <input type="checkbox"/> *Articles of Incorporation | <input type="checkbox"/> Business Plan |
| | <input type="checkbox"/> *Appointment of Agent | <input type="checkbox"/> **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 _____

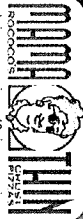


Create Your Own

Rocky's Pan Pizza is BIG PIZZA!

Rocky's Pan Pizza is BIG PIZZA! Rocky's Pan Pizza is BIG PIZZA! Rocky's Pan Pizza is BIG PIZZA!

Pan Style	Small	Medium	Large (Family)
Cheese w/ sauce	12.99	16.99	18.99
270 cal/piece @ 42g	6 pieces	9 pieces	12 pieces
Extra Cheese	2.29	2.59	2.79
350-400 cal/piece - 50% size			
Stuffed Crust	2.79	3.09	3.29
400-450 cal/piece - 50% size			



We Have
Gluten Free
Pizza Crust
rockyroccoco.com

Mama Mia	12"	16"
Cheese	12.99	16.99
W/ sauce	11.50 cal/pizza	21.40 cal/pizza
Extra Cheese	2.59	2.79
400-450 cal/pizza	150 cal/pizza	320 cal/pizza

Stopping - Make it the way you want it!

Calories are per one topping pizza					
Added Calories	Added Calories	Toppings Each			
Italian Sausage	400-600	Green Pepper	10-25	Small	2.00
Pepperoni	180-420	Onions	25-40	Medium	2.30
Canadian Bacon	170-160	Mushrooms	10-30	Large	2.50
Bacon	130-570	Black Olives	80-210	12 Thin	2.30
Ground Beef	340-650	Green Olives	70-180	15 Thin	2.50
Chicken	130-270	Pineapple	35-110		
Diced Tomatoes	25-50	Jalapenos	5-25		



2000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information is available upon request.

Rocky's Specialty Pizzas

Pan Style: Small 17.99 Medium 22.99 Large 24.99 Thin Crust 12" 11.99 16" 22.99

Rocky's Signature - THE ROCKFATHER with 7 TOPPINGS

Italian Sausage, Pepperoni, Canadian Bacon, Fresh Mushrooms, Onions, Green Peppers and Black Olives

Uncle Sal's Spectacular - Italian Sausage, Pepperoni, Fresh Mushrooms, Onions and Diced Tomatoes sprinkled with Oregano

The Perfect - Italian Sausage, Fresh Mushrooms, Onions and Green Peppers

Garden of Eden - Fresh Mushrooms, Onions, Green Peppers, Black Olives and Diced Tomatoes sprinkled with Parmesan Cheese

Extra Cheesy Sausage & Mushroom - Italian Sausage, Fresh Mushrooms and Extra Mozzarella

Extra Cheesy Supremacy - Loaded with Extra Mozzarella Cheese and Pepperoni

Meatworks - Slice Rocky's Meat Toppings & Meat Sauce, Diagon

Italian Sausage, Pepperoni, Crispy Bacon, Ground Beef and Canadian Bacon

The Works - Italian Sausage, Pepperoni, Fresh Mushrooms, Onions, Green Peppers, Black and Green Olives and Diced Tomatoes

Hawaiian - Canadian Bacon and Pineapple smothered with Mozzarella Cheese

Stuffed Crust

Motherlode - An old time favorite. Smoked Mozzarella baked into the crust topped with Rocky's Hand-Picked Italian Sausage and 5 Mozzarella Cheeses.

Motherlode - Smoked Mozzarella baked into the crust topped with Pepperoni and 5 Mozzarella Cheeses

Rocky's Chicago Style Pies - A Must Try

The Italian Special, these tomatoes make this sandwich pizza so mouthwatering delicious! Topped with Rocky's famous Quattro Cheese Blend with an added sprinkle of Parmesan.

Original Chicago - Italian Sausage, Diced Tomatoes and our Quattro Cheese Blend

Chicago Double-Roni - Double the Pepperoni topped with Diced Tomatoes and our Quattro Cheese Blend

Chicago Deluxe - Italian Sausage, Onions, Fresh Sliced Mushrooms and Diced Tomatoes topped with our Quattro Cheese Blend

Wild Meal	Shade
Pizza Slice	5.99 400-600 cal
with a twist	5.99 350-450 cal
Use Spaghetti or Fettuccine Alfredo	
with a twist	5.99 350-450 cal
Cookie	2.49 150-250 cal

Quattro Pizzas by the Slice

Our Pan-Style Pizza by the Slice are made fresh for you throughout the day. Make sure you have your toppings ready to satisfy your craving!

