



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, April 15, 2025

12:00 PM

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

Noon and 6:30 pm meeting

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 allalder@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: 829 3445 3527

SPEAKING GUIDELINES

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

number below immediately.

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

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

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

Speaking Limit:

3 minutes for all items.

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

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

ROLL CALL

NOTIFIED ABSENCES: None.

OPENING REMARKS

HONORING RESOLUTIONS

1. [87875](#) Honoring the Public Service of Alder Juliana Bennett.

Sponsors: Satya V. Rhodes-Conway, Nikki Conklin, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie

Legislative History
4/9/25 Council Office RECOMMEND TO COUNCIL TO ADOPT

2. [87787](#) Commending and thanking Alder Marsha Rummel for her dedicated service to the constituents in District 6 and to the City of Madison.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie

Legislative History
4/8/25 Council Office RECOMMEND TO COUNCIL TO ADOPT

3. [87872](#) Commending and thanking Alder Nasra Wehelie for her dedicated service to the constituents in District 7 and to the City of Madison.
- Sponsors:** Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer And Regina M. Vidaver
- Legislative History**
- 4/8/25 Council Office RECOMMEND TO COUNCIL TO ADOPT
4. [87839](#) Commending and thanking Alder Nikki Conklin for her dedicated service to the constituents in District 9 and to the City of Madison.
- Sponsors:** Satya V. Rhodes-Conway, Juliana R. Bennett, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie
- Legislative History**
- 4/8/25 Council Office RECOMMEND TO COUNCIL TO ADOPT
5. [87840](#) Commending and thanking Alder Amani Latimer Burris for her dedicated service to the constituents in District 12 and to the City of Madison.
- Sponsors:** Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie
- Legislative History**
- 4/8/25 Council Office RECOMMEND TO COUNCIL TO ADOPT
6. [87810](#) Commending and thanking Alder Jael Currie for her dedicated service to the constituents in District 16 and to the City of Madison.
- Sponsors:** Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie
- Legislative History**
- 4/4/25 Council Office RECOMMEND TO COUNCIL TO ADOPT
7. [87821](#) Commending and thanking Alder Charles Myadze for his dedicated service to the constituents in District 18 and to the City of Madison.
- Sponsors:** Satya V. Rhodes-Conway, John W. Duncan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Marsha A. Rummel And Nasra Wehelie

Legislative History

4/7/25

Council Office

RECOMMEND TO COUNCIL TO ADOPT

REFER ALL UNFINISHED BUSINESS TO THE ORGANIZATIONAL MEETING**ADJOURN SINE DIE****SWEARING IN OF NEWLY-ELECTED AND RE-ELECTED ALDERPERSONS****CONVENE ORGANIZATIONAL MEETING - APRIL 15, 2025****CONVENE AS COMMITTEE OF THE WHOLE****ROLL CALL**

8. [87743](#) Election of Common Council President
9. [87744](#) Election of Common Council Vice President

ADJOURN COMMITTEE OF THE WHOLE**RECESS MEETING TO 6:30 PM, APRIL 15, 2025**

APRIL 15, 2025, 6:30 RECESSED COMMON COUNCIL MEETING AGENDA**ROLL CALL****OPENING REMARKS****HONORING RESOLUTION**

10. [87695](#) Proclaiming April 21, 2025 through April 25, 2025 as Arbor Week
Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field,
Yannette Figueroa Cole, MGR Govindarajan, Barbara
Harrington-McKinney, Isadore Knox Jr., Sabrina V. Madison, Dina Nina
Martinez-Rutherford, Bill Tishler, Michael E. Verveer, Regina M. Vidaver
And John P. Guequierre

Legislative History

3/25/25

Streets Division

RECOMMEND TO COUNCIL TO ADOPT

DISCLOSURES AND RECUSALS

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

Ethics Code.

PRESENTATION OF CONSENT AGENDA

11. [85926](#) Consent Agenda Document (4/15/25)
Legislative History
 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.

RECESSED PUBLIC HEARINGS

REPORT OF ALCOHOL REVIEW COMMITTEE

12. [86941](#) Public Hearing - New License
 Ichiban Sichuan Madison LLC • dba Ichiban Sichuan Madison
 610 S Park St • Agent: Yizhu Weng
 Estimated Capacity (in/out): 150/0
 Class B Beer, Class C Wine • 5% alcohol, 95% food
 Police Sector 203 (District 13)
- Attachments: [LICLIB-2025-00088 App.pdf](#)
[LICLIB-2025-00088 Supplemental.pdf](#)
[610 S Park St map.pdf](#)
[Alder Evers - Item 7.pdf](#)
- Legislative History
- | | | |
|---------|--|---|
| 1/31/25 | Clerk's Office | Referred for Introduction |
| | Alcohol License Review Committee- Public Hearing (2/19/25), Common Council (3/11/25) | |
| 2/11/25 | COMMON COUNCIL | Refer For Public Hearing to the ALCOHOL
LICENSE REVIEW COMMITTEE |
| 2/19/25 | ALCOHOL LICENSE
REVIEW COMMITTEE | Take Off The Table |
| 2/19/25 | ALCOHOL LICENSE
REVIEW COMMITTEE | Table |

2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE
3/11/25	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED PUBLIC HEARING

The condition is:

1.The establishment shall meet the definition of a restaurant as defined by Madison
General Ordinance 38.02, at all times.

PUBLIC HEARINGS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

13. [87478](#) Public Hearing - New License
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Agent: Kristoffer Christensen
Estimated Capacity (in/out): 700/0
Class B Combination Liquor & Beer • 90% alcohol, 10% food
Police Sector 410 (District 6)

Attachments: [LICLIB-2025-00159 App Updated.pdf](#)
[LICLIB-2025-00159 Supplemental.pdf](#)
[1925 Winnebago St map.pdf](#)
[LICLIB-2025-00159 App Updated 3-17-2025.pdf](#)

Legislative History

3/4/25	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

14. [87479](#) Public Hearing - New License
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 410 (District 6)

Attachments: [LICLIB-2025-00165 App.pdf](#)
[LICLIB-2025-00165 Supplemental.pdf](#)
[1965 Atwood Ave map.pdf](#)
[Niles Comments.pdf](#)

Legislative History

3/4/25	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

15. [87480](#)

Public Hearing - New License
Taste of Sichuan Madison LLC • dba Taste of Sichuan
515 State St • Agent: Dalin Li
Estimated Capacity (in/out): 135/0
Class B Beer • 10% alcohol, 90% food
Police Sector 403 (District 2)

Attachments: [LICLIB-2025-00177 App.pdf](#)
[LICLIB-2025-00177 Supplemental.pdf](#)
[515 State St map.pdf](#)

Legislative History

3/4/25	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING
The conditions are: 1. The establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times. 2. Food shall be available during operating hours.		

16. [87481](#)

Public Hearing - New License
Hotbox LLC • dba TBD
1925 Monroe St • Agent: Xavier Fuller
Estimated Capacity (in/out): 100/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)

Attachments: [LICLIB-2025-00189 App.pdf](#)
[LICLIB-2025-00189 Supplemental.pdf](#)
[1925 Monroe St map.pdf](#)
[ALRC 3 19 25 Agenda #11 VNA Comments.pdf](#)
[Alder Evers - Item 11.pdf](#)

Legislative History

3/4/25	Clerk's Office	Referred for Introduction Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE

3/19/25 ALCOHOL LICENSE REVIEW COMMITTEE RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING
 The condition is:
 1. Alcohol sales shall cease by 11pm, nightly, with the exception of New Year's Eve.

17. [87482](#)

Public Hearing - New License
 Mishqui Peruvian Cuisine LLC • dba Mishqui Peruvian Bistro
 225 King St • Agent: Cynthia Garcia
 Estimated Capacity (in/out): 80/30
 Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other
 Police Sector 405 (District 4)

Attachments: [LICLIB-2025-00188 App.pdf](#)
[LICLIB-2025-00188 Supplemental.pdf](#)
[225 King St map.pdf](#)

Legislative History

3/4/25	Clerk's Office	Referred for Introduction
	Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)	
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING

REPORT OF BOARD OF PUBLIC WORKS

18. [87628](#)

Approving Plans, Specifications, And Schedule Of Assessments For East Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [BPW Mailing](#)
[MainHancock BPWnotes.pdf](#)
[MainHancock-BPW Exhibit.pdf](#)
[15125 ExampleMainHancock AssessLtr.pdf](#)

Legislative History

3/19/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

19. [87631](#)

Approving Plans, Specifications, And Schedule Of Assessments For Pflaum Road Resurfacing Assessment District - 2025. (District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [Pflaum Resurfacing 2025 Exhibit.pdf](#)
[BPW Mailing.pdf](#)
[14781 BPW Notes 032725pdf.pdf](#)
[87631 Public Comment Registrants Report.pdf](#)

Legislative History

3/19/25	Engineering Division Board of Public Works (4/2/25), Common Council (4/15/25).	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

REPORT OF PLAN COMMISSION

20. [87450](#) Amending various sections of Chapter 28 of the Madison General Ordinances related to lodging to allow hotel and motel rentals of thirty days or more.

Sponsors: Michael E. Verveer

Attachments: [87450 Body](#)
[Staff Comments](#)

Legislative History

3/4/25	Attorney's Office Plan Commission (Public Hearing - 4/7/25), Common Council (4/15/25)	Referred for Introduction
3/11/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
4/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

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

END OF PUBLIC HEARINGS**BUSINESS PRESENTED BY THE MAYOR**

21. [87899](#) Amending the 2025 Adopted Sustainability Improvements Capital Fund Budget and authorizing the Mayor and City Clerk to amend the contract Sustain Dane, Inc. for Administering the Efficiency Navigator Program 2024-2026.
- Sponsors:** Satya V. Rhodes-Conway, Yannette Figueroa Cole And MGR Govindarajan
- Legislative History**
- | | | |
|---------|----------------|---|
| 4/10/25 | Mayor's Office | RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - 15 VOTES REQUIRED |
|---------|----------------|---|

APPOINTMENTS

22. [87615](#) Report of the Mayor submitting resident committee appointments (introduction 3-25-2025; action 4-15-2025).
- Legislative History**
- | | | |
|---------|-----------------------------------|--|
| 3/19/25 | Mayor's Office
Confirm 4/15/25 | Referred for Introduction |
| 3/25/25 | COMMON COUNCIL | Refer to a future Meeting to Confirm to the COMMON COUNCIL |
23. [87812](#) Report of the Mayor submitting resident committee appointments (introduction

4-15-2025; action 5-6-2025).

Legislative History

4/9/25

Mayor's Office
Confirm 5/6/25.

Referred for Introduction

24. [87813](#)

Report of the Mayor submitting alder committee appointments

Legislative History

4/9/25

Mayor's Office
Confirm 4/15/25 (with at least 2/3 votes)

RECOMMEND TO COUNCIL TO CONFIRM

BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

25. [85939](#)

Confirming the Madison Common Council meeting formats through September 16, 2025:

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)

7/1/25 - Hybrid (Virtual & CCB 201)

7/15/25 - Hybrid (Virtual & CCB 201)

8/5/25 - Hybrid (Virtual & CCB 201)

9/2/25 - Hybrid (Virtual & CCB 201)

9/16/25 - Hybrid (Virtual & CCB 201)

Legislative History

10/31/24

Council Office

RECOMMEND TO COUNCIL TO ACCEPT -
REPORT OF OFFICER

REPORTS OF OFFICERS

REPORT OF ALCOHOL LICENSE REVIEW COMMITTEE

26. [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](#)
[011525 CC public comments.pdf](#)
[Greater Madison Chamber of Commerce Comments.pdf](#)
[Madison Alcohol Advisory Council Comments 1.14.25.pdf](#)
[Public Health Madison Dane County comments.pdf](#)
[Alcohol Retailers remove Class A buffer April 2024.pdf](#)
[Davies Comments.pdf](#)

Legislative History

5/28/24	Attorney's Office	Referred for Introduction Alcohol License Review Committee (6/26/24), Common Council (7/2/24)
6/4/24	COMMON COUNCIL	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Re-refer
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Take Off The Table
6/26/24	ALCOHOL LICENSE REVIEW COMMITTEE	Table
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
1/14/25	COMMON COUNCIL	Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE
1/15/25	ALCOHOL LICENSE REVIEW COMMITTEE	Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE Re-refer to the March 19, 2025 Alcohol License Review Committee, Common Council April 15, 2025.

Role Call Vote:

Ayes (4): Martinez-Rutherford, Verveer, Barushok, Farley
 Nos (2): Knox, Carter
 Abstain (1): Westra

1/28/25	COMMON COUNCIL	Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Re-refer

Re-refer to the Alcohol License Review Committee meeting on June 18, 2025.

AGENDA NOTE: The recommendation is to re-refer to Alcohol License Review Committee (6/18/25), Common Council (7/1/25).

27. [87204](#) 21+ Entertainment License
 Trek Hospitality LLC • dba Mansion Hill Inn
 Capacity (in/out): 50/0
 424 N Pinckney St • Agent: Terrance Barrett
 Class B Combination Liquor & Beer • 100% alcohol, 0% food
 Police Sector 400 (District 2)

Attachments: [LICENT-2024-00394 App_Redacted.pdf](#)

Legislative History

2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Take Off The Table
2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Table
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

28. [87228](#) Operator License Application
 Shawna Maciejewski - Establishment where employed: Woodman's

Attachments: [LICOPR-2024-00957 MACIEJESKI_Redacted.pdf](#)

LICOPR-2024-00957 MACIEJESKI_Redacted Background Report.pdf

Legislative History

2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Refer to the ALCOHOL LICENSE REVIEW COMMITTEE
2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Take Off The Table
2/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	Table
3/19/25	ALCOHOL LICENSE REVIEW COMMITTEE	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER

REPORT OF BOARD OF HEALTH FOR MADISON AND DANE COUNTY

29. [87418](#) Amending Section 9.34(13) of the Madison General Ordinances related to

Licensing of Private Ambulance Services to remove licensing requirement of private ambulance services until a new procedure is developed.

Sponsors: Yannette Figueroa Cole

Legislative History

3/3/25	Attorney's Office	Referred for Introduction
	Board of Health for Madison and Dane County (4/2/25), Common Council (4/15/25)	
3/11/25	COMMON COUNCIL	Referred to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY

AGENDA NOTE: Board of Health for Madison and Dane County did not meet on 4/2/25. The recommendation from the lead sponsor is to re-refer to Board of Health for Madison and Dane County (5/7/25), Common Council (5/20/25).

REPORT OF BOARD OF PUBLIC WORKS

30. [87565](#) Approving temporary construction work with associated noise impacts between the hours of 7:00 PM and 7:00 AM for work associated with the Dane County Jail Consolidation Project Concrete Deck Pours. (District 4)
- Sponsors:** Michael E. Verveer
- Attachments:** [Affidavit of Mailing - Public Notice 2025.03.20.pdf](#)
- Legislative History**
- | | | |
|---------|--|---|
| 3/19/25 | Engineering Division | Referred for Introduction |
| | Board of Public Works (4/2/25), Common Council (4/15/25) | |
| 3/25/25 | COMMON COUNCIL | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
- A motion was made by Stern, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT a noise variance for five pours between the dates of May 1, 2025 - January 31, 2026, starting at 6 a.m.- 10 p.m. on each of the five dates. The Contractor will provide two week notification via email to City, Alder and Stakeholders, REPORT OF OFFICER. The motion passed by voice vote/other.
31. [87610](#) Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)
- Sponsors:** Yannette Figueroa Cole
- Attachments:** [070823 Vicinity Map.pdf](#)
[TPP 5992-10-19.pdf](#)
- Legislative History**
- | | | |
|---------|--|------------------------------------|
| 3/18/25 | Engineering Division | Referred for Introduction |
| | Board of Public Works (4/2/25), Plan Commission (4/7/25), Common Council (4/15/25) | |
| 3/25/25 | COMMON COUNCIL | Refer to the BOARD OF PUBLIC WORKS |
| | Additional referral to Plan Commission. | |
| 3/25/25 | BOARD OF PUBLIC WORKS | Referred to the PLAN COMMISSION |

- | | | | |
|--|--------|-----------------------|--|
| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
| | 4/7/25 | PLAN COMMISSION | Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS |
32. [87622](#) Approving plans and specifications for public improvements necessary for the project known as 429 W Mifflin Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9652. (District 4)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9652 BPW Exhibit.pdf](#)
- Legislative History**
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| | 3/19/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
33. [87635](#) Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Report by City Forester Spring 2025.pdf](#)
[Assessable Tree List Spring 2025 Pre.pdf](#)
- Legislative History**
- | | | | |
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| | 3/25/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
34. [87653](#) Accepting sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) constructed by Private Contract In Autumn Ridge Reserve, Private Contract No. 2391. (District 9)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Autumn Ridge Reserve Storm Schedule A Unit Cost.pdf](#)
[Autumn Ridge Reserve Sanitary Schedule A Unit Cost.pdf](#)
[2391 Street Schedule A complete.pdf](#)
- Legislative History**
- | | | | |
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| | 3/20/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
35. [87659](#) Awarding Public Works Contract No. 9318, Olin Waste Transfer Drop-Off (District 14).
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [9318BidOpeningTab.pdf](#)
[9318 award.pdf](#)
- Legislative History**
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| | 3/21/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
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| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
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36. [87663](#) Awarding Public Works Contract No. 8811, Bridge Repairs - 2025 (District 3, District 12, District 13).
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [8811BidOpeningTab.pdf](#)
[8811 award.pdf](#)
- Legislative History**
- | | | |
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| 3/21/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
37. [87669](#) Accepting storm sewer and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Pankratz Street CSM (2202-2302 Pankratz Street), Private Contract No. 2312 (District 12).
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [Pankratz CMS Storm Schedule A Unit Cost.pdf](#)
[2312 Street Schedule A excluding bituminous.pdf](#)
- Legislative History**
- | | | |
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| 3/21/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
38. [87670](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair-2025 (Citywide).
- Sponsors:** BOARD OF PUBLIC WORKS
- Legislative History**
- | | | |
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| 3/22/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
39. [87682](#) 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 Merjent, Inc. for engineering services for the Pheasant Branch Greenway Enhancement Design project. (District 9)
- Sponsors:** Yannette Figueroa Cole
- Legislative History**
- | | | |
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| 3/27/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
40. [87692](#) Awarding Public Works Contract No. 8796, Repairing and Sealing Pavement Cracks - Major Streets 2025. (Citywide)
- Sponsors:** BOARD OF PUBLIC WORKS

Attachments: [8796BidOpeningTab.pdf](#)
[8796 award.pdf](#)

Legislative History

3/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

41. [87693](#) Awarding Public Works Contract No. 8797, Repairing and Sealing Pavement Cracks - Local Streets 2025. (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [8797BidOpeningTab.pdf](#)
[8797 award.pdf](#)

Legislative History

3/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

42. [87694](#) Awarding Public Works Contract No. 8800, 2025 Safe Streets. (Citywide)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [8800BidOpeningTab.pdf](#)
[8800 award.pdf](#)

Legislative History

3/27/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

43. [87696](#) Accepting street improvements (excluding bituminous surface pavement) constructed by Private Contract In 636 West Wilson Street PUD, Private Contract No. 2307. (District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [2307 Street Schedule A excluding bituminous.pdf](#)

Legislative History

3/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

44. [87699](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [15512_BPW Exhibits_3-18-25.pdf](#)

Legislative History

3/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
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| | 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
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45. [87700](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [15699 15700 BPW Exhibits 3-19-25.pdf](#)
- Legislative History**
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|---------|-----------------------|---|
| 3/25/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
46. [87701](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Tancho Drive Bike Path. (District 17)
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [TanchoPath BPWnotes .pdf](#)
[TanchoPath Exhibit.pdf](#)
- Legislative History**
- | | | |
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| 3/26/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
47. [87702](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Public Market, Exterior Signage. (District 12).
- Sponsors:** BOARD OF PUBLIC WORKS
- Attachments:** [10069_extSignage_CD100_drawings_abbrev.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|---|
| 3/26/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
48. [87704](#) 2024 Annual Report Board of Public Works
- Attachments:** [2024 Annual BPW Draft.pdf](#)
- Legislative History**
- | | | |
|---------|-----------------------|---|
| 3/26/25 | Engineering Division | Refer to the BOARD OF PUBLIC WORKS |
| 4/2/25 | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER |
49. [87717](#) Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement. (District 6)
- Sponsors:** BOARD OF PUBLIC WORKS

Attachments: [15271SWR PnP DRAFT 2025-03-26 \(002\).pdf](#)
[87717 Registration Report.pdf](#)

Legislative History

3/26/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

A motion was made by Kliems, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT with City working with the prairie partners and their input - PUBLIC HEARING. The motion passed by voice vote/other.

50. [87752](#) Awarding Public Works Contract No. 9610, Imagination Center at Reindahl Park. (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: [9610 BidOpeningTab.pdf](#)
[9610 award.pdf](#)

Legislative History

3/31/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
4/9/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF CITY ATTORNEY

51. [86925](#) Eric Hatchell, Foley & Lardner LLP., attorney for University Row Apartments, LLC (0709-184-2001-2 and 0709-184-2002-0) - excessive assessment - \$193,188.99

Attachments: [86925Claim.pdf](#)
[86925 Report University Row Apartments, LLC \(725 and 727 University Row\).p](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

52. [86926](#) Eric Hatchell, Foley & Lardner LLP., attorney for Bird Dog Hospitality IV, LLC - excessive assessment - \$65,510.50

Attachments: [86926Claim.pdf](#)
[86926 Report Bird Dog Hospitality IV, LLC \(4801 Annamark Dr.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

53. [86927](#) Eric Hatchell, Foley & Lardner LLP., attorney for Madison on Broadway LLC - excessive assessment - \$8,658.93

Attachments: [86927Claim.pdf](#)
[86927 Report Madison on Broadway, LLC \(2232 W. Broadway\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

54. [86928](#) Eric Hatchell, Foley & Lardner LLP., attorney for Summit Credit Union (Parcel No. 0810-221-0202-4) - excessive assessment - \$23,377.70

Attachments: [86928Claim.pdf](#)
[86928 Report Summit Credit Union \(4800 American Pkwy.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

55. [86929](#) Eric Hatchell, Foley & Lardner LLP., attorney for Mirus Madison LLC - excessive assessment - \$55,317.29

Attachments: [86929Claim.pdf](#)
[86929 Report Mirus Madison, LLC \(501 Northport Dr.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

56. [86930](#) Eric Hatchell, Foley & Lardner LLP., attorney for 4612 Hammersley Rd. Madison LLC - excessive assessment - \$10,575.76

Attachments: [86930Claim.pdf](#)
[86930 Report_4612 Hammersley Road Madison, LLC \(4612 Hammersley Rd.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

57. [86931](#) Vincent J. Falcone, von Briesen & Roper S.C., attorney for Marcus Hotels, Inc - excessive assessment - \$104,962.36

Attachments: [86931Claim.pdf](#)
[86931 Report_Marcus Hotels, Inc. \(15 E. Wilson St.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

58. [86932](#) Vincent J. Falcone, von Briesen & Roper S.C., attorney for 1255 Fourier LLC - excessive assessment - \$157,706.74

Attachments: [86932Claim.pdf](#)
[86932 Report_1255 Fourier, LLC \(1255 Fourier Dr.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

59. [86933](#) Scott Matthews, owner of 5324 Loruth Terrace - excessive assessment - \$3,643.27

Attachments: [86933Claim.pdf](#)
[86933 Report Matthews, Scott K. \(5324 Loruth Tce.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Assessor's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

60. [86934](#) Monica Wedgewood, Stroud, Willink & Howard LLC, attorney for Hy-Vee Inc (Parcel # 251-0810-332-0909-1) - excessive assessment - \$114,493.97

Attachments: [86934Claim.pdf](#)
[86934 Report Msn. Wa. ZC Essential DST d.b.a. Hy-Vee Inc. \(3809 E. Washing](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

61. [86936](#) Todd R. Barron, Barron Corporate Tax Solutions, representative for Vernon Price, LLC - excessive assessment - \$61,695.00

Attachments: [86936Claim.pdf](#)
[86936 Report_Vernon Price, LLC \(216 Price Pl.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

62. [86957](#) Kristina E Somers, Reinhart Boerner Van Deuren s.c., attorney for Slipstream Group, Inc - unlawful taxation - \$29,900.32

Attachments: [86957Claim.pdf](#)
[86957 Report_Slipstream Group, Inc. \(431 Catalyst Way, Unit E\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

63. [86962](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel 0708-252-0419-5) - excessive assessment - \$27,552

Attachments: [86962Claim.pdf](#)
[86962 Report_CPC Madison, LLC \(6725 Odana Rd.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

64. [86963](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel 0708-252-0401-2) - excessive assessment - \$46,433

Attachments: [86963Claim.pdf](#)
[MadisonHotelPropertyLLC-Assessment.pdf](#)
[86963 Report CPC Madison, LLC \(6905 Odana Rd.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

65. [86964](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Hotel Property Investment LLC - excessive assessment - \$316,719

Attachments: [86964Claim.pdf](#)
[86964 Report Madison Hotel Property Investment, LLC \(706 John Nolen Dr.\).px](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

66. [86968](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - unlawful taxation - \$23,891

Attachments: [86968Claim.pdf](#)
[86968 Report 110 Bedford, LLC \(110 N. Bedford St.\) UNLAWFUL.pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

67. [86969](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - excessive assessment - \$60,225

Attachments: [86969Claim.pdf](#)
[86969 Report 110 Bedford, LLC \(110 N. Bedford St.\) EXCESSIVE.pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

68. [86970](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - excessive assessment - \$14,223

Attachments: [86970Claim.pdf](#)
[86970 Report 1423 Monroe, LLC \(1423 Monroe St.\) EXCESSIVE.pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

69. [86971](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - unlawful taxation - \$11,766

Attachments: [86971Claim.pdf](#)
[86971 Report 1423 Monroe, LLC \(1423 Monroe St.\) UNLAWFUL.pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

70. [86972](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for SLJ II, LLC - excessive assessment - \$111,008

Attachments: [86972Claim.pdf](#)
[86972 Report SLJ II, LLC \(4750 S. Biltmore Ln.\).pdf](#)

Legislative History

2/11/25	COMMON COUNCIL	Refer to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

71. [87113](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Ascendium Education Group, Inc - unlawful taxation - \$348,155.36

Attachments: [87113Claim.pdf](#)
[87113 Report Ascendium Education Group, Inc. \(38 Buttonwood Ct.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

72. [87115](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for WBH, LLC - excessive assessment - \$36,373

Attachments: [87115Claim.pdf](#)
[87115 Report 3113 WBH, LLC \(3113 W. Beltline Hwy.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

73. [87116](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - unlawful taxation - \$4,919

Attachments: [87116Claim.pdf](#)
[87116 Report CC6 Varsity, LLC \(405 N. Lake St.\) UNLAWFUL.pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

74. [87117](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - excessive assessment - \$29,809

Attachments: [87117Claim.pdf](#)
[87117 Report CC6 Varsity, LLC \(405 N. Lake St.\) EXCESSIVE.pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

75. [87118](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Central Storage & Warehouse LLC - excessive assessment - \$271,777

Attachments: [87118Claim.pdf](#)
[87118 Report Central Storage & Warehouse, LLC \(4301 Cottage Grove Rd.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

76. [87119](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-2006-2) - excessive assessment - \$137,251

Attachments: [87119Claim.pdf](#)
[87119 Report FRED-Maple Grove HC, LLC \(3824 Maple Grove Dr.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

77. [87120](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-3701-7) - excessive assessment - \$36,927

Attachments: [87120Claim.pdf](#)
[87120 Report FRED-Maple Grove HC, LLC \(4002 Manchester Rd.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

78. [87121](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple

Grove HC, LLC (Parcel # 0608-123-1111-0) - excessive assessment - \$16,842

Attachments: [87121Claim.pdf](#)

[87121 Report FRED-Maple Grove HC, LLC \(4071 Manchester Rd.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL

Referred to the CITY ATTORNEY

3/18/25 Attorney's Office

RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

79. [87122](#)

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Frey Street Office, LLC - excessive assessment - \$71,657

Attachments: [87122Claim.pdf](#)

[87122 Report Frey Street Office, LLC \(4601 Frey St., Unit 400\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL

Referred to the CITY ATTORNEY

3/18/25 Attorney's Office

RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

80. [87123](#)

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0601-2) - excessive assessment - \$14,566

Attachments: [87123Claim.pdf](#)

[87123 Report The Meadowlands, LP \(1 Wind Stone Dr.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL

Referred to the CITY ATTORNEY

3/18/25 Attorney's Office

RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

81. [87124](#)

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0402-4) - excessive assessment - \$22,522

Attachments: [87124Claim.pdf](#)

[87124 Report The Meadowlands, LP \(2 Wind Stone Dr.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL

Referred to the CITY ATTORNEY

3/18/25 Attorney's Office

RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

82. [87125](#)

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0501-4) - excessive assessment - \$1,043

Attachments: [87125Claim.pdf](#)

[87125 Report The Meadowlands, LP \(45 Wind Stone Dr.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL

Referred to the CITY ATTORNEY

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| | 3/18/25 | Attorney's Office | RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER |
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83. [87126](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0401-6) - excessive assessment - \$19,212
- Attachments: [87126Claim.pdf](#)
 [87126 Report The Meadowlands, LP \(6810 Milwaukee St.\).pdf](#)
- Legislative History
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| | 2/25/25 | COMMON COUNCIL | Referred to the CITY ATTORNEY |
| | 3/18/25 | Attorney's Office | RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER |
84. [87127](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0403-2) - excessive assessment - \$9,946
- Attachments: [87127Claim.pdf](#)
 [87127 Report The Meadowlands, LP \(6834 Milwaukee St.\).pdf](#)
- Legislative History
- | | | | |
|--|---------|-------------------|---|
| | 2/25/25 | COMMON COUNCIL | Referred to the CITY ATTORNEY |
| | 3/18/25 | Attorney's Office | RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER |
85. [87128](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Monson Construction Co., Inc - excessive assessment - \$31,345
- Attachments: [87128Claim.pdf](#)
 [87128 Report Monson Construction Co., Inc., et al. \(725 Heartland Tr.\).pdf](#)
- Legislative History
- | | | | |
|--|---------|-------------------|---|
| | 2/25/25 | COMMON COUNCIL | Referred to the CITY ATTORNEY |
| | 3/18/25 | Attorney's Office | RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER |
86. [87129](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties AL I of Madison, LLC - excessive assessment - \$30,804
- Attachments: [87129Claim.pdf](#)
 [87129 Report Oak Park Properties AL I, LLC \(702 Jupiter Dr.\).pdf](#)
- Legislative History
- | | | | |
|--|---------|-------------------|---|
| | 2/25/25 | COMMON COUNCIL | Referred to the CITY ATTORNEY |
| | 3/18/25 | Attorney's Office | RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER |
87. [87130](#) Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Nursing and Rehabilitation Center, LLC - excessive assessment - \$47,064
- Attachments: [87130Claim.pdf](#)
 [87130 Report Oak Park Nursing and Rehabilitation Center, LLC \(718 Jupiter Dr](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

88. [87131](#)

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties ALF II of Madison, LLC - excessive assessment - \$44,476

Attachments: [87131Claim.pdf](#)

[87131 Report Oak Park Properties ALF II of Madison, LLC \(719 Jupiter Dr.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

89. [87132](#)

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Odessa Senior Housing, LLC - excessive assessment - \$22,932

Attachments: [87132Claim.pdf](#)

[87132 Report Odessa Senior Housing, LLC \(1859 Aberg Ave.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

90. [87133](#)

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Property Owner LLC - excessive assessment - \$199,095

Attachments: [87133Claim.pdf](#)

[87133 Report Madison Property Owner, LLC \(5022 American Pkwy.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

91. [87134](#)

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street I Limited Partnership - excessive assessment - \$54,208

Attachments: [87134Claim.pdf](#)

[87134 Report Roth Street I, LP \(905 Huxley St.\).pdf](#)

Legislative History

2/25/25	COMMON COUNCIL	Referred to the CITY ATTORNEY
3/18/25	Attorney's Office	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER

92. [87135](#)

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street II Limited Partnership - excessive assessment - \$20,174

Attachments: [87135Claim.pdf](#)

[87135 Report Roth Street II, LP \(1003 Huxley St.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL Referred to the CITY ATTORNEY
3/18/25 Attorney's Office RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

93. [87136](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Walgreen Co. -
excessive assessment - \$26,119

Attachments: [87136Claim.pdf](#)
[87136 Report Walgreen Company \(6601 McKee Rd.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL Referred to the CITY ATTORNEY
3/18/25 Attorney's Office RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

94. [87137](#) Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for West Place Three
LLC - excessive assessment - \$36,463

Attachments: [87137Claim.pdf](#)
[87137 Report West Place Three, LLC \(202 S. Gammon Rd.\).pdf](#)

Legislative History

2/25/25 COMMON COUNCIL Referred to the CITY ATTORNEY
3/18/25 Attorney's Office RECOMMEND TO COUNCIL TO DENY -
REPORT OF OFFICER

REPORT OF CITY CLERK

95. [86229](#) Report of Operator License Applications April 15, 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

96. [87640](#) New Theater License Application
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Estimated Capacity: 700
Police Sector 401 (District 6)

Attachments: [LICTHE-2025-00160 App.pdf](#)

Legislative History

3/19/25 Clerk's Office RECOMMEND TO COUNCIL TO GRANT -
REPORT OF OFFICER

**REPORT OF DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC
DEVELOPMENT**

97. [87835](#) Re-approving a Certified Survey Map of property owned by 4621, LLC and 4701,

LLC located at 4621 Dutch Mill Road and 4701 Ellestad Drive (District 16).

Sponsors: Planning Division

Attachments: [4621 Dutch Mill CSM.pdf](#)
[Approval Letter 11-22-23.pdf](#)
[Link to Resolution ID 80243](#)

Legislative History

4/8/25	Department of Planning and Community and Economic Development Staff recommends re-approval of the proposed CSM subject to the conditions in the November 22, 2023 approval letter (attached).	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER
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REPORT OF EQUAL OPPORTUNITIES COMMISSION

98. [87484](#) Directing City staff to explore and study the possibility of providing early mediation between businesses.

Sponsors: Isadore Knox Jr.

Legislative History

3/5/25	Council Office Equal Opportunities Commission (3/13/25), Affirmative Action Commission (4/3/25), Common Council (4/15/25)	Referred for Introduction
3/11/25	COMMON COUNCIL Additional referral to Affirmative Action Commission	Referred to the EQUAL OPPORTUNITIES COMMISSION
3/11/25	EQUAL OPPORTUNITIES COMMISSION	Referred to the AFFIRMATIVE ACTION COMMISSION
3/13/25	EQUAL OPPORTUNITIES COMMISSION	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER

AGENDA NOTE: Affirmative Action Commission did not consider file 87484 at their 4/3/25 meeting.

REPORT OF FINANCE COMMITTEE

99. [87578](#) Authorizing the Parks Division to submit, and, if awarded, accept a grant of up to \$25,000 from The FairWays Foundation for golf course improvements and authorizing the Mayor and City Clerk to enter into a contract with The FairWays Foundation to accept grant award. (District 16).

Sponsors: Yannette Figueroa Cole

Legislative History

3/14/25	Parks Division Finance Committee (4/7/25), Board of Park Commissioners (4/9/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL Additional referral to Board of Park Commissioners.	Refer to the FINANCE COMMITTEE
3/25/25	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS

4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER
4/9/25	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

100. [87585](#)

Authorizing the Mayor and City Clerk to renew the competitively selected service contract with Systems & Telematic Solutions LLC (STS) for telematics in Public Works Department and Water Utility vehicles.

Sponsors: Satya V. Rhodes-Conway And Regina M. Vidaver

Attachments: [STS Quote 1 of 2.pdf](#)

[STS Quote 2 of 2.pdf](#)

Legislative History

3/14/25	Fleet Service Finance Committee (4/7/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

101. [87591](#)

Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Sponsors: Dina Nina Martinez-Rutherford And Derek Field

Attachments: [2025_5310_POP_adopted.pdf](#)

Legislative History

3/17/25	Metro Transit Finance Committee (4/7/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

102. [87592](#)

Authorizing the Transit General Manager to file an application for a Section 5304 Planning grant with Wisconsin Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with WISDOT and the 13(c) agreement with Teamsters Local No. 120 and authorizing a non-competitive procurement for Remix planning software.

Sponsors: Dina Nina Martinez-Rutherford And Yannette Figueroa Cole

Attachments: [Non-Competitive Selection Request - Via Transportation Inc dba Remix Techno](#)

Legislative History

3/17/25	Metro Transit Finance Committee (4/7/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

4/7/25 FINANCE COMMITTEE RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER

103. [87604](#)

SUBSTITUTE Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (District 1, District 20).

Sponsors: John W. Duncan And Regina M. Vidaver

Attachments: [Memo - MWU 2025 Capital Budget Amendment - Mid Town Rd WM.pdf](#)
[Attachment A - Proposed Water Main Exhibit.pdf](#)
[V1 Resolution MWU 2025 Capital Budget Amendment.pdf](#)

Legislative History

3/17/25	Water Utility	Referred for Introduction
	Finance Committee (4/7/25), Water Utility Board (3/26/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
	Additional referral to Water Utility Board.	
3/25/25	FINANCE COMMITTEE	Refer to the WATER UTILITY BOARD
3/26/25	WATER UTILITY BOARD	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

104. [87605](#)

Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Gold Star Real Estate, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Sponsors: Yannette Figueroa Cole

Attachments: [11540 Exhibit - Second Amendment.pdf](#)

Legislative History

3/18/25	Economic Development Division	Referred for Introduction
	Finance Committee (4/7/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

105. [87606](#)

Amending the 2025 Adopted Budget for the Planning Division to add an additional \$3500 in Wisconsin Arts Board Grant revenues and seeking Common Council approval of the 2025-2026 Arts Grants awards as recommended by the Madison Arts Commission.

Sponsors: Isadore Knox Jr.

Attachments: [2025-26 MAC Grant Recommendations.pdf](#)

Legislative History

3/18/25	Department of Planning and Community and Economic Development Finance Committee (4/7/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

106. [87607](#)

Authorizing the Mayor and City Clerk to execute a grant agreement with the Community Development Authority of the City of Madison providing up to \$10 million in grant funds from TID 48 for redevelopment of the Triangle. (District 13)

Sponsors: Tag Evers And Isadore Knox Jr.

Legislative History

3/18/25	Attorney's Office Finance Committee (4/7/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

107. [87614](#)

Authorizing the City to Execute a Golf Courses Use Agreement between the City of Madison and Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), during the 2025-2029 golf seasons (District 11, District 13, District 15, and District 16).

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

Attachments: [First Tee Course Use Agreement \(2025-2029\).pdf](#)

Legislative History

3/18/25	Parks Division Finance Committee (4/7/25), Board of Park Commissioners (4/9/25), Common Council (4/15/25)	Referred for Introduction
3/25/25	COMMON COUNCIL Additional referral to Board of Park Commissioners.	Refer to the FINANCE COMMITTEE
3/25/25	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
4/9/25	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

108. [87619](#)

Amending the 2025 Operating Budget and setting the 2025 Rates for the Sewer Utility and Stormwater Utility. (Citywide)

Sponsors: Michael E. Verveer And John P. Guequierre

Attachments: [2025 Amendment Needed.pdf](#)
[2025 Average Customer Analysis.pdf](#)
[2025 Landfill Rate Schedule.pdf](#)
[2025 Sanitary Rate Schedule.pdf](#)
[2025 Statistical Summary.pdf](#)
[2025 Stormwater Rate Schedule.pdf](#)

Legislative History

3/19/25	Engineering Division	Referred for Introduction Finance Committee (4/7/25), Board of Public Works (4/2/25), Common Council (4/15/25).
3/25/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE Additional referral to Board of Public Works.
3/25/25	FINANCE COMMITTEE	Referred to the BOARD OF PUBLIC WORKS
4/2/25	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

REPORT OF PLAN COMMISSION

109. [87472](#) Approving the final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

Sponsors: Planning Division

Attachments: [Locator Maps.pdf](#)
[Application.pdf](#)
[Letter of Intent.pdf](#)
[Final Plat - First Addition to Hill Valley.pdf](#)
[Staff Comments.pdf](#)
[Link to Approved Preliminary Plat \(ID 86737\)](#)

Legislative History

3/4/25	Planning Division	Referred for Introduction Plan Commission (4/7/25), Common Council (4/15/25)
3/11/25	COMMON COUNCIL	Referred to the PLAN COMMISSION
4/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER On a motion by Mendez, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.

110. [87475](#) Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

Sponsors: Planning Division

Attachments: [Locator Maps.pdf](#)
[CSM Application.pdf](#)
[Letter of Intent.pdf](#)
[Proposed CSM.pdf](#)
[Link to Cond Use File 87471](#)
[Public Comment 4-8-25.pdf](#)

Legislative History

3/4/25	Planning Division	Referred for Introduction
	Plan Commission (4/28/25), Common Council (5/6/25)	
3/25/25	COMMON COUNCIL	Refer to the PLAN COMMISSION
4/7/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER

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

AGENDA NOTE: File 87475 was originally referred to Plan Commission on 4/28/25, returning to Common Council on 5/6/25. The dates for these referrals were based on the original schedule for related conditional use application, file 87471, which initially required consideration by Urban Design Commission prior to review by Plan Commission. However, Urban Design Commission approval was determined to be unnecessary for file 87471, allowing 87471 and related CSM (87475) to be reviewed by Plan Commission on April 7. The earlier Plan Commission review of file 87475 therefore allows the file to return to Common Council on 4/15/25 for action.

REPORT OF TRANSPORTATION COMMISSION

111. [87487](#) Authorizing the Mayor and City Clerk to execute agreements with the Village of Shorewood Hills for the operation and maintenance of traffic control signals and street lights at various locations.

Sponsors: Satya V. Rhodes-Conway

Attachments: [City of Madison Traffic Light Maint 02-25-25.pdf](#)

Legislative History

3/5/25	Traffic Engineering Division	Referred for Introduction
	Transportation Commission (4/9/25), Finance Committee (4/7/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
	Additional referral to Finance Committee.	
3/25/25	TRANSPORTATION COMMISSION	Referred to the FINANCE COMMITTEE
4/7/25	FINANCE COMMITTEE	Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION
4/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

112. [87624](#) SECOND SUBSTITUTE: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

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

Attachments: [87624 Body - Version 3](#)
[87624 Body - Version 2](#)
[87624 Body - Version 1](#)
[Final TC action memo-ticket-ordinance.pdf](#)
[87624 Report - Version 1](#)
[87624 Report - Version 2](#)

Legislative History

3/19/25	Attorney's Office	Referred for Introduction
	Transportation Commission (4/9/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
4/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS - REPORT OF OFFICER
	adopt the second substitute	

113. [87625](#) Repealing and recreating Section 12.905 to update the mass transit ways in the City of Madison to reflect current road uses and designate the bus rapid transit routes as mass transit ways.

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

Legislative History

3/19/25	Attorney's Office	Referred for Introduction
	Transportation Commission (4/9/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
4/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

114. [87626](#) BY TITLE ONLY: Authorizing the General Manager of Metro Transit to enter into agreements with businesses and organizations for the bulk provision of passes for employees, students, or other affiliated individuals to Metro Transit fixed route and paratransit services.