Italian Sausage	510 cal
Pepperoni	480 cal
Cheese	440 cal
Sausage & Mushroom	520 cal



Super Slice of the Day

Monday	Tuesday	Wednesday
5.79 The Perfect Slice	5.79 Extra Cheesy Sausage & Mushroom	5.79 Rocky's Chicago Style
5.79 The Perfect Slice	5.79 Extra Cheesy Sausage & Mushroom	5.79 Rocky's Chicago Style

Rocky's Pasta

1/2 lb. Portion - Combo Available upon request



Spaghetti w/ Marinara Sauce	COMBO	ENTREE
11.99 400-600 cal	5.99	5.99
Spaghetti w/ Meat Sauce	11.99 400-600 cal	5.99 500 cal
Spaghetti w/ Meatballs	11.99 400-600 cal	5.99 500 cal
Fettuccine Alfredo	11.99 400-600 cal	5.99 500 cal
Fettuccine w/ Chicken	11.99 400-600 cal	5.99 500 cal

On The Side Great Add Ons & Sides

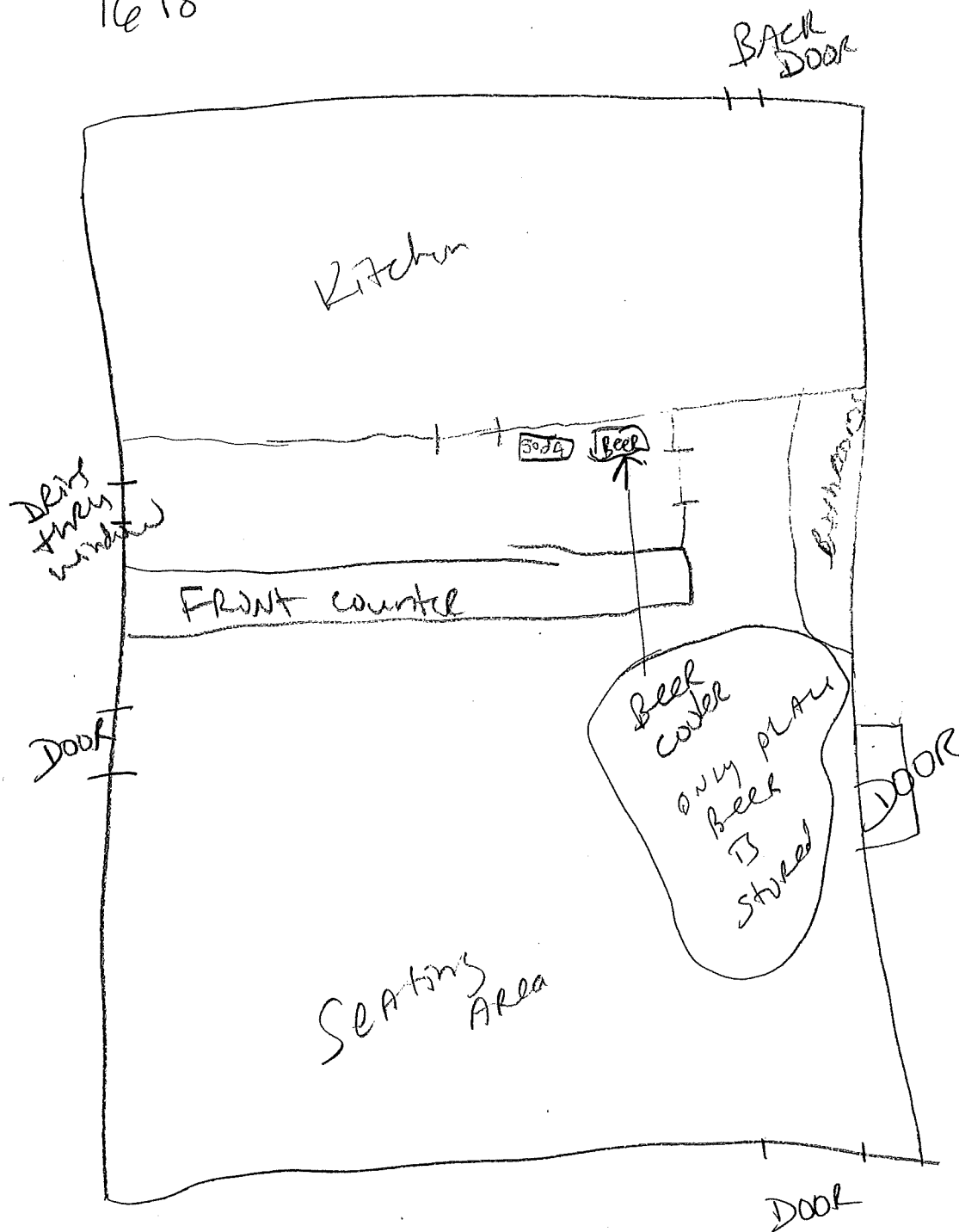
Rocky's Famous Breadsticks	3.79 100 cal
24 Pan Sticks	11.99 300-400 cal
Cheesy Sticks	6.50 150 cal
Cheesy Bacon Sticks	6.50 150 cal
Cheesy Jalapeno Sticks	6.50 150 cal
Wings Plain, BBQ, Garlic Parmesan, Buffalo	10.99 (6) 14.99 (10)
Bone-In Boneless Tenderloins	9.99 8.99 (4) 14.99 (8)
Garlic Bread	4.49
Cheese Bread	5.49
Match Cheese Bites	6.99
Mozzarella Sticks	8.99 (6)
Side Salad	5.99 50-60 cal