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

Legislative History

3/19/25	Attorney's Office	Referred for Introduction
	Transportation Commission (4/9/25), Common Council (4/15/25)	
3/25/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
4/9/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

Re-refer to Transportation Commission (4/23/25), Common Council (5/6/25)

ITEMS REFERRED TO THIS MEETING

RESOLUTIONS

115. [87474](#) Approving a Certified Survey Map of property owned by WI Development Partners, LLC located at 5001-5013 Femrite Drive (District 16).
- Sponsors:** Planning Division
- Attachments:** [Application.pdf](#)
[Proposed CSM.pdf](#)
[Approval Letter.pdf](#)
- Legislative History**
- | | | |
|---------|---|---|
| 3/4/25 | Planning Division
Common Council (4/15/25) | Referred for Introduction |
| 3/11/25 | COMMON COUNCIL

Adopt 4/15/25 | Refer to a future Meeting to Adopt to the
COMMON COUNCIL |
| 4/8/25 | Department of Planning and
Community and Economic
Development
The proposed Certified Survey Map has been administratively approved as allowed by
MGO Section 16.23(4)(f) subject to the conditions included in the attached letter. Staff
recommends adoption of the resolution. | RECOMMEND TO COUNCIL TO ADOPT -
REPORT OF OFFICER |

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

ORDINANCES

116. [87834](#) Amending various sections of the Madison General Ordinances to correct inconsistencies and improper references in the Madison General Ordinances, constituting a 2025 City Attorney Revisor's Ordinance.
- Sponsors:** CITY ATTORNEY
- Attachments:** [87834 Body](#)
- Legislative History**
- | | | |
|--------|---|---------------------------|
| 4/7/25 | Attorney's Office
Common Council Executive Committee (5/6/25), Common Council (5/6/25) | Referred for Introduction |
|--------|---|---------------------------|
117. [87838](#) Amending Sections 24.02 and 1.08 of the Madison General Ordinances to add Disorderly Conduct directed at a city transit operator.
- Sponsors:** Satya V. Rhodes-Conway And Michael E. Verveer
- Attachments:** [87838 Body](#)
- Legislative History**
- | | | |
|--------|---|---------------------------|
| 4/8/25 | Attorney's Office
Transportation Commission (4/23/25), Common Council (5/6/25) | Referred for Introduction |
|--------|---|---------------------------|

118. [87841](#) Creating Section 28.022-00712 of the Madison General Ordinances to change the zoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. (District 5)
- Sponsors:** Planning Division
- Attachments:** [87841-1970-1978 University Bay Drive.pdf](#)
- Legislative History**
- 4/8/25 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 5/12/25), Joint Campus Area Committee (4/24/25),
Common Council (5/20/25)
119. [87842](#) Creating Section 28.022-00713 of the Madison General Ordinances to change the zoning of property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 10)
- Sponsors:** Planning Division
- Attachments:** [3821 Nakoma Road](#)
- Legislative History**
- 4/8/25 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 5/12/25), Common Council (5/20/25)
120. [87843](#) Creating Section 28.022-00714 of the Madison General Ordinances to change the zoning of property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional) District. (District 13)
- Sponsors:** Planning Division
- Attachments:** [910 W Wingra Drive](#)
- Legislative History**
- 4/8/25 Attorney's Office Referred for Introduction
Plan Commission (Public Hearing - 5/12/25), Common Council (5/20/25)

RESOLUTIONS

121. [87703](#) Authorizing the acceptance of a grant for \$250,000 from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the Neighborhood House Community Center, Inc. for the use of the funds, and amending the 2025 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 13)
- Sponsors:** Tag Evers And Satya V. Rhodes-Conway
- Legislative History**
- 3/26/25 Economic Development Division Referred for Introduction
Finance Committee (4/28/25), Common Council (5/6/25)
122. [87768](#) Providing Urban Community Arts Network, Ltd. (UCAN) a \$15,000 grant for a "MadLit" program on the 100 Block of State Street using Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk

to sign an agreement with UCAN for that purpose. (District 4)

Sponsors: Sabrina V. Madison And Michael E. Verveer

Legislative History

4/1/25 Economic Development Referred for Introduction
Division
Finance Committee (4/28/25), Common Council (5/6/25)

123. [87777](#) Resolution authorizing the Mayor and City Clerk to amend the service contract between the City of Madison and RENEW Wisconsin, Inc. to add the 2025 scope of work and funding for the MadiSUN program.

Sponsors: Tag Evers, Satya V. Rhodes-Conway, Regina M. Vidaver And John P. Guequierre

Legislative History

4/2/25 Mayor's Office Referred for Introduction
Finance Committee (4/28/25), Common Council (5/6/25)

124. [87807](#) Approving a Certified Survey Map of property owned by Parkcrest Swim and Tennis Club located at 1 N Yellowstone Drive (District 19).

Sponsors: Planning Division

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

Legislative History

4/4/25 Planning Division Referred for Introduction
Common Council (5/20/25)

125. [87808](#) Approving a Certified Survey Map of property owned by Meir Properties, LLC located at 1802-1804 Roth Street (District 12).

Sponsors: Planning Division

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

Legislative History

4/4/25 Planning Division Referred for Introduction
Common Council (5/20/25)

126. [87825](#) Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Tri-State Custom Construction, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Sponsors: Satya V. Rhodes-Conway

Attachments: [Exhibit - Second Amendment.pdf](#)

Legislative History

4/7/25 Economic Development Referred for Introduction
Division
Finance Committee (4/28/25), Common Council (5/6/25)

127. [87830](#) Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship. (District 18)
- Sponsors:** Yannette Figueroa Cole
- Attachments:** [Cherokee Marsh North-Parking Agreement \(AmFam\) \(2025\) \(Updated\).pdf](#)
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 4/7/25 | Parks Division | Referred for Introduction |
| | Finance Committee (4/28/25), Board of Park Commissioners (5/14/25), Common Council (5/20/25) | |
128. [87831](#) Approving the 2025 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.
- Sponsors:** Satya V. Rhodes-Conway
- Attachments:** [2025 NGP Recommendations](#)
- Legislative History**
- | | | |
|--------|---|---------------------------|
| 4/7/25 | Department of Planning and Community and Economic Development | Referred for Introduction |
| | Finance Committee (4/28/25), Common Council (5/6/25) | |
129. [87871](#) Authorizing the Mayor and City Clerk to execute a development agreement with Starkweather, LLC to create a 20-year, mixed-use, Tax Incremental District #55 (Voit Farm), to assist in the development of the former Voit Farm property into 13 lots that may be sold to developers of both market-rate and affordable housing. (District 15)
- Sponsors:** Satya V. Rhodes-Conway
- Attachments:** [Exhibit A - Term Sheet.pdf](#)
[13044 TID 55 \(Voit Farm\) - TID Creation Summary 4-8-25.pdf](#)
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 4/8/25 | Economic Development Division | Referred for Introduction |
| | Finance Committee (4/28/25), Common Council (5/6/25) | |
130. [87873](#) Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc., for planning and preliminary design engineering services for Regent Street from Randall Avenue to Park Street (District 8, District 13).
- Sponsors:** MGR Govindarajan And Tag Evers
- Legislative History**
- | | | |
|--------|--|---------------------------|
| 4/8/25 | Traffic Engineering Division | Referred for Introduction |
| | Board of Public Works (4/16/25), Common Council (5/6/25) | |

131. [87874](#) Amending the 2025 adopted operating budget for the City of Madison Fire Department to accept \$864,524.68 in state funding from the Wisconsin Department of Health Services for the Emergency Medical Services Funding Assistance Program.

Sponsors: Satya V. Rhodes-Conway

Attachments: [SFY 2025 FAP Award Letter_Madison \(City of\) Fire Department.pdf](#)

Legislative History

4/9/25 Fire Department Referred for Introduction
Finance Committee (4/28/25), Common Council (5/6/25)

132. [87878](#) Relating to 2025-2027 Taxicab Operators' License Renewals, pursuant to Section 11.06, Madison General Ordinances.

Sponsors: MGR Govindarajan

Legislative History

4/9/25 Traffic Engineering Division Referred for Introduction
Transportation Commission (4/23/25), Common Council (5/6/25)

LICENSES

133. [87785](#) Public Hearing - New License
Wisconsin Masonic Center Foundation Inc • dba Wisconsin Masonic Center
301 Wisconsin Ave • Agent: Brenda Kothe
Estimated Capacity (in/out): 2000/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 406 (District 2)

Attachments: [LICLIB-2025-00273 App.pdf](#)

[LICLIB-2025-00273 Supplemental.pdf](#)

Legislative History

4/3/25 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

134. [87786](#) Public Hearing - New License
Korill Hut Inc • dba Korill Hut
232 East Towne Mall • Agent:
Estimated Capacity (in/out): 150/0
Class B Beer, Class C Wine • 4% alcohol, 96% food
Police Sector 631 (District 17)

Attachments: [LICLIB-2025-00207 App.pdf](#)

[LICLIB-2025-00207 Supplemental.pdf](#)

Legislative History

4/3/25 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

135. [87793](#) Public Hearing - New License
Field, Barrel, & Cave LLC • dba Glouglou

11 N Allen St • Agent: Megan J Hecox
Estimated Capacity (in/out): 37/47
Class B Beer, Class C Wine • 40% alcohol, 60% food
Police Sector 206 (District 5)

Attachments: [LICLIB-2025-00262 App.pdf](#)
 [LICLIB-2025-00262 Supplemental.pdf](#)

Legislative History

4/4/25 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

136. [87794](#)

Public Hearing - New License
Saunaday LLC • dba Saunaday
315 S Blount St • Agent: Jason Ritzenthaler
Estimated Capacity (in/out): 50/0
Class C Wine • 2% alcohol, 3% food, 95% other
Police Sector 408 (District 6)

Attachments: [LICLIB-2025-00255 App.pdf](#)
 [LICLIB-2025-00255 Supplemental.pdf](#)

Legislative History

4/4/25 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

137. [87795](#)

Public Hearing - New License
Cherokee Park Inc • dba TPC Wisconsin
5109 N Sherman Ave • Agent: Dennis Tiziani
Estimated Capacity (in/out): 48/20
Class B Combination Liquor & Beer • 10% alcohol, 10% food, 80% other
Police Sector 510 (District 18)

Attachments: [LICLIB-2025-00254 App.pdf](#)
 [LICLIB-2025-00254 Supplemental.pdf](#)

Legislative History

4/4/25 Clerk's Office Referred for Introduction
 Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

138. [87796](#)

Public Hearing - New License
Facility Concession Services LLC • dba TBD
1659 Players Dr (exterior/golf course only) • Agent: Nate Pokrass
Estimated Capacity (in/out): 0/50,000
Class B Combination Liquor & Beer • 37% alcohol, 63% food
Police Sector 510 (District 18)

Attachments: [LICLIB-2025-00351 APPLICATION.pdf](#)

Legislative History

4/4/25 Clerk's Office Referred for Introduction

Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

139. [87797](#) Public Hearing - New License
Izakaya Shinya Inc • dba Izakaya Kuroyama
419 State St • Agent: Hugo Liang
Estimated Capacity (in/out): 63/15
Class B Combination Liquor & Beer • 8% alcohol, 92% food
Police Sector 403 (District 2)

Attachments: [LICLIB-2025-00247 App.pdf](#)
[LICLIB-2025-00247 Supplemental.pdf](#)

Legislative History

4/4/25 Clerk's Office Referred for Introduction
Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

CLAIMS - REFER TO RISK MANAGER

140. [87647](#) D. Mayhorn - Vehicle Damage - \$179.86
141. [87675](#) S. Crutcher - Bodily and Personal Injury - \$3,000.00
142. [87685](#) P. Brown - Property Damage - \$1,445.72
143. [87688](#) W. Lush II - Denial of Service - \$10,000.00
144. [87773](#) State Farm for Ashley Powell - Vehicle Damage - \$27,141.76
145. [87776](#) B. Horton - Personal and Bodily Injury - \$10,000.00
146. [87816](#) S. Kaukl - Legal Fees - \$1,050.00
147. [87819](#) Progressive for C. Humphreys - Vehicle Damage - \$1,164.30
148. [87824](#) I. Erlenborn - Vehicle Damage - \$300.00

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87875

File ID: 87875

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/09/2025

File Name: Honoring the Public Service of Juliana Bennett.

Final Action:

Title: Honoring the Public Service of Alder Juliana Bennett.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 1.

Sponsors: Satya V. Rhodes-Conway, Nikki Conklin, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Maggie McClain	Approve	4/29/2025
1	2	4/9/2025	Maggie McClain	Approve	4/29/2025
1	3	4/10/2025	Maggie McClain	Approve	4/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/09/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87875

Fiscal Note

No fiscal impact.

Title

Honoring the Public Service of Alder Juliana Bennett.

Body

WHEREAS, Alder Juliana Rose Bennett is a boss, queen, baddie, goddess, living legend, social justice warrior, YIMBY, tree-hugger, young master of the municipal arts, sergeant of vibes, commissioner of the eye-roll, ambassador of respect, the fire starter and the extinguisher; and,

WHEREAS, Alder Bennett is a daughter, a sister, a cousin, a niece, a peer, a friend, a mentee, a mentor, a colleague, a Badger alum, a full-time employee, a part-time employee, and a human; and,

WHEREAS, Alder Bennett began her life-long commitment to public service as a student activist during the Black Lives Matter movement; and,

WHEREAS, Alder Bennett led with the confidence and integrity of a youthful spirit, believing deeply that together we can make real change and impact people's lives; and,

WHEREAS, Alder Bennett's work - alongside her community and her colleagues - made a meaningful impact on the City of Madison in the areas of housing, transportation, public safety, support for survivors, and fair representation; and,

WHEREAS, Alder Bennett could spend this entire resolution detailing how amazing she is, yet she remains grounded by her humanness (and encourages anyone interested in learning about her accomplishments to look at her record); and,

WHEREAS, Alder Bennett is eternally grateful to all those that supported her through this journey - her friends, her family, her dad, her colleagues, her constituents, her neighbors, her community, and her city - through the flaws, the missteps, the powerful steps forward, the tears, the laughs, and all the ways this job humbles any inflated sense of ego; and,

NOW, THEREFORE, BE IT RESOLVED that Alder Bennett reminds us that, despite the constant truth that she is beautiful, smart, and important, she is also human. And you are human too. May we all offer each other a little more grace and humility for being simply human.

BE IT FURTHER RESOLVED that Alder Bennett's term began April 2021 in the thick of Covid and a global racial uprising and concludes in April 2025 in the midst of a housing and budget crisis.

BE IT FINALLY RESOLVED that while the City of Madison will always be facing some sort of crisis - some more pressing than others - we are encouraged to continue being bold and audacious, while never losing sight of who we are.



City of Madison

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Master

File Number: 87787

File ID: 87787

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/03/2025

File Name: Commending and thanking Alder Marsha Rummel
for her dedicated service to the constituents in
District 6 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Marsha Rummel for her dedicated service to the
constituents in District 6 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 2.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki
Conklin, Jael Currie, John W. Duncan, Tag Evers,
Derek Field, Yannette Figueroa Cole, MGR
Govindarajan, John P. Guequierre, Barbara
Harrington-McKinney, Isadore Knox Jr., Amani
Latimer Burris, Sabrina V. Madison, Dina Nina
Martinez-Rutherford, Charles Myadze, Bill Tishler,
Michael E. Verveer, Regina M. Vidaver And Nasra
Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87787

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Marsha Rummel for her dedicated service to the constituents in District 6 and to the City of Madison.

Body

WHEREAS, Alder Marsha Rummel was elected to the Madison Common Council on April 18, 2023; and,

WHEREAS, Alder Rummel served on the Madison Arts Commission; Finance Committee; Madison Metropolitan Sewerage District; Public Market Development Committee; and Urban Design Commission; and,

WHEREAS, Alder Rummel represented the new District 6 that covers both sides of the Isthmus, worked with neighbors to address pedestrian and bike safety concerns and championed the Safe Streets initiative on Baldwin Street that resulted in the installation of four way stop signs at E. Mifflin Street and E. Main Street; and,

WHEREAS, Alder Rummel engaged stakeholders as she shepherded the approval of five development proposals resulting in 835 units of housing, with four projects providing affordable units, and helped the Salvation Army move forward on building a new women's and family shelter at 630 E. Washington Avenue and finetuned the RFP for the Brayton lot at Block 113; and,

WHEREAS, Alder Rummel worked with residents, stakeholders, service providers, business owners, and city staff to address the needs of homeless residents in her district; and,

WHEREAS, Alder Rummel advocated for strengthening the protection of street trees during the update to the Complete Green Streets Guide which resulted in new Guidelines to enhance canopy trees; and,

WHEREAS, Alder Rummel provided a deep dive into the 2025 Budget, using her blog and organizing a webinar to highlight the financial constraints facing the City and the cuts that the Mayor and Council would have to implement if the November 5, 2024, referendum failed; and,

WHEREAS, Alder Rummel continued her work on police accountability by passing an amendment to the 2025 Operating Budget to restore funding for the Office of the Independent Monitor and successfully reconsidered the elimination of the Public Service Review Committee; and,

WHEREAS, Alder Rummel sponsored resolutions to uplift the voice of Madison residents to the federal level including Calling for a Ceasefire in Gaza, Condemning Islamophobia and Antisemitism, Calling on the Federal Housing Authority to make it easier to build condos, and Opposing Social Security Administration office closures and cuts to Medicare; and,

WHEREAS, Alder Rummel knows the November U.S. election has sent shock waves through our community and urges Madison residents to be part of a monumental and unified effort of grassroots resistance, civil liberties and popular movement forces opposing the corporate, far right, and federal attacks on our rights, opposing the Gaza genocide and illegal detentions and deportations of students and faculty on university campuses, assaults on immigrant and

trans/nonbinary communities, and the climate-change threat from intensified fossil fuel extraction; and,

WHEREAS, Alder Rummel, through her hard work and dedication to her alder duties, has faithfully and with honor served her constituents and the City of Madison;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council commend and thank Alder Marsha Rummel for her dedicated service to her constituents in District 6 and the City of Madison.



City of Madison

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Master

File Number: 87872

File ID: 87872

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/08/2025

File Name: Commending and thanking Alder Nasra Wehelie for her dedicated service to the constituents in District 7 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Nasra Wehelie for her dedicated service to the constituents in District 7 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 3.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer And Regina M. Vidaver

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87872

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Nasra Wehelie for her dedicated service to the constituents in District 7 and to the City of Madison.

Body

WHEREAS, Alder Nasra Wehelie was appointed to the Madison Common Council on November 17, 2020, and elected to her first term on the Madison Common Council on April 20, 2021 and to her second term on April 18, 2023; and,

WHEREAS, Alder Wehelie made history as the first Somali-American and first Muslim woman to serve on the Council, breaking barriers and inspiring future generations of leaders from underrepresented communities; and,

WHEREAS, Alder Wehelie served on the Equal Opportunities Commission; Early Childhood Care and Education Committee; Transportation Commission; Committee on Aging; Economic Development Committee; Madison Area Transportation Planning Board (MPO); Sister City Collaboration Committee; Water Utility Board; Ad Hoc Redistricting Committee; President's Work Group to Review and Revise the Chief of Staff Position Description; Common Council Executive Committee; Ad Hoc Task Force on the Structure of City Government (TFOGS) Final Report Implementation Work Group; President's Work Group on Racial Justice, Antiracism and Equity; City-County Homeless Issues Committee; and Sustainable Madison Committee; and,

WHEREAS, Alder Wehelie worked in partnership with District 7 residents and the Parks Division to create Country Grove Park, a space that fosters connection, recreation, and joy for families and residents of all ages, through her budget amendment of \$1.8m to build the community park shelter; and,

WHEREAS, Alder Wehelie successfully proposed a budget amendment of \$225,000 to improve and extend the pathway through Manchester Park, which will increase connectivity and accessibility for area residents; and,

WHEREAS, Alder Wehelie sponsored an amendment to the 2023 Capital Budget to appropriate \$300,000 of General Fund GO Borrowing to support graduates of the Associates in Commercial Real Estate (ACRE) program with pre-development costs; and,

WHEREAS, Alder Wehelie chaired the President's Work Group on Racial Justice, Antiracism and Equity, which focused on providing recommendations on participatory budgeting frameworks and improvements to the City board, commission, and committee (BCC) structure; and,

WHEREAS, Alder Wehelie prioritized active dialogue through community engagement about developments coming to District 7 and worked to facilitate the communication of information to build trust and transparency in local government; and,

WHEREAS, Alder Wehelie leadership extended beyond legislation, as she regularly engaged with residents, hosted monthly Lunch and Learn forums, and collaborated with City department heads and Common Council staff about City resources for the community including topics such as winter operations, economic development, streets operations, transportation, and community development; and,

WHEREAS, Alder Wehelie demonstrated a deep commitment to strengthening local democracy in promoting a respectful and collaborative civic culture on the Common Council, notably introducing a Code of Conduct for the Common Council - a landmark effort to promote and foster civility, constructive dialogue and accountability among elected officials, setting a standard for how public officials engage with one another, City staff, and the community; and,

WHEREAS, Alder Wehelie throughout her tenure, was a steadfast advocate for equity, inclusion, and community engagement working to ensure that all voices - especially those historically marginalized - heard and represented in city policymaking; and,

WHEREAS, Alder Wehelie led and supported numerous community initiatives, including efforts to improve neighborhood safety, expand access to City services and promote economic development opportunities for underrepresented communities in both funding and policy, exemplifying her dedication to access to equitable services for all; and,

WHEREAS, Alder Wehelie extended her leadership beyond Madison by serving on the Board of Directors for the Wisconsin League of Municipalities, ensuring that the voices and concerns of local governments - especially diverse and growing communities - were represented at the state level; and,

WHEREAS, Alder Wehelie leaves behind a legacy of bold leadership, courage, collaborative spirit, and deep-rooted care for her community that will continue to shape the future of District 7 and the entire city, and she will be remembered as a bridge-builder, and a true public servant;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council of the City of Madison express their sincere appreciation to Alder Nasra Wehelie for her outstanding service and commitment to the residents of District 7 and to the city as a whole.

BE IT FURTHER RESOLVED that the Mayor and Common Council of the City of Madison hereby recognize Alder Wehelie's vital contributions to both local and statewide municipal leadership, and wishes her continued success in all future endeavors, recognizing her as a lifelong advocate and visionary leader in our community.



City of Madison

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Master

File Number: 87839

File ID: 87839

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/08/2025

File Name: Commending and thanking Alder Nikki Conklin for her dedicated service to the constituents in District 9 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Nikki Conklin for her dedicated service to the constituents in District 9 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 4.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Jael Currie, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87839

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Nikki Conklin for her dedicated service to the constituents in District 9 and to the City of Madison.

Body

WHEREAS, Alder Nikki Conklin was elected to the Madison Common Council on April 20, 2021; and,

WHEREAS, Alder Conklin served on the Sister City Collaboration Committee, Board of Public Works, Sustainable Madison Committee, Common Council Executive Committee, Community Development Division Conference Committee, President's Work Group on Racial Justice, Antiracism and Equity, Community Development Block Grant Committee, Landlord and Tenant Issues Committee, and Disability Rights Commission; and,

WHEREAS, Alder Conklin supported the creation of and successfully sponsored additional investments in the Community Alternative Response Emergency Services (CARES) initiative. Alder Conklin also supported the Men's Permanent homeless shelter. In addition, she helped to add millions of dollars to the Affordable Housing fund during her time on the Common Council; and,

WHEREAS, Alder Conklin worked closely with staff, committees and the public on major transportation policy initiatives including Bus Rapid Transit, Transit Network Redesign, Vision Zero, Transportation Demand Management Program, Transit Oriented Development, Safe Streets Madison, and Complete Green Streets; and,

WHEREAS, Alder Conklin, in close collaboration with City of Madison staff, has led a robust and inclusive community engagement process to develop the Sauk Creek Corridor Plan. The City has invested nearly 3,000 hours of staff time (a total of \$318,800 - comprised of \$162,800 in consultant services and \$156,000 in staff payroll), making this one of the most comprehensive planning efforts undertaken in recent years by the City of Madison and the Common Council; and,

WHEREAS, Alder Conklin and city staff have demonstrated an unwavering commitment to transparency and public involvement, hosting six public information meetings, three open houses, and seven media interviews, while distributing over 29,000 postcards to ensure widespread community awareness and participation and, based on community input during the approval process, Alder Conklin amended the resolution to include, "WHEREAS, the City will minimize rip-rap bank stabilization and use more environmentally sensitive nature-based solutions where feasible during the design phase."; and,

WHEREAS, the resulting Sauk Creek Corridor Plan will serve as a strategic framework guiding future planning, design and construction phases of the greenway. Each phase of construction will include its own dedicated public engagement process to incorporate community input on detailed design elements, continuing the City's commitment to inclusive and responsive planning; and,

WHEREAS, across all agencies, Alder Conklin maintained productive, collaborative and respectful relationships with all city staff; and,

WHEREAS, Alder Conklin, through her hard work and dedication to her alder duties, has

faithfully and with honor served her constituents and the City of Madison;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council commend and thank Alder Nikki Conklin for her dedicated service to her constituents in District 9 and the City of Madison.



City of Madison

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Master

File Number: 87840

File ID: 87840

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/08/2025

File Name: Commending and thanking Alder Amani Latimer
Burris for her dedicated service to the constituents in
District 12 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Amani Latimer Burris for her dedicated service
to the constituents in District 12 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 5.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki
Conklin, Jael Currie, John W. Duncan, Tag Evers,
Derek Field, Yannette Figueroa Cole, MGR
Govindarajan, John P. Guequierre, Barbara
Harrington-McKinney, Isadore Knox Jr., Dina Nina
Martinez-Rutherford, Charles Myadze, Marsha A.
Rummel, Bill Tishler, Michael E. Verveer, Regina M.
Vidaver And Nasra Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87840

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Amani Latimer Burris for her dedicated service to the constituents in District 12 and to the City of Madison.

Body

WHEREAS, Alder Amani Latimer Burris ("Alder Amani") was elected to the Madison Common Council and assumed office on April 18, 2023; and,

WHEREAS, Alder Amani served on the City-County Liaison Committee; Landmarks Commission; Water Utility Board; and participated in various city committees including Parks and the Urban Design Commission; and,

WHEREAS, Alder Amani faithfully represented the diverse voices of District 12 by working with residents, businesses, nonprofits, stakeholders, city staff and others to address key and ongoing issues such as housing and development, property management Metro redesign, public safety, traffic, zoning, homelessness, environmental protections, small business support, senior care, youth services, arts and culture, and more; and,

WHEREAS, Alder Amani championed civic engagement by hosting and facilitating 23 in-person listening and community input sessions, increasing neighborhood involvement and fostering transparency and inclusion; and,

WHEREAS, Alder Amani engaged developers early on, urging them to meaningfully include community voices in decision-making - especially regarding impactful issues like F-35 noise, parking, street use, need for sidewalks - and emphasized going beyond the City's checkbox community engagement requirements; and,

WHEREAS, Alder Amani supported the first-ever raising of the Transgender Visibility Flag in Madison, standing in solidarity with the LGBTQ+ community; and joined others to sponsor resolutions to uplift the voice of Madison residents to the federal level including calling for a ceasefire in Gaza, condemning Islamophobia and Antisemitism and opposing Social Security Administration office closures and cuts to Medicare; and,

WHEREAS, Alder Amani helped shepherd numerous housing developments that will result in thousands of additional units in District 12, ensuring that developers heard and where possible, incorporated the neighborhood concerns; working earnestly to promote development choices that were better aligned with community needs; and,

WHEREAS, Alder Amani authored several important resolutions, including a resolution:

- Calling for the creation of a Housing Strategy Taskforce, which led to the Housing Strategy Report;
- Urging the City and Administration to lobby the State Legislature to expand revenue options for municipalities; advocating for a municipal sales tax and regional transit authority which will contribute to the long-term financial sustainability and disburden the taxpayers from the potential of ongoing tax referendums; and,
- In conjunction and in partnership with SEIU, urging employers to support a flexible paid time off for its employees in recognition of our quest for and right to Freedom as individuals and as a nation, which is represented by Juneteenth, the 11th Federal Holiday, passed by Alder Amani's Cousin Dr. Opal Lee; and,

WHEREAS, Alder Amani joined the Alder from District 18 to successfully co-sponsor and secure funding for the Body Camera Pilot Program, reinforcing transparency and accountability in public safety; and,

WHEREAS, Alder Amani worked with other Alders to continue the work of police accountability by restoring funding for the Office of the Independent Monitor and reconsidering the elimination of the Public Service Review Committee; and,

WHEREAS, working with the Public Market Foundation, other Alders, staff, electeds and committed stakeholders, Alder Amani championed the Public Market, advocating for its preservation and progress when it faced potential cancellation; and,

WHEREAS, Alder Amani worked with others to ensure continued funding and community support for major District 12 projects including: the Warner Park Upgrade, the Imagination Center, the Bartillon Project, and additional greenspaces like the Marsh Project; and,

WHEREAS, Alder Amani strongly supported the Office of the Independent Monitor, fought to preserve Civil Rights Department funding, and resisted budget cuts that would pit services for BIPOC communities against those for seniors; and,

WHEREAS, Alder Amani worked to protect historic properties, and supported nonprofit organizations such as Northport Community Center (NPC), Eastside Community Center (ECC), Affordable Dental, The Hub, and Riverside Food Pantry, and helped neighborhood associations and businesses grow and connect with city resources; and,

WHEREAS, Alder Amani played a role in citywide discussions on zoning, supported the expansion of accessory dwelling units (ADUs), and using Tax Increment Financing (TIF) to support vital infrastructure such as stormwater pipes; and,

WHEREAS, as a member of one of the MGE EV Advisory Committees, Alder Amani contributed to early efforts to expand electric vehicle infrastructure which resulting in one of Madison's first neighborhood charging stations outside Northstreet Café, Young Blood Beer Co., Bloom Bake Shop, and Café Domestique in her district; and,

WHEREAS, Alder Amani advocated for environmental sustainability by convening city staff, experts, and stakeholders to protect wetland area, including facilitating a land purchase that will work to balance environmental and development interests; and,

WHEREAS, Alder Amani Latimer Burris supported the funding and groundbreaking of the state-of-the-art PFAS treatment facility at Well 15 which will be operational this year and will be the State's first municipal well to disperse a hybrid treatment system using granular activated carbon (GAC) and ion exchange (IX) resin to remove PFAS contaminants; and,

WHEREAS, Alder Amani acknowledges the decades-long environmental justice work of Dr. Maria Powell, whose tireless advocacy brought attention to the issue, following the detection of PFAS contamination and voiced community concern which led Alder Amani to start the pre-advocacy work of calling for the Well 15 to be named after Dr. Powell and an educational marker to be placed forthwith to recognize her work and leadership that will save lives; and,

WHEREAS, Alder Amani called for and led efforts for the equitable education of Common Council, most notably by advocating for and helping to implement the first-ever series of Common Council Budget Engagement Events, which drew hundreds of residents and produced

a detailed report to inform future budget decisions and will undoubtedly serve as a model for the City to use and promote in the future; and,

WHEREAS, through tireless advocacy, inclusive community building, and a vision for justice and sustainability, and sticking to the principles of transparency, integrity and accountability - working alongside of alders, supported by staff, pushed by the neighborhood, under thoughtful mentorship and inclusive of stakeholders, Alder Amani has served with integrity, compassion, and excellence;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council commend and thank Alder Amani Latimer Burris for her outstanding service to the residents of District 12, neighboring districts, and the entire City of Madison.



City of Madison

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

Master

File Number: 87810

File ID: 87810

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/04/2025

File Name: Commending and thanking Alder Jael Currie for her dedicated service to the constituents in District 16 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Jael Currie for her dedicated service to the constituents in District 16 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 6.

Sponsors: Satya V. Rhodes-Conway, Juliana R. Bennett, Nikki Conklin, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, MGR Govindarajan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Charles Myadze, Marsha A. Rummel, Bill Tishler, Michael E. Verveer, Regina M. Vidaver And Nasra Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dfields@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/7/2025	Maggie McClain	Approve	4/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/04/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87810

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Jael Currie for her dedicated service to the constituents in District 16 and to the City of Madison.

Body

WHEREAS, Alder Jael Currie was elected to the Madison Common Council on April 20, 2021; and

WHEREAS, Alder Currie served on the Early Childhood Care and Education Committee; Committee on Employee Relations; Finance Committee; Housing Strategy Committee; Madison Guaranteed Income Pilot Program Advisory Task Force; Common Council Executive Committee Subcommittee to Establish a Council Code of Conduct, Common Council Executive Committee; Plan Commission; Jeffrey Clay Erlanger Civility in Public Discourse Award Committee; Community Services Committee; Disability Rights Commission; and Board of Park Commissioners; and

WHEREAS, Alder Currie was elected by her peers to serve as Vice President of the Common Council from 2022-2023 and President of the Common Council from 2023-2024; and

WHEREAS, Alder Currie led efforts to establish and unanimously adopt the first Elected and Appointed Official Code of Ethical Conduct, resulting in robust and continuing conversations about advancing the work of becoming a more inviting, equitable and inclusive community and body, through education, support, training, and resources; and

WHEREAS, with the help of city staff and peers, Alder Currie succeeded in a long-fought battle to get the city's ninth ambulance in service, by getting funding for 10 new paramedic positions included in the 2022 executive budget; and

WHEREAS, Alder Currie has been a fierce proponent of innovative solutions to combat homelessness, and is especially proud to have supported the vision and implementation of the city's first ever city-sanctioned campground on Dairy Drive; and

WHEREAS, Alder Currie, through her hard work and dedication to her alder duties, has faithfully and with honor served her constituents and the City of Madison;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council commend and thank Alder Jael Currie for her dedicated service to her constituents in District 16 and the City of Madison.



City of Madison

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

Master

File Number: 87821

File ID: 87821

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 04/07/2025

File Name: Commending and thanking Alder Charles Myadze for his dedicated service to the constituents in District 18 and to the City of Madison.

Final Action:

Title: Commending and thanking Alder Charles Myadze for his dedicated service to the constituents in District 18 and to the City of Madison.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 7.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Amani Latimer Burris, Marsha A. Rummel And Nasra Wehelie

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/25/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87821

Fiscal Note

No fiscal impact.

Title

Commending and thanking Alder Charles Myadze for his dedicated service to the constituents in District 18 and to the City of Madison.

Body

WHEREAS, Alder Charles Myadze was elected to the Madison Common Council on April 20, 2021; and,

WHEREAS, Alder Myadze served on the Alcohol License Review Committee; City-County Liaison Committee; Transportation Commission; Warner Park Community Recreation Center Advisory Subcommittee; Ad Hoc Redistricting committee; President's Work Group on Environmental Justice; President's Work Group on Racial Justice, Antiracism and Equity; Education Committee; Board of Park Commissioners; Madison Area Transportation Planning Board (MPO); Sister City Collaboration Committee; Water Utility Board; and Greater Madison MPO (Metropolitan Planning Organization); and,

WHEREAS, Alder Myadze championed the pilot program for police body cameras, which was ultimately implemented at Madison Police North District; and,

WHEREAS, Alder Myadze shepherded the progress of the Raemisch Farm development, bringing stakeholders together to discuss ways to address challenges posed by airport height restrictions; and,

WHEREAS, Alder Myadze worked diligently for the reconstruction of Knutson Drive, including a new street design with curb and gutter, sidewalk, and driveway aprons, a project that many residents had been wanting for decades and which is now underway; and,

WHEREAS, Alder Myadze sponsored many budget amendments during his tenure, including an amendment allocating \$10,000 to support 10-15 driver's education course scholarships for youth living in low-income neighborhoods (specifically areas with Neighborhood Resource Teams (NRTs)) and those qualifying for free and reduced lunch; and,

WHEREAS, Alder Myadze's budget amendment to replace the Troy Drive Railroad Bridge was adopted and the project has gotten federal funding and is moving forward; and,

WHEREAS, Alder Myadze worked to facilitate the successful opening of the MOKA coffee shop in Northgate Plaza; and,

WHEREAS, Alder Myadze sponsored a resolution that established a new grant program to support accessible taxi cabs; and,

WHEREAS, Alder Myadze proudly supported and worked in collaboration with the Parks Division to get federal funding for the Nature Everywhere Program; and,

WHEREAS, Alder Myadze worked tirelessly in support of The River Food Pantry, including sponsoring the resolution that approved a loan of up to \$400,000 of federal Community Development Block Grant funds to The River Food Pantry from the Community Facilities Loan Program to help finance the acquisition of property for their new location; and,

WHEREAS, Alder Myadze successfully led an effort to amend the Madison General Ordinances to allow accessory dwelling units (ADU) for properties with up to eight dwelling units and remove owner-occupancy requirement for ADUs; and,

WHEREAS, Alder Myadze served on the Warner Park Community Recreation Center Advisory

Subcommittee in 2021 and in 2024 was proud to support the \$9 million expansion of Warner Park Community Recreation Center, which is now underway; and,

WHEREAS, Alder Myadze supported the acquisition and renovation of the Cherokee Country Club into TPC Wisconsin, including environmental improvements; and,

WHEREAS, Alder Myadze enhanced traffic safety in District 18 by successfully advocating for the installation of traffic calming devices, including speed humps on Wheeler Road and in front of Mendota School, and a stoplight at School Road and Northport Drive; and,

WHEREAS, Alder Myadze sponsored the use agreement for the Warner Park Stadium with the Madison Mallards to expand the ballpark at Warner Park to bring women's college summer softball - the Madison Night Mares - to Madison and to make capital improvements at the stadium; and,

WHEREAS, Alder Myadze, through his hard work and dedication to his alder duties, has faithfully and with honor served his constituents and the City of Madison;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Common Council commend and thank Alder Charles Myadze for his dedicated service to his constituents in District 18 and the City of Madison.



City of Madison

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

Master

File Number: 87743

File ID: 87743

File Type: Election

Status: Special Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 03/28/2025

File Name:

Final Action:

Title: Election of Common Council President

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 8.

Sponsors:

Effective Date:

Attachments:

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:

Text of Legislative File 87743

Title

Election of Common Council President



City of Madison

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

Master

File Number: 87744

File ID: 87744

File Type: Election

Status: Special Business

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 03/28/2025

File Name:

Final Action:

Title: Election of Common Council Vice President

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 9.

Sponsors:

Effective Date:

Attachments:

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:
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Text of Legislative File 87744

Title

Election of Common Council Vice President



City of Madison

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

Master

File Number: 87695

File ID: 87695

File Type: Resolution

Status: Honoring
Resolution

Version: 1

Reference:

Controlling Body: Streets Division

File Created Date : 03/25/2025

File Name: Proclaiming April 21, 2025 through April 25, 2025 as
Arbor Week

Final Action:

Title: Proclaiming April 21, 2025 through April 25, 2025 as Arbor Week

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 10.

Sponsors: Satya V. Rhodes-Conway, John W. Duncan, Tag
Evers, Derek Field, Yannette Figueroa Cole, MGR
Govindarajan, Barbara Harrington-McKinney, Isadore
Knox Jr., Sabrina V. Madison, Dina Nina
Martinez-Rutherford, Bill Tishler, Michael E. Verveer,
Regina M. Vidaver And John P. Guequierre

Effective Date:

Attachments:

Author: Bryan Johnson

Entered by: dfields@cityofmadison.com

Enactment Number:

Hearing Date:

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Streets Division	03/25/2025	RECOMMEND TO COUNCIL TO ADOPT				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT							

Text of Legislative File 87695

Fiscal Note

No Fiscal Impact.

Title

Proclaiming April 21, 2025 through April 25, 2025 as Arbor Week

Body

WHEREAS, the City of Madison has been recognized by the Arbor Day Foundation as a Tree City USA for the past 35 years; and

WHEREAS, trees moderate temperature; and

WHEREAS, stormwater management is improved by promoting tree canopy cover in communities; and

WHEREAS, residents living in greener neighborhoods are healthier; and

WHEREAS, planting trees provides an opportunity for community involvement and empowerment that improves the quality of life in our neighborhoods; and

WHEREAS, the continued planting and care of trees in our city shall provide the same benefit for the present and future residents of Madison;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and the Common Council of the City of Madison, Wisconsin, does hereby proclaim the week of April 21 through April 25, 2025 as **ARBOR WEEK** in the City of Madison, and urges residents to celebrate and plant trees this week for the well-being of present and future generations.



City of Madison

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

Master

File Number: 85926

File ID: 85926

File Type: Report

Status: Consent Agenda

Version: 1

Reference:

Controlling Body: Council Office

File Created Date : 10/31/2024

File Name: Consent Agenda Document (4/15/25)

Final Action:

Title: Consent Agenda Document (4/15/25)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 11.

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 85926

Title

Consent Agenda Document (4/15/25)



City of Madison

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

Master

File Number: 86941

File ID: 86941

File Type: License

Status: Council Recessed
Public Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 01/31/2025

File Name:

Final Action:

Title: Public Hearing - New License
Ichiban Sichuan Madison LLC • dba Ichiban Sichuan Madison
610 S Park St • Agent: Yizhu Weng
Estimated Capacity (in/out): 150/0
Class B Beer, Class C Wine • 5% alcohol, 95% food
Police Sector 203 (District 13)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 12.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00088 App.pdf, LICLIB-2025-00088
Supplemental.pdf, 610 S Park St map.pdf, Alder
Evers - Item 7.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	01/31/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (2/19/25), Common Council (3/11/25)						

1	COMMON COUNCIL	02/11/2025	Refer For Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer For Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Table		Pass
	Action Text: A motion was made by Westra, seconded by Carter, to Table. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Take Off The Table		Pass
	Action Text: A motion was made by Westra, seconded by Carter, to Take Off The Table. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text: A motion was made by Carter, seconded by Westra, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.				
	One registration in support.				
1	COMMON COUNCIL	03/11/2025	Re-refer for Recessed Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Re-refer for Recessed Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.				
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED PUBLIC HEARING		Pass
	Action Text: A motion was made by Barushok, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - RECESSED PUBLIC HEARING. The motion passed by voice vote/other.				
	The condition is: 1.The establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.				
	One registration in support.				
	Notes: The condition is: 1.The establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.				

Text of Legislative File 86941

Title

Public Hearing - New License
 Ichiban Sichuan Madison LLC • dba Ichiban Sichuan Madison
 610 S Park St • Agent: Yizhu Weng
 Estimated Capacity (in/out): 150/0
 Class B Beer, Class C Wine • 5% alcohol, 95% food
 Police Sector 203 (District 13)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number)

(Legistar file number)

LIC418-2025-00088
(License number)

13
(Alder District #)

203
(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.

- Trade Name (doing business as) Ichiban Sichuan Madison LLC.
- Address to be licensed 610 S. Park St. Madison, WI 53715
- Mailing address 610 S. Park St. Madison, WI 53715.
- Anticipated opening date _____
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☐ No ☒ Yes (explain)
Beer Agent
- 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 beverages are sold in dining-in restaurant with 150
seatings. All beverages are stored in dry / beverage storage.

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

Indoor: 150 Outdoor: _____

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

Street parking.

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

☐ No ☒ Yes, license issued to Jin Chen (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 Yizhu Weng

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

14. How long has the agent continuously resided in the State of Wisconsin? 1 month

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 01/12/2025

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

Ichiban Sichuan Madison LLC 01/01/2025

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	Yizhu Weng	Madison, WI
Owner	Sida Huang	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.

Yizhu Weng.

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 - AM	11 - AM	11 - AM	11 - AM	11 - AM	11 - AM	11 - AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
9 - PM	9 - PM	9 - PM	9 - PM	9 - PM	10 - PM	10 - PM

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 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:

5 % Alcohol 95 % Food _____ % Other

If applicable, describe "Other": _____

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

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

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

Section F—Required Contacts and Filings

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

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

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

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes
31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes
32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes
33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes
34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes
35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes
36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2025.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 8 2 7 6 3 - 0 4
39. Federal Employer Identification Number 33-2586282
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?
- Contact person Yizhu Weng
- Business phone 608-819-8088 Business e-mail address ichibansichuan88@gmail.com
- Preferred language Chinese
- If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?
- ☒ Yes (language: Chinese)
- ☐ 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.