ORDER ONLINE DELIVERY - CARRY OUT ROCKYROCCOCO.COM

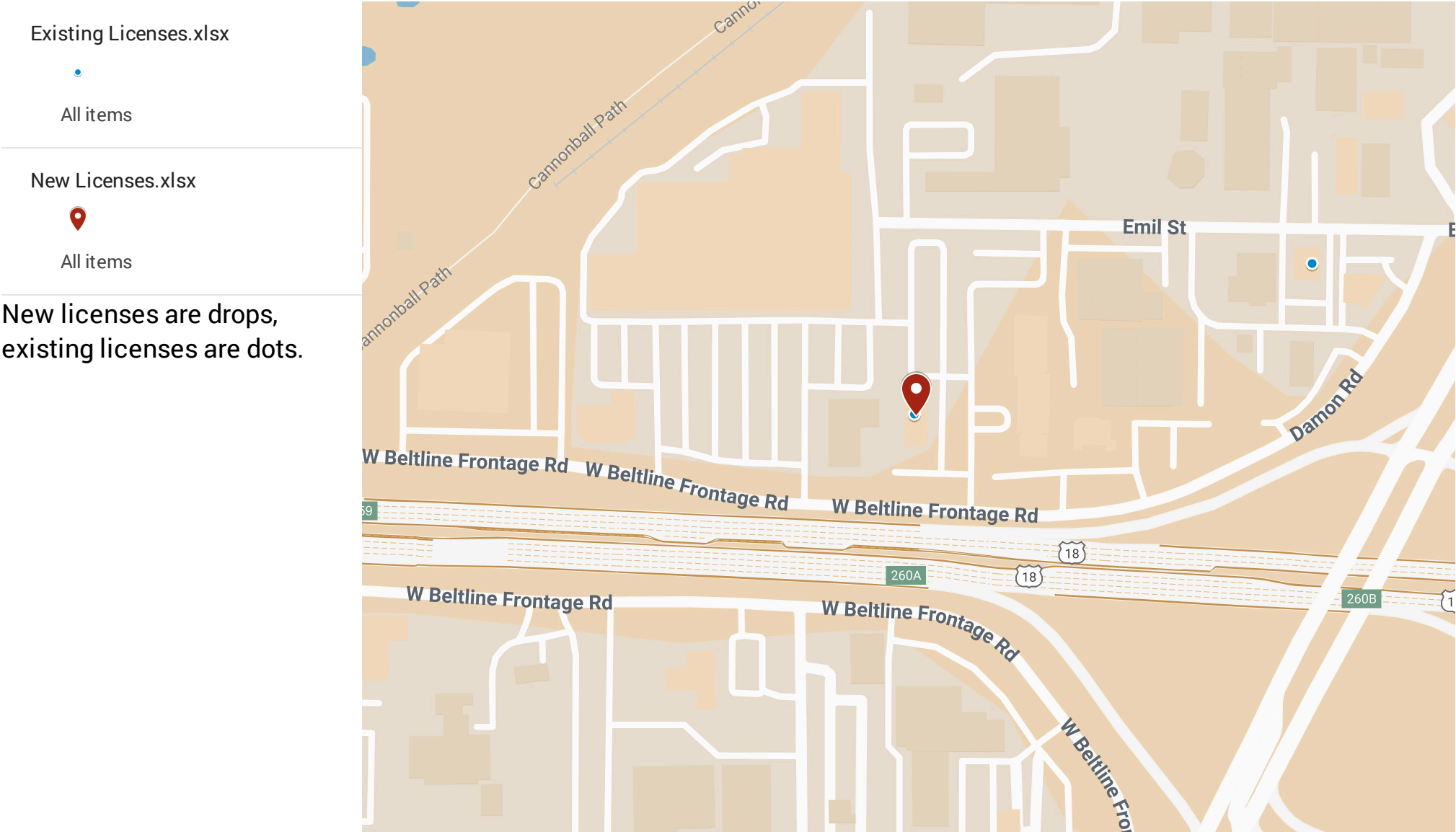
4556 Monona Drive - Madison
608-221-3818