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

01/01/2025
(Date)

Clerk's Office checklist for complete applications		
<input 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 checked="" type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input 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 _____		

Business Plan: Ichiban Sichuan Madison LLC

Introduction

Ichiban Sichuan, formerly operated by Ichiban Sichuan LLC, has been a successful establishment located at 610 S. Park St, Madison, WI 53715 for the past 15 years. Aichan "Wendy" Weng was the owner and a great leader who managed the restaurant and became well-known in the neighborhood.

Product

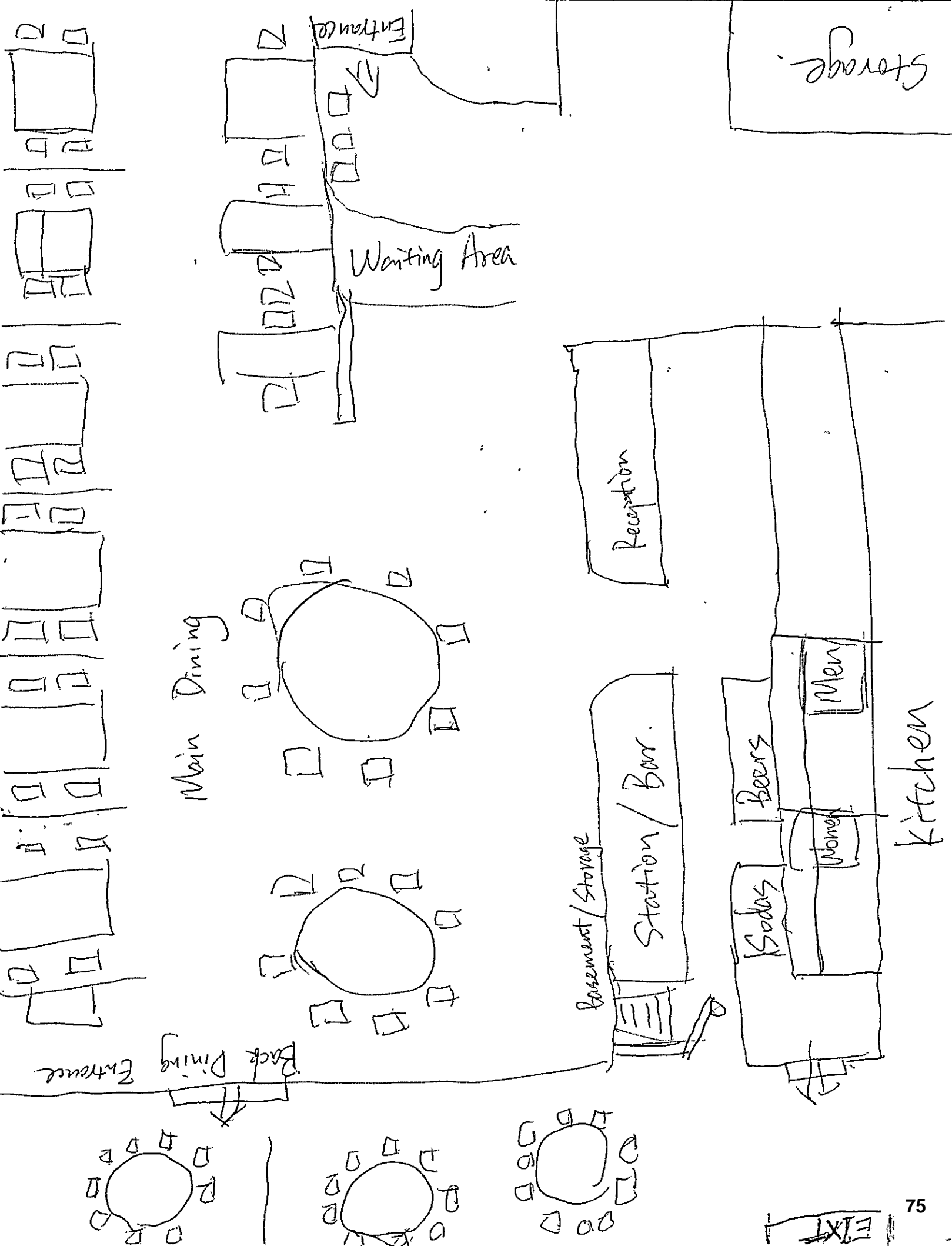
Ichiban Sichuan, a dining-in family restaurant, serves both authentic Chinese food and American Chinese food along with domestic and imported beer.

Objective/Mission

Ichiban Sichuan will continue to serve fresh and tasty food as well as providing excellent service for the neighborhood and community in Madison area.

Conclusion

As new owners of Ichiban Sichuan, we will strive to serve high quality food and beverages to Madison community which is the reason we are applying a new liquor license as a new company has been established.



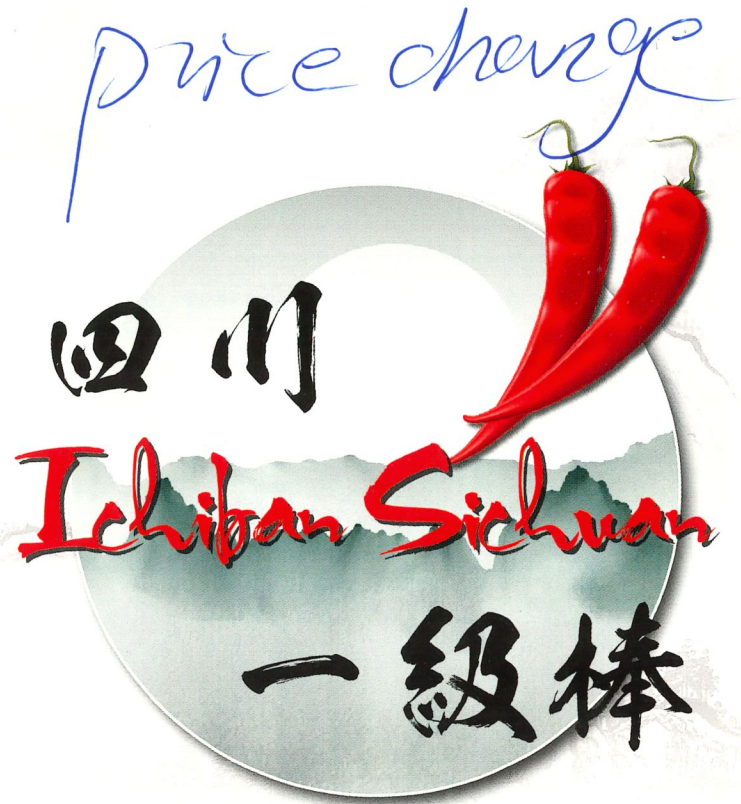
Local
 Postal Customer

LUNCH SPECIAL

\$8.50

 (Served with Hot & Sour Soup or Egg Drop Soup or Egg Roll)
 (Monday - Friday: 11:00am - 3:00pm)

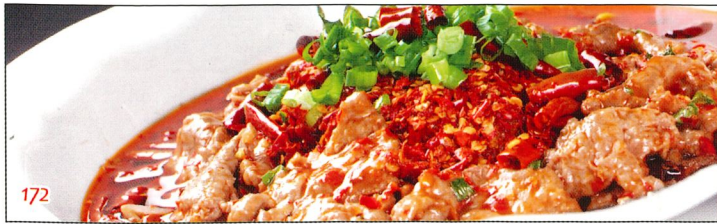
- | | | |
|-----|------------|--|
| L1 | 魚香肉絲 | Sliced Pork w. Garlic Sauce |
| L2 | 魚香雞絲 | Sliced Chicken w. Garlic Sauce |
| L3 | 回鍋肉 | Twice Cooked Pork |
| L4 | 宮保雞丁 | Kung Pao Chicken |
| L5 | 麻婆豆腐 | Ma Po Tofu |
| L6 | 魚香茄子 | Egg Plant w. Garlic Sauce |
| L7 | 爆炒豬肚 | Pork Stomach w. Hot Chili Sauce |
| L8 | 乾煸四季豆 | Spicy String Bean |
| L9 | 尖椒土豆 | Fine Shred Potato |
| L10 | 尖椒肉絲 | Sliced Pork w. Spicy Capsicum |
| L11 | 尖椒牛肉絲 | Shredded Beef w. Spicy Capsicum |
| L12 | 香乾肉絲 | Tofu Strips & Pork Strips |
| L13 | 家常豆腐 | Bean Curd Home Style |
| L14 | 麻辣牛肉麵 | Noodle in Hot Special Beef |
| L15 | 紅燒牛肉麵 | Noodle w. Stew Beef in Soybean Sauce |
| L16 | 炸醬麵 | Noodle w. Spicy Minced Sauce |
| L17 | 麻辣排骨麵 | Noodle w. Spare Ribs & Chili Sauce |
| L18 | 紅燒排骨麵 | Noodle w. Red Braised Spare Ribs |
| L19 | 三鮮米粉 | House Special Mei Fun |
| L20 | 左宗雞 | General Tso's Chicken |
| L21 | 芝麻雞 | Sesame Chicken |
| L22 | 豆豉 | Black Bean Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L23 | 紅咖喱 | Red Curry Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L24 | 泰咖喱 | Thai Curry Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L25 | 綠咖喱 | Green Curry Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L26 | 腰果 | Cashew |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L27 | 湖南 | Hunan Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L28 | 魚香 | Garlic Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L29 | 四川 | Sichuan Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L30 | 北泰 | Pai Thai |
| | 雞,蝦 | w. Choice of Chicken, Shrimp |
| L31 | 宮保 | Kung Pao Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L32 | 雜菜 | Mixed Vegetable |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L33 | 芥蘭 | Broccoli |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L34 | 蒙古 | Mongolian Sauce |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |
| L35 | 九層塔 | Basil |
| | 雞,牛,蝦,肉,豆腐 | w. Choice of Chicken, Beef, Shrimp, Pork or Tofu |


DINE IN • DELIVERY • TAKE OUT
Tel: 608-819-8808

 610 South Park St,
 Madison, WI 53715

Open Hour

 Sun-Thurs: 11:00am-10:00pm
 Fir-Sat: 11:00am-10:30pm

172



190



196

水煮系列 Spicy Boiled Style

170 水煮魚片	Spicy Boiled Style w. Sliced Fish	15.95
171 水煮豬肉	Spicy Boiled Style w. Sliced Pork	15.95
172 水煮牛肉	Spicy Boiled Style w. Sliced Beef	15.95
173 水煮羊肉	Spicy Boiled Style w. Sliced Lamb	15.95
174 水煮腰花	Spicy Boiled Style w. Pork Kidney	15.95
175 水煮肥腸	Spicy Boiled Style w. Pork Intestine	15.95
176 水煮雞肉	Spicy Boiled Style w. Sliced Chicken	13.95
177 水煮兩樣	Spicy Boiled Style w. Two Types Meat	16.95

泡椒系列 Pickled Pepper Style

180 泡椒豬肉絲	Pickled Pepper Style w. Shredded Pork	13.95
181 泡椒牛肉絲	Pickled Pepper Style w. Shredded Beef	14.95
183 泡椒魷魚	Pickled Pepper Style w. Squid	14.95
184 泡椒兔子	Pickled Pepper Style w. Rabbit	17.95
185 泡椒牛蛙	Pickled Pepper Style w. Frog	17.95

干鍋系列

Dry Braised (Hot Pot) Style

190 干鍋肥腸	Dry Braised Hot Pot Style w. Pork Intestine	15.95
191 干鍋牛肉	Dry Braised Hot Pot Style w. Sliced Beef	15.95
192 干鍋羊肉	Dry Braised Hot Pot Style w. Sliced Lamb	16.95
193 干鍋雞肉	Dry Braised Hot Pot Style w. Sliced Chicken	15.95
194 干鍋雜菌	Dry Braised Hot Pot Style w. Mix Mushroom	14.95
195 干鍋兔子	Dry Braised Hot Pot Style w. Rabbit	17.95
7 干鍋牛蛙	Dry Braised Hot Pot Style w. Frog	17.95

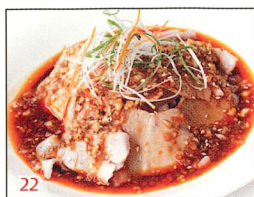
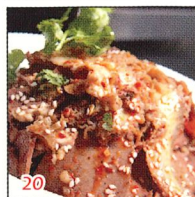
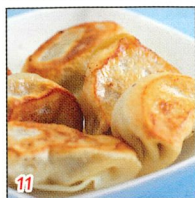
特色推薦 House Special

201 重慶雞公煲	Chongqing Style Chicken Hot Pot	19.95
202 川香鍋仔兔	Sichuan Style Braised Rabbit Hot Pot	19.95
203 豆瓣燒全魚	Black Bean Whole Fish	27.95
204 香辣孜然羊排	Spicy Lamb Ribs/ Cumin Lamb Chop	29.95
206 剝椒排骨	Sliced Pepper Sauce w. Spare Ribs	18.95
207 本樓手抓骨	House Special Spare Ribs	19.95
208 叫化排骨	Beggar Style Spare Ribs	19.95
209 沸騰魚片	Sichuan Boiled Fish	24.95
210 成都冷鍋魚	Chengdu Style Cold Pot Fish	24.95
211 山城毛血旺	Mao Xue Wang (w. Pork Blood, Cow Stomach, Pork Intestine etc)	18.95
212 青花椒魚	Green Flower Pepper Fish	22.95
213 跳水魚	Spicy Fish w. Chili Pepper Sauce	17.95
214 黃金椒魚	Golden Pepper Fish	18.95

美式中餐

American Chinese Cuisine

D1 四川	Sichuan Sauce Broccoli, Red Pepper, Zucchini, Snow Pea, Onion, Mushroom. Sauce: Brown Sauce Spicy.	11.95
D2 魚香	Garlic Sauce Broccoli, Red Pepper, Zucchini, Snow Pea Onion, Mushroom. Sauce: Sour & Brown Sauce, Spicy	11.95
D3 宮保	Kung Pao Sauce Broccoli, Red Pepper, Zucchini, Snow Pea Onion, Mushroom & Peanut. Sauce: Brown Sauce Spicy	11.95
D4 腰果	Cashew Sauce Broccoli, Red Pepper, Zucchini, Snow Pea Onion, Mushroom & Cashew. Sauce: Brown Sauce	11.95
D5 芝麻	Sesame Sauce Chicken Stir-Fried w. Sweet Sauce, Broccoli on the side. Sauce: Sweet and Sauce	11.95
D6 左宗堂	General T'so Sauce Chicken Stir-Fried w. Sweet & Spicy Sauce, Broccoli on the side. Sauce: Sweet and Spicy Sauce	12.95
D7 橙皮	Orange Chicken Chicken Stir-Fried w. Sweet & Spicy Sauce w. Orange Peel & Zest	12.95
D8 蒙古	Mongolian Sauce Onion & Green Onion. Sauce: Brown Sauce	11.95
D9 芥蘭	Broccoli Sauce Broccoli w. Meat. Sauce: Brown Sauce	11.95
D10 雜菜	Mixed Vegetable Sauce Broccoli, Red Pepper, Zucchini, Snow Pea Onion, Mushroom. Sauce: Brown Sauce	11.95
D11 九層塔	Basil Sauce Broccoli, Red Pepper, Zucchini, Snow Pea, Onion, Mushroom, Basil. Sauce: Brown Sauce	10.95
D12 紅咖喱	Red Curry Sauce Red Pepper, Zucchini, Dry Mushroom, Baby Bamboo Shot, Snow Pea, Red Onion. Sauce: Red Curry Sauce Spicy	12.95
D13 綠咖喱	Green Curry Sauce Red Pepper, Zucchini, Dry Mushroom, Baby Bamboo Shot, Snow Pea, Red Onion. Sauce: Green Curry Sauce Spicy	12.95
D14 黃咖喱	Yellow Curry Sauce Red Pepper, Zucchini, Dry Mushroom, Baby Bamboo Shot, Snow Pea, Red Onion. Sauce: Thai Curry Sauce Spicy	12.95
D15 新加坡米粉	Singapore Style Mei Fun Stir-Fried Rice Noodles w. Green Onion, Red Pepper, Bean Sprout, Sauce: Curry Sauce	10.95
D16 泰式米線	Pad Thai Noodles Thai Rice Noodles, Green Onion, Red Pepper, Egg, Bean Sprout, Crush Peanuts on the Top. Sauce: Sweet & Sour Sauce, Tomato Sauce	10.95



小味特色鍋

- | | | | |
|----|-------------|--|-------|
| A1 | 冒菜 | Mao Cai | 17.95 |
| A2 | Ichiban麻辣香鍋 | Ichiban Spicy Hot Pot | 19.95 |
| A3 | 青花椒烤全魚 | Fried Whole Fish in Green Pepper Sauce | 29.95 |
| A4 | 諸葛烤全魚 | Sichuan Koi Fish Hotpot | 29.95 |

風味小吃 Flavor Snack

- | | | | |
|----|-------|--|------|
| 1 | 紅油水餃 | Dumplings with Spicy Sauce (8) | 6.95 |
| 3 | 四川涼粉 | Sichuan Bean Jelly Salad | 6.95 |
| 5 | 四川酸辣粉 | Rice Noodles with Hot & Sour Soup | 7.95 |
| 6 | 酸辣肥腸粉 | Pork Intestine Rice Noodles w. Hot & Sour Soup | 7.95 |
| 7 | 四川擔擔面 | Sichuan Dandan Noodles | 8.95 |
| 8 | 紅油抄手 | Wonton in Spicy Sauce (10) | 6.95 |
| 9 | 雞湯抄手 | Wonton Soup (10) | 6.95 |
| 10 | 三鮮鍋貼 | Three Delight Pot Stickers (12) | 8.95 |
| 11 | 鍋貼 | Pot Stickers (6) | 4.95 |
| 12 | 水餃 | Meat Dumplings (6) | 4.95 |
| 13 | 素水餃 | Vegetable Dumplings (6) | 4.95 |
| 14 | 上海春捲 | Shanghai Spring Rolls | 3.95 |
| 15 | 蔥油餅 | Scallion Pan Fried Cakes | 4.95 |
| 16 | 香茅雞翅 | Lemongrass Chicken Wings | 8.95 |

可口涼菜 Appetizer

- | | | | |
|----|-------|---|------|
| 17 | 麻辣牛蹄筋 | Beef Tendon with Chili Sauce | 9.95 |
| 20 | 夫妻肺片 | OX Tongue and Triple w. Chili Sauce | 9.95 |
| 21 | 口水雞 | Steamed White Meat Chicken w. Chili Sauce | 8.95 |
| 22 | 蒜泥白肉 | Sliced Boiled Pork w. Garlic Sauce | 8.95 |
| 23 | 麻辣牛肉 | Roast Beef with Garlic Sauce | 8.95 |
| 24 | 五香牛肉 | Roast Beef | 8.95 |
| 78 | 泡椒鳳爪 | Chicken Feet w. Pickled Pepper | 8.95 |
| | 山椒木耳 | Black Wood Ears with Pickled Pepper | 7.95 |

湯 Soup

- | | | | |
|----|-------|--|-------|
| 31 | 滋補牛尾湯 | Ox Tails Soup | 17.95 |
| 32 | 清燉羊肉湯 | Lamb Legs Stew | 17.95 |
| 33 | 蟹皇豆花羹 | Crab Yolk & Bean Curd Chowder | 15.95 |
| 35 | 酸菜魚湯 | Sliced Fish & Pickled Cabbage Soup | 15.95 |
| 36 | 海鮮酸辣湯 | Sour and Spicy Seafood Soup | 9.95 |
| 37 | 一品海皇羹 | No. 1 Seafood Soup | 8.95 |
| 38 | 西湖牛肉羹 | West Lake Beef Chowder | 9.95 |
| 39 | 雞茸玉米羹 | Minced Chicken Corn Chowder | 9.95 |
| 40 | 青菜豆腐湯 | Green Tofu Soup | 6.95 |
| 41 | 番茄煎蛋湯 | Tomato Egg Soup | 7.95 |
| 42 | 上湯時蔬 | Seasonal Vegetable w. Chicken Broth Soup | 13.95 |

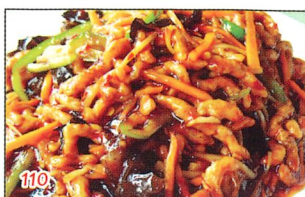
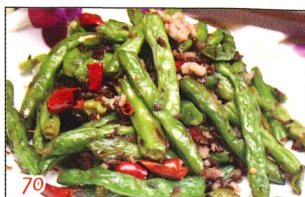
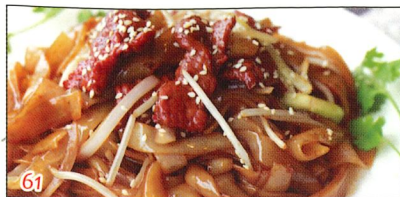
(白菜 Bok Choy, 菠菜 Spinach, 豆苗 Sugar Peas Shoot)

面飯 Noodles Rice Plate

- | | | | |
|----|-------|--|-------|
| 50 | 台式牛肉麵 | Taiwanese Beef Sirloin Soup Noodles | 10.95 |
| 51 | 麻辣牛肉麵 | Spicy Beef Sirloin Soup Noodles | 10.95 |
| 52 | 紅燒牛肉麵 | Braised Beef Sirloin Soup Noodles | 10.95 |
| 53 | 番茄雞蛋麵 | Tomato Egg Soup Noodles | 9.95 |
| 54 | 什錦海鮮麵 | Mix Seafood Soup Noodles | 10.95 |
| 55 | 榨菜肉絲麵 | Pork with Pickled Soup Noodles | 8.95 |
| 56 | 揚州炒飯 | Yangzhou Style Fried Rice | 10.95 |
| 57 | 各式炒飯 | Fried Rice | 9.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |
| 58 | 各式炒撈麵 | Lo Mein | 9.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |
| 59 | 各式炒烏冬 | Udon | 10.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |
| 60 | 各式炒米粉 | Mei Fun (Vermicelli) | 10.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |
| 61 | 各式炒河粉 | Thick Rice Noodles | 10.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |
| 62 | 各式湯米粉 | Mei Fun (Vermicelli) with Soup | 9.95 |
| | | (Chicken, Beef, Vegetable, Shrimp or Pork) | |