Unlike delivery area. Orders subject to delivery charge. Prices subject to change without notice.

Rocky
Rococo
1618 w Beltline Hwy



January 2025 ALRC New License





City of Madison

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

Master

File Number: 86517

File ID: 86517

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 12/18/2024

File Name:

Final Action:

Title: Public Hearing - New License
Wisco Cheese & Cheers LLC • dba TBD
4905 Commercial Ave Suite B • Agent: Keval Patel
Estimated Capacity (in/out): 20/0
Class B Beer • 20% alcohol, 80% food
Police Sector 609 (District 3)

Notes:

CC Agenda Date: 01/14/2025

Agenda Number: 9.

Sponsors:

Effective Date:

Attachments: LICLIB-2024-01071 App.pdf, LICLIB-2024-01071
Supplemental.pdf, 4905 Commercial Ave map.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	12/18/2024	Referred for Introduction				
Action Text: This License was Referred for Introduction							
Notes: Alcohol License Review Committee- Public Hearing (1/15/25), Common Council (2/11/25)							

Text of Legislative File 86517

Title

Public Hearing - New License

Wisco Cheese & Cheers LLC • dba TBD

4905 Commercial Ave Suite B • Agent: Keval Patel

Estimated Capacity (in/out): 20/0

Class B Beer • 20% alcohol, 80% food

Police Sector 609 (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

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

(Agenda Item Number)

(Legistar file number)

4CLB2024-01071

(License number)

3

(Alder District #)

609

(Police Sector)

Office Use Only

Section A – Applicant

- 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.
WISCO CHEESE & CHEERS LLC
- Trade Name (doing business as) _____
- Address to be licensed 4905 COMMERCIAL AVE SUITE B, MADISON WI 53704
- Mailing address 1354 N BIRD STREET, SUN PRAIRIE, WI 53590
- Anticipated opening date Feb 1st, 2025
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☒ No ☐ Yes (explain)
- Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☒ No ☐ Yes (explain)

Section B—Premises

- 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 will be stored behind the counter and will be served by the bartender upon making sure the person is 21+ years of age.

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

Indoor: 20 Outdoor: X

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

Parking in front of the store

Location is monitored by the 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 Keval Patel
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, 10/31/2024
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	Ramanpreet kaur	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.

Ramanpreet kaur

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
8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm	8am - 9pm
(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. Food (Pizza, tacos and Fried Chicken)

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, 2095.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 5 8 3 2 8 - 0 2
39. Federal Employer Identification Number 33-1756074
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Ramanpreet Kaur

Business phone 262-237-0958

Business e-mail address Libertygasstop@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 _____

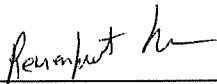
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☒ 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)

12/06/2024

(Date)