素菜 Vegetables

- | | | | |
|----|--------|---|-------|
| 70 | 乾煸四季豆 | Spicy String Bean | 10.95 |
| 71 | 虎皮牛角椒 | Pan Seared Capsicum Pepper | 10.95 |
| 72 | 青椒土豆絲 | Shredded Potatoes w. Capsicum Pepper | 10.95 |
| 73 | 酸辣土豆絲 | Shredded Potatoes w. Spicy & Sour Sauce | 10.95 |
| 74 | 家常豆腐 | Tofu with Homemade Sauce | 10.95 |
| 75 | 香菇菜膽 | Braised Bok Choi w. Shiitake Mushroom | 10.95 |
| 76 | 香菇豆腐 | Tofu w. Shiitake Mushroom | 10.92 |
| 77 | 松仁玉米粒 | Corn Kernel w. Pine Nuts | 13.95 |
| 78 | 蟹皇玉米粒 | Corn Kernel w. Crab Yolk | 15.95 |
| 79 | 魚香茄子 | Eggplants w. Chili Garlic Sauce | 10.95 |
| 80 | 川味茄子 | Eggplants w. Sichuan Sauce | 10.95 |
| 81 | 素麻婆豆腐 | Vegetarian Mapo Tofu | 10.95 |
| 82 | 紅燒日本豆腐 | Red Braised Japanese Tofu | 14.95 |
| 83 | 各類時蔬 | Seasonal Vegetable | 12.95 |



雞鴨類 Poultry

90	新疆大盤雞	Xinjiang Style Sautéed Spicy Chicken (w. Bone) 🌶️🌶️	18.95
91	鄉村路邊雞	Village Chicken (w. Bone) 🌶️🌶️🌶️	16.95
92	成都辣味雞	Chengdu Spicy Chicken (w. Bone) 🌶️🌶️🌶️	16.95
93	三椒燻雞	Three Pepper Chicken 🌶️🌶️🌶️	14.95
94	中式宮保雞丁	Chinese Style Kung Pao Chicken 🌶️	13.95
95	香辣雞丁	Spicy & Crispy Chicken 🌶️🌶️	13.95
96	泡椒雞丁	Pickled Pepper Chicken 🌶️🌶️🌶️	13.95
97	台式三杯雞	Taiwanese Sanbei Chicken (w. Bone) 🌶️	13.95
98	香酥鴨	Camphor Smoked Duck (w. Bone) 🌶️	16.95

豬肉類 Pork

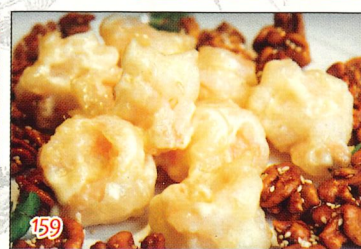
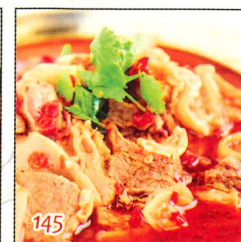
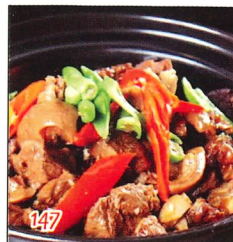
110	魚香肉絲	Shredded Pork w. Garlic Sauce 🌶️	13.95
111	青椒肉絲	Shredded Pork w. Spicy Capsicum 🌶️🌶️	13.95
112	中芹香乾肉絲	Celery Smoked Tofu w. Shredded Pork	13.95
113	螞蟻上樹	Vermicelli with Minced Pork 🌶️	11.95
114	薄餅醬肉	Thin Pancake w. Minced Pork	15.95
115	川式回鍋肉	Twice Cooked Pork 🌶️	13.95
116	老乾媽回鍋肉	Black Curded Bean Twice Cooked Pork 🌶️	12.95
117	生爆鹽煎肉	Pan Fried Pork 🌶️	14.95
118	鍋巴肉片	Soup of Rice Crust with Sliced Pork	13.95
119	糖醋排骨	Sweet & Sour Spare Ribs	13.95
120	火爆腰花	Sautéed Pork Kidney 🌶️🌶️	15.95
121	本樓小炒皇	Squid with Shredded Pork	13.95
122	香辣肥腸	Spicy & Crispy Pork Intestine 🌶️🌶️🌶️	13.95
123	火爆肥腸	Sautéed Pork Intestine 🌶️🌶️	13.95
79	麻婆豆腐	Mapo Tofu 🌶️🌶️	10.95

牛羊類 Beef & Lamb

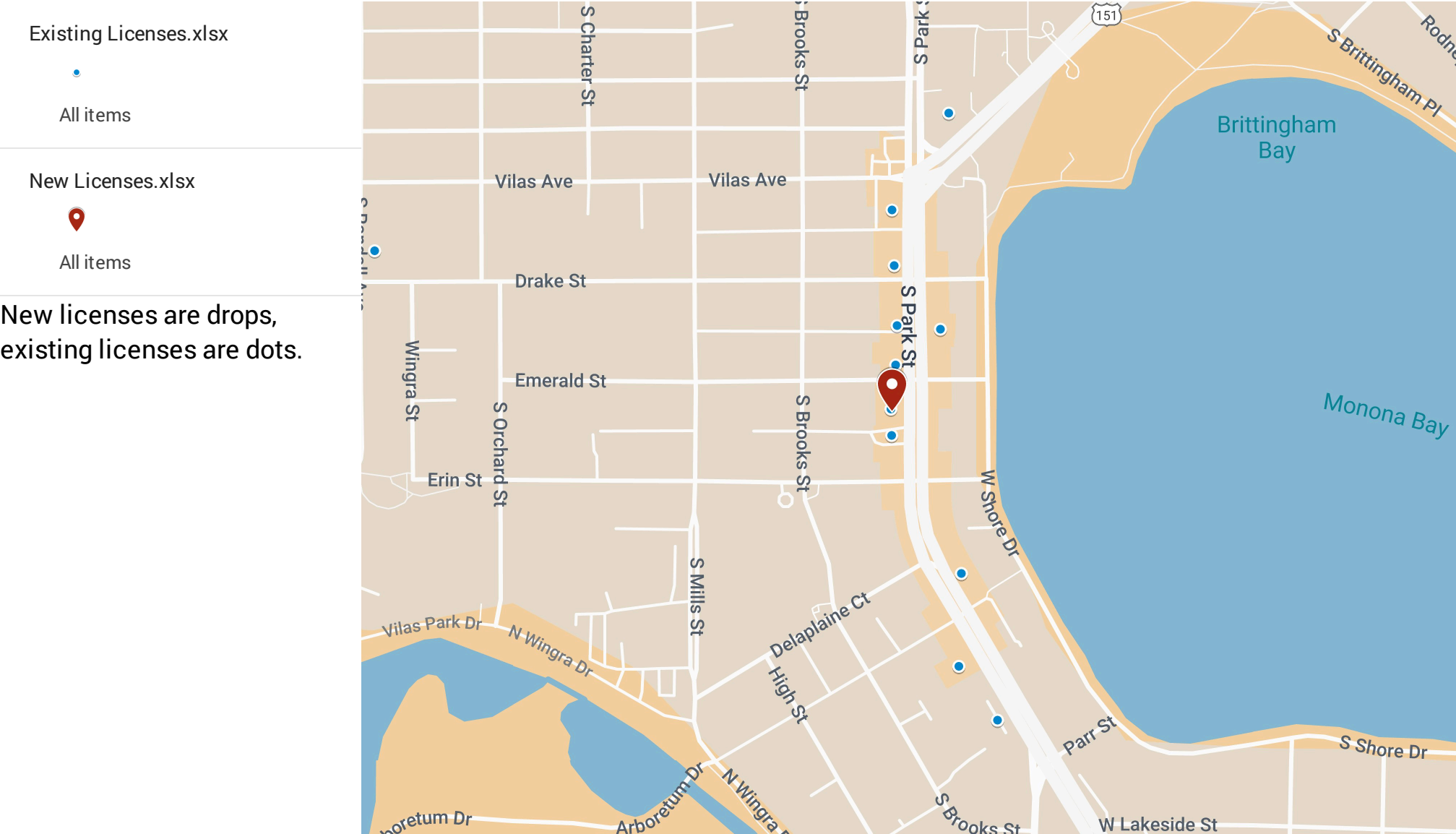
130	乾煸牛肉絲	Fried Shredded Beef in Chili Sauce 🌶️🌶️	14.95
131	青椒牛肉絲	Shredded Beef w. Capsicum 🌶️	14.95
132	孜然牛肉	Sliced Beef w. Cumin Flavor 🌶️	14.95
134	蔥爆牛肉	Sliced Beef w. Scallion	14.95
135	鐵板牛肉	Sliced Beef w. Hibachi Style	14.95
136	山椒牛肉	Sliced Beef w. Three Pepper 🌶️🌶️🌶️	14.95
137	鮮椒肥牛	Sliced Fatty Beef w. Fresh Pepper 🌶️	16.95
138	酸湯肥牛	Sliced Fatty Beef w. Pickled Soup 🌶️🌶️	16.95
139	爆炒牛百葉	Sautéed Cow Stomach 🌶️	13.95
140	孜然羊肉	Sliced Lamb w. Cumin Flavor 🌶️🌶️	15.95
141	蔥爆羊肉	Sliced Lamb w. Scallion	15.95
142	山椒羊肉	Sliced Lamb w. Three Pepper 🌶️🌶️🌶️	15.95
143	薄餅羊肉	Minced lamb with Thin Pancake 🌶️	16.95
144	牛腩煲	Beef Sirloin in Hot Pot	14.95
145	麻辣牛腩煲	Beef Sirloin in Hot Pot w. Spicy Sauce 🌶️🌶️	15.95
146	山珍肥牛煲	Sliced Fatty Beef & Mushrooms in Hot Pot 🌶️	16.95
147	家常羊肉煲	Lamb in Hot Pot w. Homemade Style 🌶️	16.95
148	川椒肥牛鍋	Fatty Beef w. Fresh Pepper Hot Pot 🌶️	18.95

海鮮 Seafood

150	豆花湯魚	Bean Curd Soup w. Sliced Fish	14.95
151	麻辣豆花魚	Spicy Bean Curd w. Sliced Fish 🌶️🌶️	15.95
152	剁椒魚片	Sliced Pepper w. Sliced Fish 🌶️🌶️	16.95
153	糖醋魚片	Sweet & Sour Fish	15.95
154	香辣回鍋魚	Spicy & Crispy Fish 🌶️🌶️🌶️	15.95
157	香辣大蝦	Spicy & Crispy Shrimp 🌶️🌶️🌶️	16.95
158	椒鹽大蝦	Salt & Pepper Shrimp	16.95
159	核桃大蝦	Walnut Sauce w. Shrimp	17.95
160	鐵板牛蛙	Hibachi Style Frog	17.95
215	鐵板日本豆腐	Hibachi Style Japanese Tofu	14.95



February 2025 ALRC New License



From: [Evers, Tag](#)
To: [licensing](#)
Subject: Item 7 - Ichiban Sichuan - 610 S. Park St.
Date: Wednesday, March 19, 2025 1:41:48 PM

Dear ALRC Members,

The applicant reached out to me and to the Greenbush Neighborhood Association in a timely manner regarding their plans for 610 S. Park St.

I've not heard concerns expressed, nor do I have concerns, regarding this application.

Thanks,

Tag Evers
District 13 Alder



City of Madison

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

Master

File Number: 87478

File ID: 87478

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 03/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Agent: Kristoffer Christensen
Estimated Capacity (in/out): 700/0
Class B Combination Liquor & Beer • 90% alcohol, 10% food
Police Sector 410 (District 6)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 13.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00159 App Updated.pdf,
LICLIB-2025-00159 Supplemental.pdf, 1925
Winnebago St map.pdf, LICLIB-2025-00159 App
Updated 3-17-2025.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	03/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)						

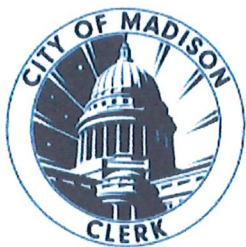
1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	
	Action Text: This License was Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass
	Action Text: A motion was made by Barushok, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.					

One registration in support.

Text of Legislative File 87478

Title

Public Hearing - New License
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Agent: Kristoffer Christensen
Estimated Capacity (in/out): 700/0
Class B Combination Liquor & Beer • 90% alcohol, 10% food
Police Sector 410 (District 6)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number)

(Legistar file number)

LICLIB-2025-00159

(License number)

6 461
(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.
Atwood Music Hall LLC
- Trade Name (doing business as) Atwood Music Hall
- Address to be licensed 1925 Winnebago St, Madison, WI 53704
- Mailing address 902 Lawrence St, Madison, WI 53715
- Anticipated opening date 6/12/25
- 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)

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 building is an events space. There will be
three bars located inside - 2 on the main floor & 1
in the balcony. Liquor, Beer, & Alcohol stored in lower level
in front of Building - Access from main bar stairwell.

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

Indoor: up to 700 Outdoor: 0

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

NA

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 ~~Atwood Music Hall LLC~~ Kristoffer C. Christensen

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

14. How long has the agent continuously resided in the State of Wisconsin? 11+ 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.

WI - 8/11/22

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
<u>Owner</u>	<u>Kristoffer C. Christensen</u>	<u>Madison, WI</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.

Kristoffer C. Christensen

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) I co-own The Bur Oak events Venue which holds a liquor license.

Section D—Business Plan

21. What type of establishment is contemplated?

- ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

☒ Other Theater

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM	4PM	4PM	4PM	4PM	4PM	11AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
12AM	12AM	12AM	12AM	12AM	1AM	1AM

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:

90 % Alcohol 10 % Food _____ % Other

If applicable, describe "Other": _____

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

26. Do you plan to have live entertainment? ☐ No ☒ Yes—what kind? Music & Comedy

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, 2026.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 1 9 4 2 1 - 0 4
39. Federal Employer Identification Number 88-3676244
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Kristoffer C. Christensen

Business phone 917-502-4452 Business e-mail address Toffer@T-Presents.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)

2/2/25

(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 _____



1919 WINNEBAGO STREET

$$1/4'' = 1' \cdot 0''$$

**NEW CONSTRUCTION FOR:
ATWOOD MUSIC HALL**
1925 Winnebago Street - Madison, WI 53704
ATWOOD NEIGHBORHOOD
CITY OF MADISON, DANE COUNTY, WISCONSIN.



1919 WINNEBAGO STREET

BALCONY PLAN
11/11/2024
1/4" = 1'-0"
A202

ISSUED FOR CONSTRUCTION



ENNOVATION
ENGINEERING SERVICES INC.

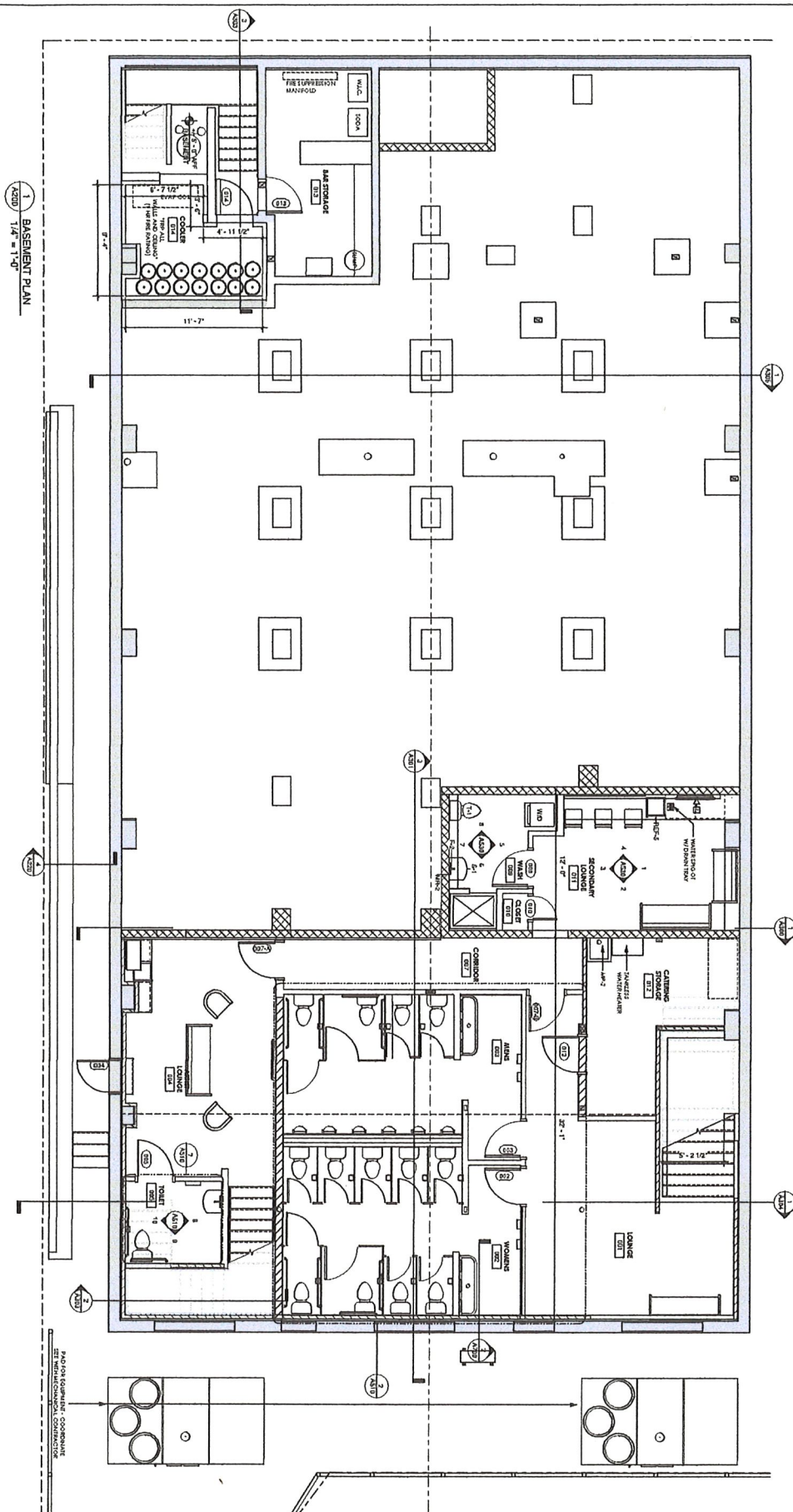
LINVINE ARCHITECTS

THIS COLOUR, THE BEAS AND 3 BRIGHT INCORPORATED
MEANS AN 80% INCREASE IN SERVICE & THE 30% INCREASE
IN THE ARCHITECT'S FEE AND 10% IN THE COST OF THE PROJECT.
THESE FIGURES ARE BASED ON THE FOLLOWING ASSUMPTIONS:
1. THE ARCHITECT'S FEE IS 10% OF THE PROJECT COST.
2. THE PROJECT COST IS \$100,000.
3. THE PROJECT COST IS \$100,000.
4. THE PROJECT COST IS \$100,000.
5. THE PROJECT COST IS \$100,000.
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8. THE PROJECT COST IS \$100,000.
9. THE PROJECT COST IS \$100,000.
10. THE PROJECT COST IS \$100,000.

ARCHITECT OF RECORD:
ED LINVINE, AIA



**NEW CONSTRUCTION FOR:
ATWOOD MUSIC HALL**
1925 Winnebago Street - Madison, WI 53704
ATWOOD NEIGHBORHOOD
CITY OF MADISON, DANE COUNTY, WISCONSIN.



A200

BASEMENT - PLAN
1/4" = 1'-0"

1/1/1/2024

1/4" = 1'-0"



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ARCHITECT OF RECORD
ED LINVILLE, AIA

**NEW CONSTRUCTION FOR:
ATWOOD MUSIC HALL**
1925 Winnebago Street - Madison, WI 53704
ATWOOD NEIGHBORHOOD
CITY OF MADISON, DANE COUNTY, WISCONSIN.

DRINK MENU

TAPS

WORKING DRAFT 8

PULP CULTURE HAZY IPA 6.3%

NEW GLARUS 7

TWO WOMEN LAGER 5%

WORKING DRAFT 8

CZECH-STYLE PILS 4.4%

HOP HAUS 8

YARDWORK CRUSHABLE IPA 4.9%

CENTRAL WATERS 8

IMPERIAL STOUT 12OZ 7.7%

DELTA BEER LAB 8

AMBER ALE 5.6%

ONE BARREL BREWING 8

ROSÉ CIDER 5%

WORKING DRAFT 8

EURO VACATION MUNICH DUNKEL 5%

WINE

HOUSE MERLOT 7

HOUSE CABERNET 7

HOUSE MOSCATO 7

HOUSE CHARDONNAY 7

HOUSE PINOT GRIGIO 7

HONORO VERA SPANISH WHITE 8/32

CAMPO CAVA SPARKLING BRUT 7/24

MONTECILLO SPANISH RED 10/40

COCKTAILS

MAPLE OLD FASHIONED 12

FOUR ROSES BOURBON, MAPLE

SYRUP, ANGOSTURA BITTERS,

CINNAMON STICK, ORANGE PEEL

TOASTED ALMOND 11

AMARETTO, STATELINE COFFEE

LIQUEUR, OAT MILK, WHIPPED

CREAM, STAR ANISE

PLEASE SEE THE OTHER SIDE FOR MORE OPTIONS

JUICE / SODA

RED BULL \$5

GINGER BEER \$5 DELTA

ORANGE JUICE \$3

ROOT BEER \$5 COKE

GRAPEFRUIT JUICE \$3

PRODUCTS \$3

PINEAPPLE JUICE \$4 NESSALLA KOMBUCHA \$6

SNACKS

KETTLE CHIPS \$2

KNOTTY PRETZELS \$3

BEEF STICK \$2

DRINK MENU

CANS/BOTTLES

AASS NORWEGIAN STYLE PILSNER 12OZ	6
DELTA BEER LAB PORTER 16OZ	8
DELTA BEER LAB AMBER 16OZ	8
DELTA PEACH ORANGE MANGO GOSE 16OZ	8
SPOTTED COW 12OZ	6
MILLER LITE TALLBOY 16OZ	5
MILLER HIGHLIFE 12OZ	4
PBR TALLBOY 16OZ	5
PRESS SELTZER 12OZ	6
ALT BREW IPA (GF) 7.2% 12OZ	8

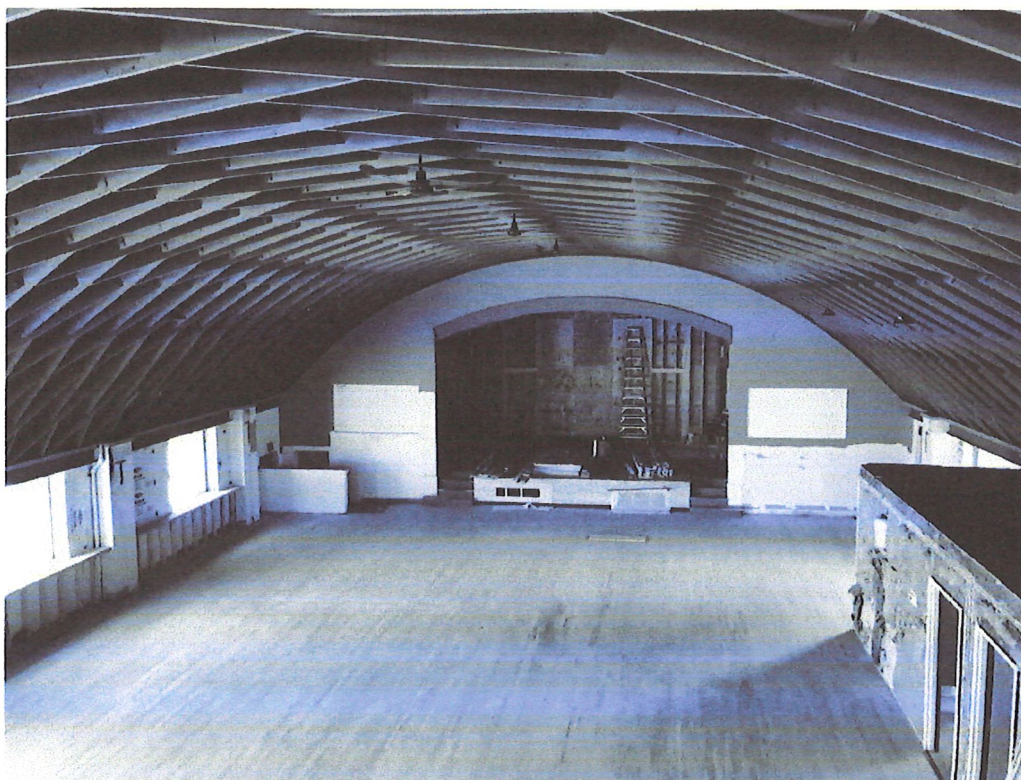
NA OPTIONS

ROTATING NA BEER	6
SURLY TAKE FIVE THC LIME TONIC 5MG 12OZ	9
FRE NA SPARKLING WHITE WINE	8
NESSALLA KOMBUCHA 12OZ	6

PLEASE SEE THE OTHER SIDE FOR MORE OPTIONS



1925 Winnebago St – Madison, WI



Business Plan

Compiled by:
Toffer Christensen
The Bur Oak / T Presents
Toffer@T-Presents.com
917-502-4452

February, 2024

Table of Contents

Executive Summary.....	3
Personal Narrative.....	3
Venue With a Purpose.....	4
Market Analysis.....	6
Competition.....	8
Venue Description.....	9
Food & Catering.....	12
Cocktail Lounge.....	12
Parking.....	13
Project Funding.....	13
Financial Analysis.....	14
Business Organization & Structure.....	16
Industry Trends.....	17
Communications & Marketing.....	18
Projected Timeline.....	19
Executive Team.....	19
Event & Concert Booking.....	20
Conclusion.....	22

The Atwood Music Hall – Executive Summary

The building at 1925 Winnebago St. was constructed in 1931 for the Madison Gospel Tabernacle as their gathering and performance space. It is one of only a few buildings left in the Midwest with its uniquely patterned Lamella roof design. As the space was originally designed to bring people together and showcase music, it seems fitting that its next incarnation follow in that tradition by becoming the Atwood Music Hall – an upscale venue to showcase the performing arts, host private events and weddings, while also serving to support and educate youth from underserved communities.

A Personal Narrative

On March 12, 1987 I attended my first real concert. Somehow as a third grader at Marquette Elementary in Madison, WI I found out about this band called the Beastie Boys and convinced my father and step-mom to take me to see them play at the Dane County Coliseum. We made our way up to the balcony and I stood on the arms of the foldable seats so I could see. Fishbone opened the show. My mind was blown. It was the License to Ill Tour and the Beastie Boys closed the night with crazy energy, spraying the crowd with Jolt Cola. From that night onwards, I was hooked on live music. Growing up in Madison, I was lucky to attend many more concerts over the years at places like the Barrymore Theatre, Oscar Mayer Theater, Memorial Union Terrace, The Loft and all the free neighborhood summer festivals. Inspired by what I had experienced, some friends and I started a band while at East High School and we played around town at places like Café Assisi, the Mango Grill and Mother Fools.

After graduating from East High School, I moved away to explore the world a bit more, attending American University in Washington, D.C. Pretty early on in college, I decided to try and parlay my passion for music into a career. I did production management and was a sound engineer for the student concert committee. I studied marketing, music history and recording engineering. I started managing a couple local musical groups whose members grew up in the city and now attended my school and Howard University. We would all check out shows at the great music venues in D.C. I learned about the importance that the town had on the history of live music, being the home to so many great venues like Bohemian Caverns to the Howard Theatre which were some of the first integrated venues in the country. The people I was hanging out with and the bands I was working with were Black and White kids. It was a great time and made me reflect on my childhood where in most places – social settings, sports and especially concert experiences – everyone looked like me.

After four years in D.C., I headed to New York City and earned a Masters in Music Business from NYU. I secured an internship with the company that owned the Blue Note Jazz Club & the B.B. King Blues Club in Times Square. I ended up being hired on as an assistant prior to graduation and in a few short years, through hard work and a bit of luck, was promoted to Talent Buyer for B.B. Kings. I booked and met so many legendary acts that I loved like B.B. King, Little Richard, Chuck Berry, Aretha Franklin, and James Brown. And the list goes on. Our company went on to open more venues in New York City and other East Coast markets. Life came full circle when I had the chance to help restore and bring back The Howard Theatre in Washington, D.C., which had been neglected for decades. Shortly after booking the first run of shows in the theater, I

left the company to start my own concert promotions company, T Presents which I have run now for over 11 years.

Madison would always pull me back. I enjoyed getting out of New York City and coming home every year to see family and to relax. After 14 years in the Big Apple and almost 20 years on the East Coast, I had a family and a child and I felt home calling us back. In the middle of a February snowstorm, we drove back to Madison where we have lived now for over 10 years. My wife attended the UW and never thought she would return to this city after moving to New York. The move back was a difficult adjustment for both of us, especially her, because of the lack of diversity.

While more diverse than in my childhood, Madison is still fairly homogenous racially and far too geographically segregated. I continued to book concerts around the country and began to focus more on Midwest markets and Madison since moving home. I became a co-owner of The Bur Oak music venue and booked shows at the Barrymore and the Mineral Point Opera House. The sad reality of booking shows in the Madison area is that there is a lack of racial diversity seen in most audiences and venue staffs. There are many reasons for that and are any local players doing anything about it? The answer is not yet.

A Venue with a Greater Purpose

Tackling racial and socioeconomic inequity within the arts will be a founding premise of the Atwood Music Hall. Introducing and exposing kids of color to live performance and performers will be facilitated to help enrich lives and create new music fans. When open, the venue will facilitate the following in conjunction with The Goodman Community Center LOFT Program:

- Donate 10-15 tickets per concert to local partners and area schools to distribute to community members who would not be able to afford concert tickets.
- Host a "Students of Live" afterschool program every Monday during the school year for kids to learn the ins and outs of the live music industry and gain hands on experience. Music industry professionals will give lectures and do Q&As in person and by Zoom. Students will work through the entire concert process from booking, to marketing and then will end the semester executing a live show. A historical component will be incorporated into the program to help educate students about the significant impact musicians of color have had on all genres of music and the roles they have played within the history of social justice.

By creating an inclusive space, teaching, and mentoring, it is our hope that we may help make diversity in Live Music a normality for future generations rather than the exception.

Supporting the Community

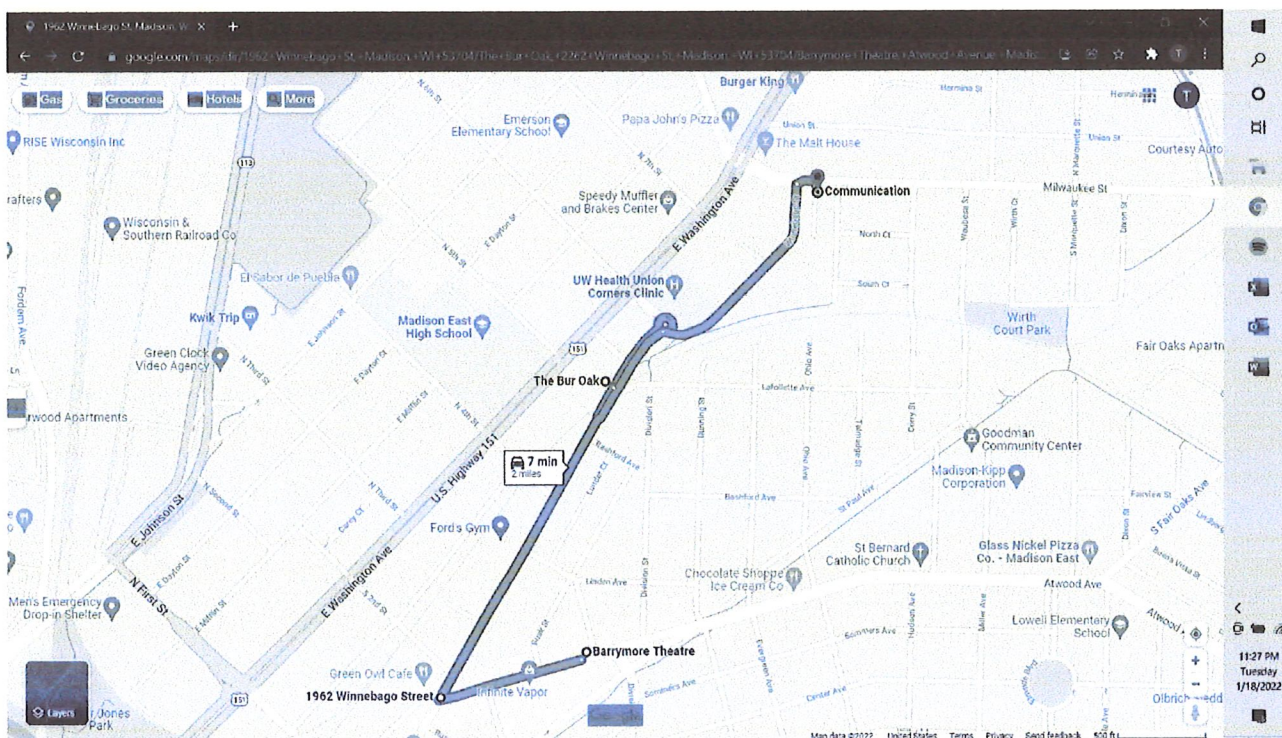
The pandemic has shown many of us how artistic experiences are vital to not only a city's culture but also a key bond that that brings communities together. A gathering space like the

Atwood Music Hall will be a neighborhood asset that may be utilized by various community organizations. Within the project budgets we will be able to donate the space and production staff up to one weekday per week to area non-profits:

- Meeting space for local non-profit programs, venue partners, or neighborhood groups.
- Fundraising nights for non-profits, venue partners or community groups.
- Space for startup organizations and non-profits to pitch investors/donors.
- Performance space for area youth music and arts groups.

The Neighborhood

The Schenk/Atwood neighborhood is home to countless bars, restaurants, and creative businesses. The opening of The Atwood Music Hall would solidify the neighborhood as an Arts District by complementing and connecting The Bur Oak, The Barrymore Theatre, and Communication.

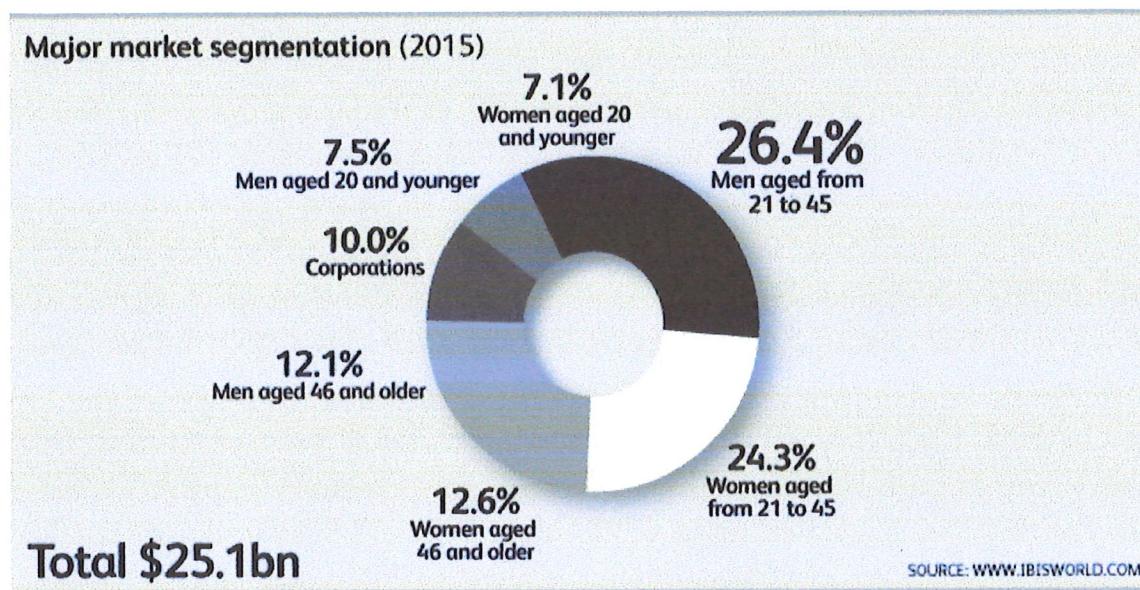


The Bur Oak on Winnebago St is a 130-capacity room that hosts local and nationally touring talent of all genres and has become the spot to play for nationally touring singer-songwriters in Madison. The Bur Oak co-owner, Toffer Christensen owns T Presents, which is a local concert promotion company that also books larger shows into the Barrymore Theatre which is an 800-

950 capacity room depending on the show configuration. The Atwood Music Hall at 400 seated or 720 standing room only would fill the mid-size venue void that currently exists for independent promoters in the market.

Live Event Market Synopsis

The graph below shows the age breakdown of live event attendees. Prior to covid, it was an industry sector that grossed over \$25.1 billion dollars per year, 50 % of its attendees are men and women between the ages of 21 and 45 years old.



Madison by the Numbers

Madison contains a relatively young and affluent population – consistent with the research supporting the demographic of people that attend live events. Additionally, the high earning potential accompanied by a sizeable University and quickly growing companies like Epic Systems and Exact Sciences has made Madison an amazing live entertainment opportunity.

City Population	250,000
Metro Area Population	627,000
% of Population between the age of 19 and 64	56.3%
Median Madison Household Income	\$54,000
Unemployment Rate	3.7%
Job Growth	1.20%
University of Wisconsin Student Population	43,193
University of Wisconsin Employees	21,727
Epic Systems Employees	7,500+
Money Spent on Construction of New Downtown Apartments in 2014	\$213 Million

Additional Highlights:

- Lowest Poverty Ratio of USA's 100 largest cities
- Highest percentage of gay couples in the Midwest after Chicago and Minneapolis.
- Highest acreage of park space per resident of USA's 100 largest cities
- Continually voted as one of the top cities in USA to live and work on several livability and business polls

Madison Music Venues

Madison has a very healthy music scene relative to its population. The community embraces and frequents live music and it is common industry knowledge that often times acts that play concerts in both Milwaukee and Madison will sell more tickets for their Madison engagement despite the smaller population. Here is a snapshot of current live music venues and events located in and around Madison based on pre-covid numbers.

Venue	Location	Capacity	Concert Frequency	Notes
Alliant Energy Center	Southeast Side	10,000	1 monthly	County owned expo center that hosts music, fairs, and sporting events.
McPike Park	Williamson St.	5000	Summers 2 a month	Large public greenspace used free for neighborhood food and music events.
Live on King Street	Downtown – Capitol Square	3000-5000	5 per summer	Free Summer Concert Series booked by FPC Live. 4 Shows total.
Breese Stevens Field	E. Washington	6000	4-6 per summer	Concert Series booked by FPC Live
The Sylvee	E. Washington	2500	1-2 per week	Large SRO venue booked by FPC Live
Overture Hall	Downtown – State Street	2250	1-2 per month	Large fixed seat City-owned concert hall at the Overture Center for the Arts. Books shows in house and can be rented, but is very expensive. FPC Live place some shows there.
Orpheum Theater	Downtown - State Street	2200	2-4 per month	Booked by FPC Live with a focus on comedy. Not heavily booked.
Wisconsin Union Theater Shannon Hall	Campus – University	1165	1-2 per month	Fixed seat venue. Owned by the University of Wisconsin. Books cultural shows in-house and can be rented.
Capitol Theater	Downtown – State Street	1089	1-2 per month	Part of the Overture Center for the Arts. FPC has exclusive on the venue for non-Overture sponsored shows. Not heavily utilized.
Barrymore Theater	Atwood – East Side	900	4-10 per month	Fixed seat theater. Relies on outside promoters for bookings.

Liquid	University Campus	800	1-2 Djs per month	Dance Club. Books EDM DJs during school year only. Not set up for live music.
Majestic Theater	Downtown	600	4-5 nights per week	FPC Live venue booking national acts.
Stoughton Opera House	Stoughton	495	5-7 per month	Fixed seat opera house 35 minutes from Madison. Presents acoustic music.
High Noon Saloon	E. Washington	400	5-6 nights per week	Books nationals and some locals. FPC Live venue.
Café Coda	Williamson St	99	3-5 nights per week	Jazz Club – mostly local acts
The Play Circle	Campus – University	165-300	1 per month	Part of the Wisconsin Union Theater. Hosts mostly student plays.
Madison Comedy Club	Downtown – State Street	200	3-5 nights per week	Comedy only venue.
The Bur Oak	Atwood	130	6-7 nights per week	Booked and co-owned by Toffer Christensen
North Street Cabaret	Eken Park	99	3-4 nights per week	Small cabaret presenting all genres of music, mostly local.
Communication	Atwood	49	2 nights per week	All Ages Music and Art Non-profit Venue. Sober venue.

Analysis of Local Competition

Madison recently has seen serious consolidation in live music. There is currently one active large promoter based in the city – FPC Live. FPC Live operates The Sylvee, Majestic Theater, High Noon Saloon, and the Orpheum Theater and occasionally promotes shows at the Barrymore, The Overture Center and the Alliant Center. They also book the concerts that take place at Breese Stevens Field, produced Freak Fest and Live on King St. The international publicly traded concert giant Live Nation owns 51% of FPC Live. Saudi Arabia's Public Investment fund owns a 5.7% stake in Live Nation.

There currently is not much competition in Madison for FPC Live venues. T Presents occasionally bids against them for shows at the Barrymore and sometimes for Bur Oak shows that are also looking to maybe play High Noon. For a band that can sell 200-700 tickets there is currently no formidable competition in town to the High Noon Saloon or the Majestic Theater. The Atwood Music Hall would fit in quite nicely and provide acts and their agents an independent alternative to the Live Nation/FPC Live options. The industry would welcome a new option with open arms.

Venue Design & Capacity

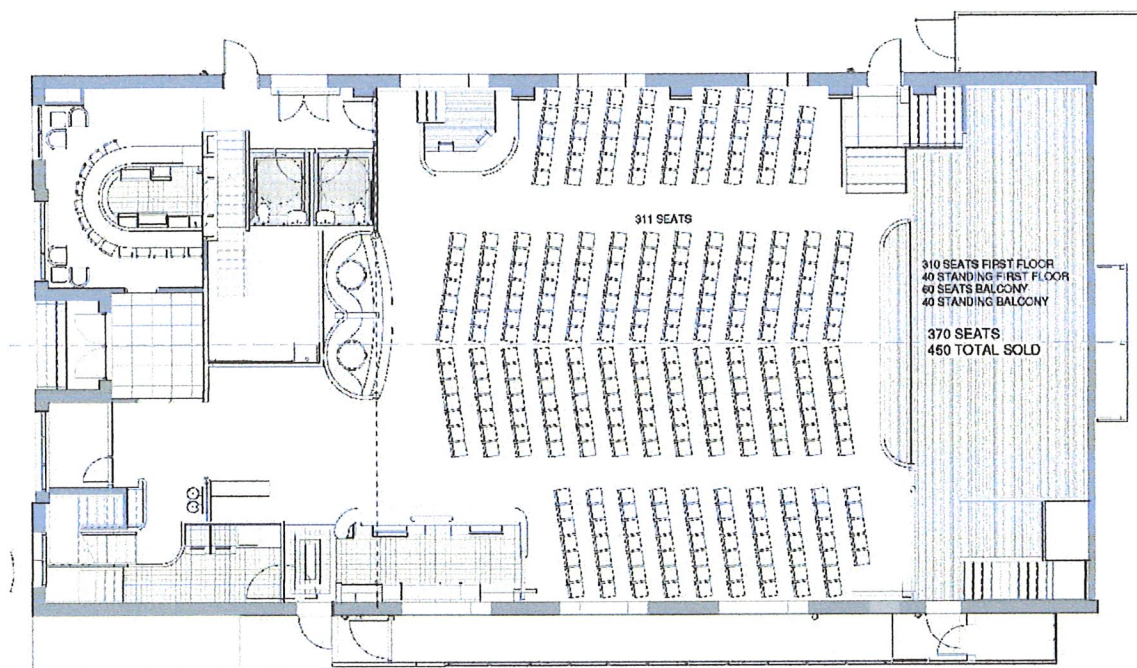
Originally constructed during the Art Deco period, the intention of the building's re-design is to capture the aesthetics of that design period so that venue patrons will think the Atwood Music Hall was originally built as a music venue when they walk into the room. Rounded edges in the balcony and along with the upholstered booths complemented by period lighting will add to the overall ambience. Music Halls were quite popular in Europe and in major cities in the U.S. during the Art Deco period, showcasing all types of performing arts. The Atwood Music Hall's internal appearance will pay homage to this time period.