Clerk's Office checklist for complete applications

- | | | |
|---|---|--|
| <input type="checkbox"/> WI Seller's Permit Certificate
(matching articles of incorporation) | <input type="checkbox"/> Background investigation form(s) | <input type="checkbox"/> Floor Plans |
| <input type="checkbox"/> FEIN | <input type="checkbox"/> Form for surrender of previous license | <input type="checkbox"/> Lease |
| <input type="checkbox"/> Written description of premises | <input type="checkbox"/> *Articles of Incorporation | <input type="checkbox"/> Business Plan |
| | <input type="checkbox"/> *Appointment of Agent | <input type="checkbox"/> **Sample Menu |
| | * Corporation/LLC only | ** Class B only |

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

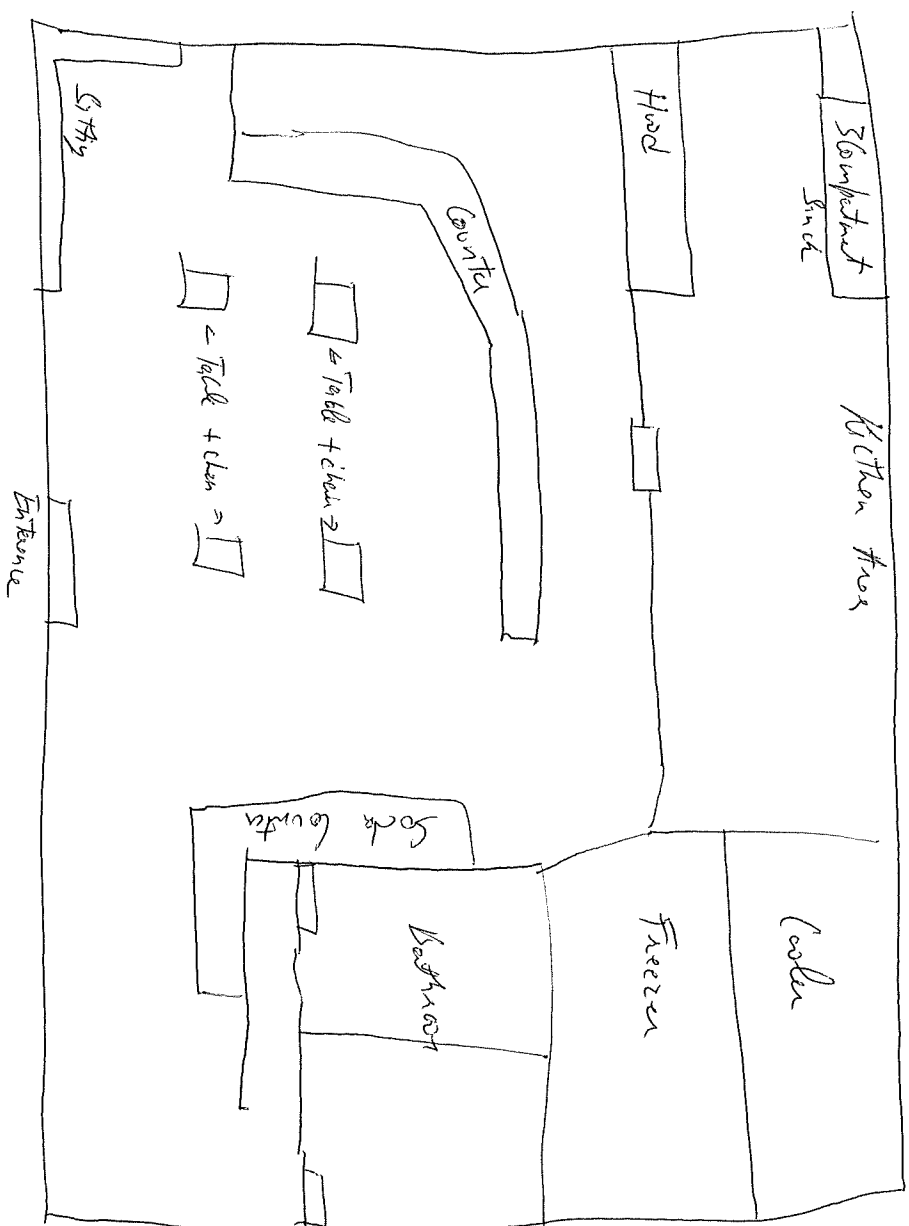
- ☐ Orange sign ☐ Orange business card
☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

Date complete application filed with Clerk's Office _____


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

Date provisional issued _____ Date license issued _____

4905 Commercial Ave Suite B
Madison, WI 53704



WINGS

 **Krispy, Buffalo or Sweet & Sour**

- 5pc Traditional Wings**
7.99/380-550 Cal
- 10pc Traditional Wings**
12.99/770-1100 Cal
- 20pc Traditional Wings**
22.99/1530-2190 Cal



CHICKEN SANDWICH

4.99/620 Cal



HONEY BUTTER SHRIMP

- 5pc Shrimp**
5.99/220 Cal
- 10pc Shrimp**
9.99/430 Cal

SIDES

- Fries**
Small 2.79/380 Cal
Large 3.49/630 Cal
Family 4.99/1090 Cal

Mashed Potatoes & Gravy

- Small 2.99/450 Cal
- Large 5.99/1310 Cal

Mac-N-Cheese

- Small 2.99/320 Cal
- Large 5.99/840 Cal

Jambalaya

- Small 2.99/250 Cal
- Large 5.99/670 Cal

Red Beans & Rice

- Small 2.99/190 Cal
- Large 5.99/520 Cal

- Honey Biscuits**
1 for 0.99/250 Cal
2 for 1.89/500 Cal
6 for 4.99/1500 Cal



Customer favorite!



pure comfort.

Cheers!

BEER

dark beer, light beer, non-alcoholic beer

\$5

NON ALCOHOLIC DRINKS

soda, iced tea, sparkling water, juice

\$3

January 2025 ALRC New License

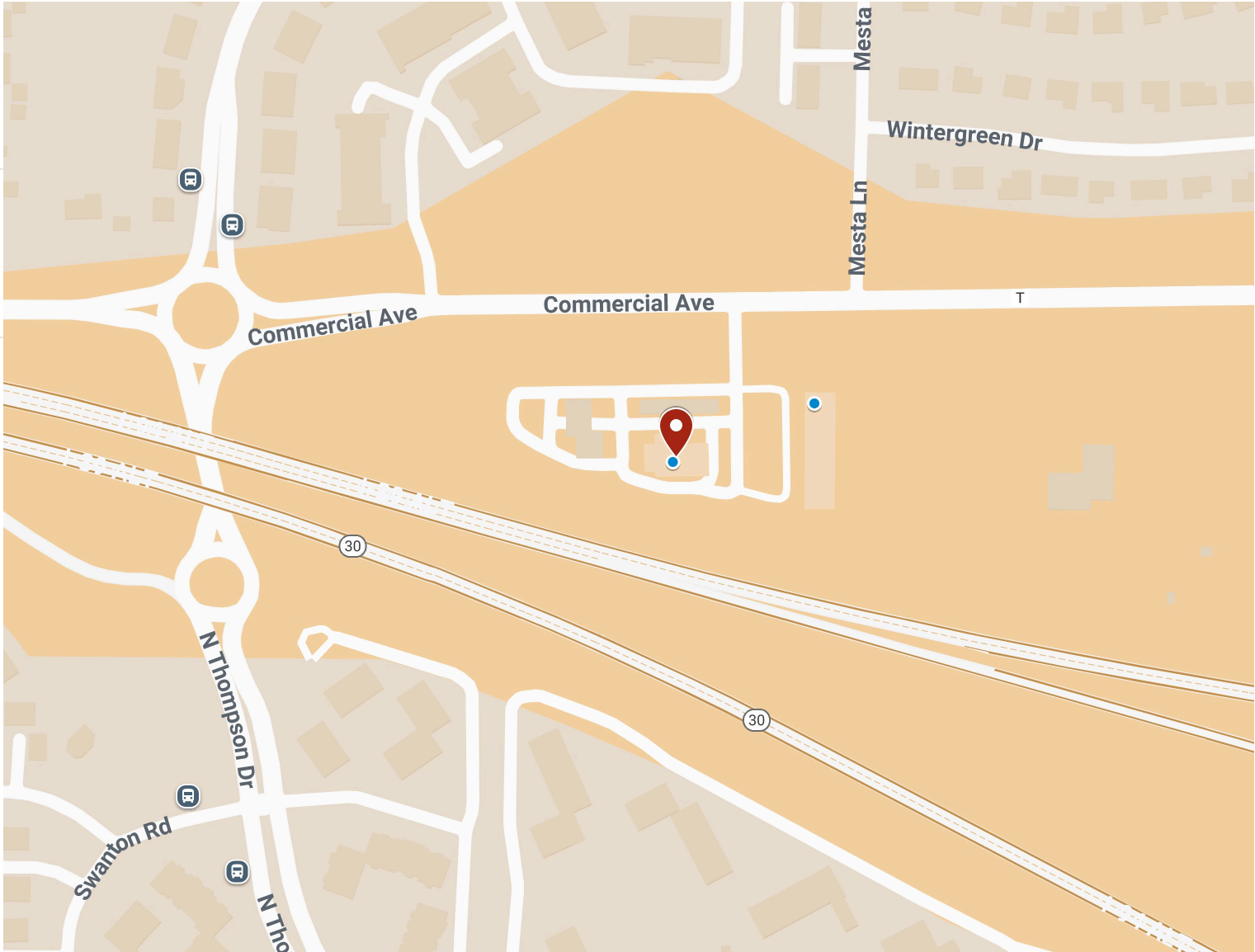
Existing Licenses.xlsx

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: 86448

File ID: 86448

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 12/10/2024

File Name: CLAIM: A. & D. Erickson - Property Damage -
\$13,488.12

Final Action:

Title: A. & D. Erickson - Property Damage - \$13,488.12

Notes: EVL006124

CC Agenda Date: 01/14/2025

Agenda Number: 93.

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:
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Text of Legislative File 86448

Title

A. & D. Erickson - Property Damage - \$13,488.12

Body

Claim received 12/06/2024.



City of Madison

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

Master

File Number: 86451

File ID: 86451

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 12/10/2024

File Name: CLAIM: J. Kowalewsky - Property Damage -
\$1,099.99

Final Action:

Title: J. Kowalewsky - Property Damage - \$1,099.99

Notes: EVL006125

CC Agenda Date: 01/14/2025

Agenda Number: 94.

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:
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Text of Legislative File 86451

Title

J. Kowalewsky - Property Damage - \$1,099.99

Body

Claim received 12/8/2024.



City of Madison

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

Master

File Number: 86520

File ID: 86520

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 12/19/2024

File Name: CLAIM: J. Hessert - Emotional Distress - Amount to be Determined.

Final Action:

Title: J. Hessert - Emotional Distress - Amount to be Determined.

Notes: EVL006151

CC Agenda Date: 01/14/2025

Agenda Number: 95.

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:
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Text of Legislative File 86520

Title

J. Hessert - Emotional Distress - Amount to be Determined.

Body

Claim received 12/19/2024.



City of Madison

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

Master

File Number: 86621

File ID: 86621

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 01/07/2025

File Name: CLAIM: A. Nyberg - Vehicle Damage - \$2,008.79

Final Action:

Title: A. Nyberg - Vehicle Damage - \$2,008.79

Notes: EVL006180

CC Agenda Date: 01/14/2025

Agenda Number: 96.

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:
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Text of Legislative File 86621

Title

A. Nyberg - Vehicle Damage - \$2,008.79

Body

Claim received 12/19/2024.



City of Madison

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

Master

File Number: 86626

File ID: 86626

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: CLAIM: K. Lovelace - Property Damage - \$289.89

Final Action:

Title: K. Lovelace - Property Damage - \$289.89

Notes: EVL006181

CC Agenda Date: 01/14/2025

Agenda Number: 97.

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 86626

Title

K. Lovelace - Property Damage - \$289.89

Body

Claim received 12/30/2024.



City of Madison

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

Master

File Number: 86651

File ID: 86651

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 01/08/2025

File Name: CLAIM: C. Houtman - Personal Injury - \$300.00

Final Action:

Title: C. Houtman - Personal Injury - \$300.00

Notes: EVL006182

CC Agenda Date: 01/14/2025

Agenda Number: 98.

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:
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Text of Legislative File 86651

Title

C. Houtman - Personal Injury - \$300.00

Body

Claim received 12/31/2024.



City of Madison

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

Master

File Number: 86653

File ID: 86653

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 01/08/2025

File Name: CLAIM: S. Cao - Vehicle Damage - \$793.71

Final Action:

Title: S. Cao - Vehicle Damage - \$793.71

Notes: EVL006184

CC Agenda Date: 01/14/2025

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:
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Text of Legislative File 86653

Title

S. Cao - Vehicle Damage - \$793.71

Body

Claim received 12/31/2024.