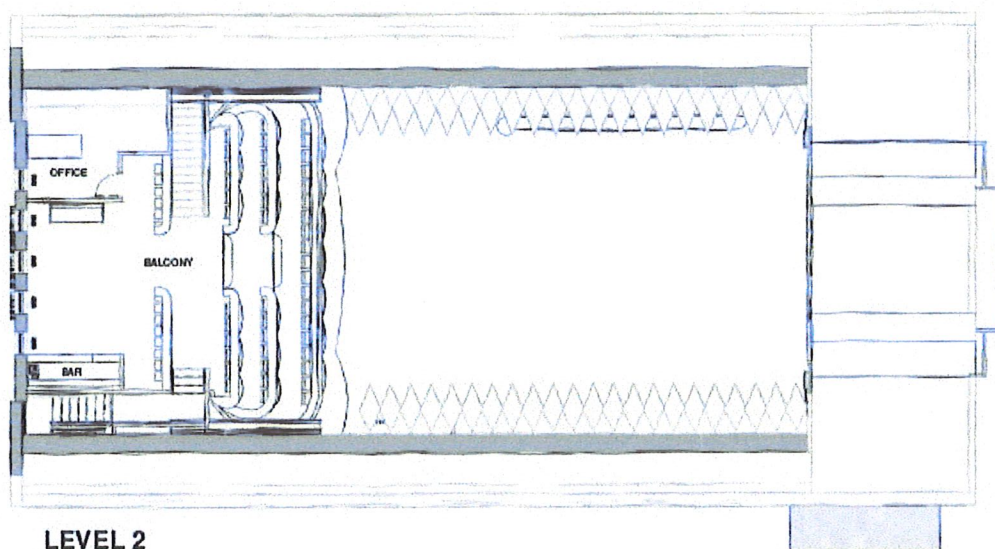
Jacob DeHaven, co-owner of the Bur Oak music venue, and Principal at DeHaven Design Build has spearheaded the venue design and layout. The venue will function in a flexible format accommodating fully seated shows, standing room only shows, and various types of community gatherings, private events, and weddings.

Main Floor Layout

The current bathrooms located on the main floor will be removed to open up the space. The door into the showroom will be moved slightly to the right to control entrance and exits and utilize a ticket booth. Two ADA gender-neutral toilets will be added towards the front of the building. Two bars, booths, and a mix position will be created within the main room. The existing stage will remain in place. The layout below shows a fully seated concert setting with folding chairs in rows. These chairs would be removed for a standing show.

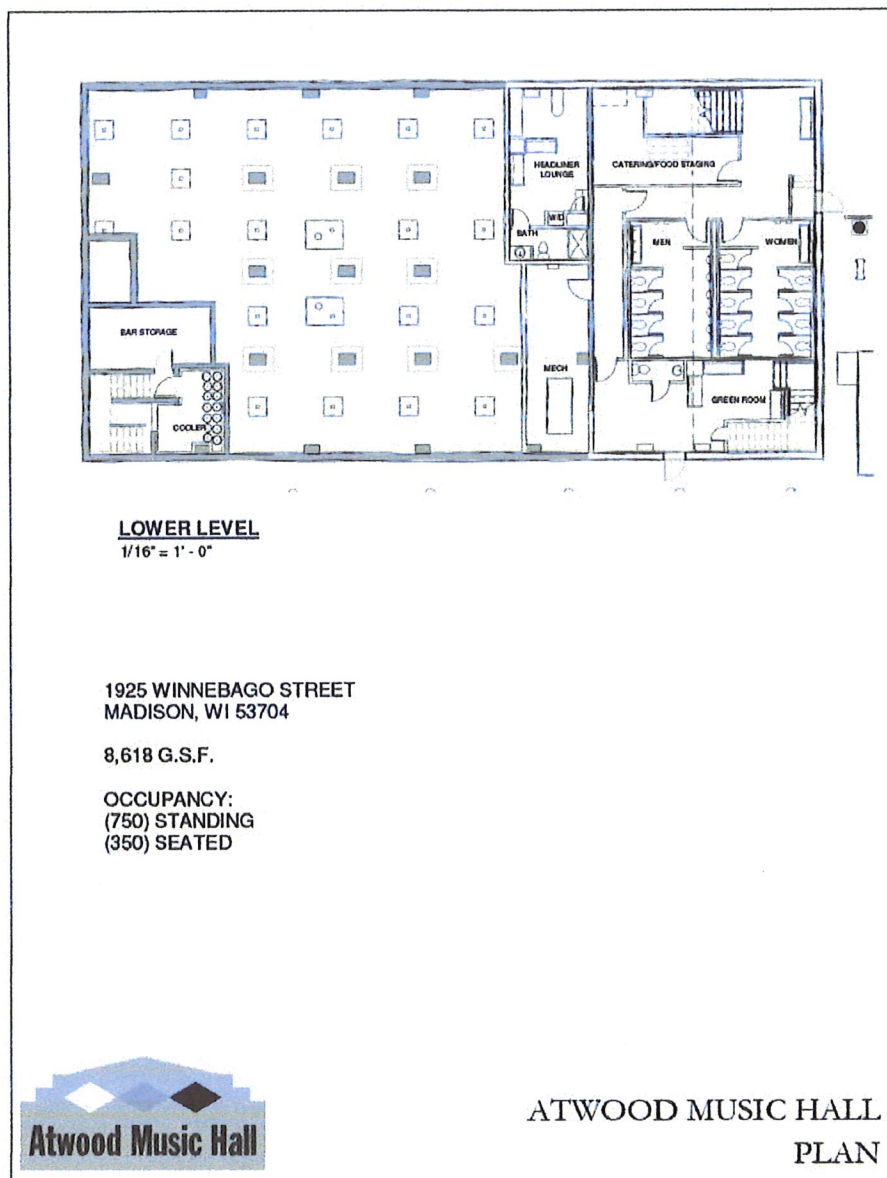


Balcony Layout - A three-tiered balcony will be built to increase permanent seating options and maximize the building's capacity. All balcony seats will have amazing unobstructed views. A small bar will live at the rear of the balcony space to service those patrons.



LEVEL 2
1/16" = 1' - 0"

Basement Layout - Restrooms will be added to the lower level. Two private artist dressing rooms will be built out and connected to the stage by a small staircase. Existing kitchen space will be left and utilized for private events and for small food offerings at shows.



Sightlines

Building many different elevations throughout a music venue is crucial to providing optimal sightlines for all fans. The Atwood Music Hall will have 6 different elevations from which to view concerts: 3 different balcony levels, raised booths on the main floor, and the main floor level. No columns or obstructed sightlines will exist.

Location

The Venue's location within the Isthmus in the popular Atwood neighborhood will allow concert goers that live downtown or on campus the ability to ride bikes or take a bus to shows. For those that may be driving from further away, it is easily reached from all parts of Madison and its suburbs by personal vehicle or rideshare.

Band Amenities

Bands/musicians remember the small things about venues and that is often what makes them want to return to play another concert there in the future. Having adequate green room space, bathrooms, a shower, and a washer and dryer for them to use are simple things that many venues are missing, including the local competition. Paying attention to those small details will go a long way to make the Music Hall a destination for all national tours.

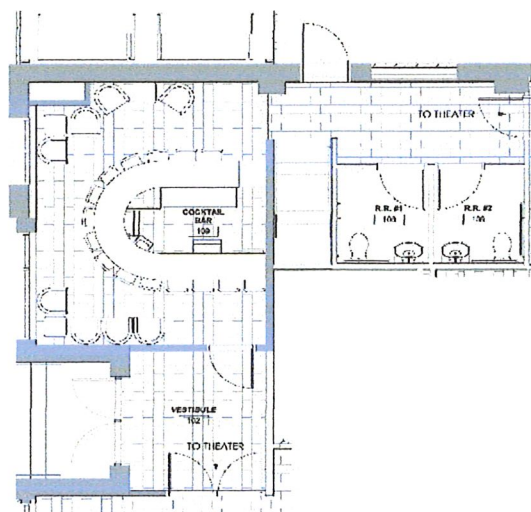
Décor

Bands and music fans have strong opinions when it comes to aesthetics. There are several examples of new music venue builds that have tried to be modern and are critically panned by fans and bands. Examples are the Nokia Theater in Los Angeles, the Best Buy Theater in New York, and the Sylvee in Madison. By designing the Music Hall in keeping with the art deco period in which the building was originally constructed, the design will stay true and authentic to the time when the architecture was created.

Food Offerings & Catering

The existing basement kitchen space will be updated to allow for a to be determined partner to cook and sell a small selection of food items to patrons during public events. A nominal rent of \$100 per show will be charged to the operator. The space will also be available to outside caterers to use at weddings and private events making the venue more user friendly than other area concert venues. Having private cook and prep areas plus refrigeration units available to outside caterers will help attract more private event business.

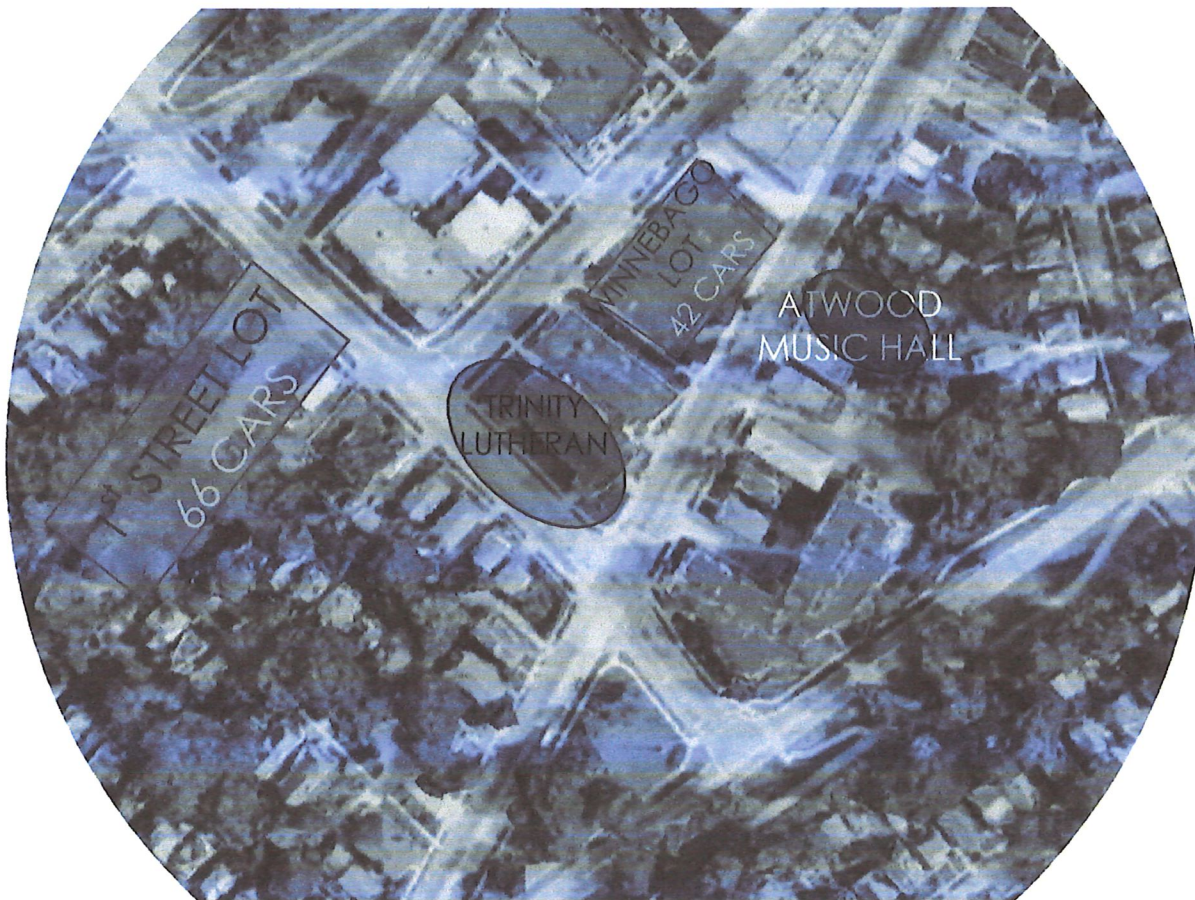
Cocktail Lounge



A small front room in the building will become a cocktail lounge that is open before and after shows and on evenings when there are no shows or events in the music hall. This space will comfortably hold 20 patrons at a time and help capture revenue that would otherwise be spent elsewhere. The lounge will have its own street entrance to make it a standalone space but flexible so that it can be opened up to the main space through an internal door when needed. The lounge will become a small but consistent revenue generator throughout the year being open 5 days a week.

Parking

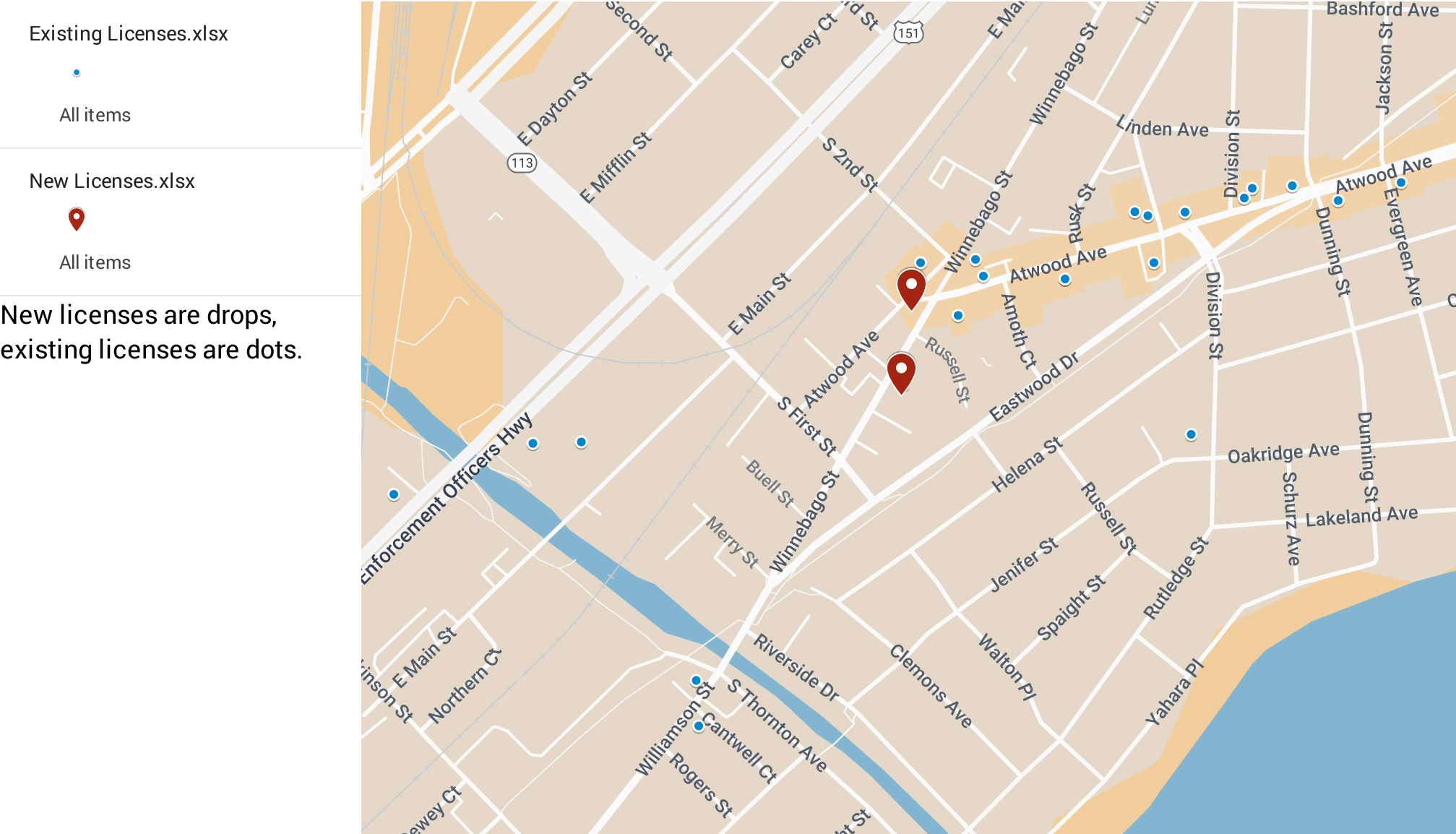
1925 Winnebago St is zoned TSS so no parking is municipally required, however The Bur Oak LLC has put together a deal with Trinity Lutheran Church to rent and refurbish their two existing lots which are in close proximity to the venue. The First Street lot will be a combination of paid hourly parking and pre-sold event parking. The Winnebago St lot will always be an hourly paid lot. The two lots will be a revenue opportunity for the venue and a convenience for customers and private event clients.



Project Funding

Toffer Christensen and his real estate company, The Christensen Company LLC currently own the building having purchased it in 2023. Lake Ridge Bank holds the real estate mortgage and have been helpful in securing funding opportunities to cover the entire project. The funding for the building renovations, FF&E, and parking lot upgrades will come from a combination of traditional bank loans, Tiff Financing, a WWBIC Loan, and owner and investor cash.

March 2025 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)

LICLIB-2025-00159

(License number)

6

461

(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.
Atwood Music Hall LLC
- Trade Name (doing business as) Atwood Music Hall
- Address to be licensed 1925 Winnebago St, Madison, WI 53704
- Mailing address 902 Lawrence St, Madison, WI 53715
- Anticipated opening date 6/12/25
- 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)

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 building is an events space. There will be three bars located inside - 2 on the main floor & 1 in the balcony. Liquor, Beer, & Alcohol stored in lower level in front of Building - Access from main bar stairwell.

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

Indoor: up to 700 Outdoor: 0

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

NA

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 ~~Atwood Music Hall LLC~~ Kristoffer C. Christensen

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

14. How long has the agent continuously resided in the State of Wisconsin? 11+ years

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 1/27/25

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

WI - 8/11/22

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
<u>Owner</u>	<u>Kristoffer C. Christensen</u>	<u>Madison, WI</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.

Kristoffer C. Christensen

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) I co-own The Bur Oak events Venue which holds a liquor license.

Section D—Business Plan

21. What type of establishment is contemplated?

- ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
- ☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

☒ Other Theater22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☒ No ☐ Yes

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM	4PM	4PM	4PM	4PM	4PM	11AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
12AM	12AM	12AM	12AM	12AM	1AM	1AM

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. NA

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:

90 % Alcohol 10 % Food _____ % Other

If applicable, describe "Other": _____

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

26. Do you plan to have live entertainment? ☐ No ☒ Yes—what kind? Music & Comedy

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 Filings27. I understand that liquor/beer license renewal applications are due April 15 of every year, regardless of when license was initially granted. ☐ No ☒ Yes28. I understand that I am required to host an information session at least one week before the ALRC meeting. ☐ No ☒ Yes29. 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, 2026.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 1 9 4 2 1 - 0 4
39. Federal Employer Identification Number 88-3676244
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Kristoffer C. Christensen

Business phone 917-502-4452 Business e-mail address Toffer@T-Presents.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)

2/2/25

(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 _____



City of Madison

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

Master

File Number: 87479

File ID: 87479

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 03/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 410 (District 6)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 14.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00165 App.pdf, LICLIB-2025-00165
Supplemental.pdf, 1965 Atwood Ave map.pdf, Niles
Comments.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)						

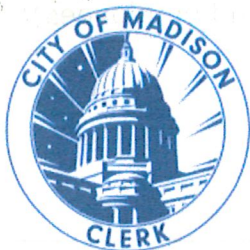
1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	
	Action Text: This License was Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE					
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING			Pass
	Action Text: A motion was made by Barushok, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING. The motion passed by voice vote/other.					

One registration in support.

Text of Legislative File 87479

Title

Public Hearing - New License
Rotunda Cafe LLC • dba Rotunda Cafe
1965 Atwood Ave • Agent: Melissa Schoechert
Estimated Capacity (in/out): 150/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 410 (District 6)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICUB-2025-00165

(License number)

6

410

(Alder District #)

(Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor,

☒ Class C Wine

Section A – Applicant

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

Rotunda Cafe, LLC

2. Trade Name (doing business as) Rotunda Cafe

3. Address to be licensed 1965 Atwood Ave Madison, WI 53704

4. Mailing address Robert Cruz 1125 Rutledge St B Madison, WI

5. Anticipated opening date 10/2/23 53703

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

☒ No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale 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.

We will sell alcohol in the rotunda and store
it in a locked storage room.

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

Indoor: 150 Outdoor: _____

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

Street Parking

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 Melissa Schoecheit

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

14. How long has the agent continuously resided in the State of Wisconsin? 1.5 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 5/2017

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

WI Wisconsin 9/26/23

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	Robert Cruz	Madison, WI
Owner	Melissa Schoecheit	Madison, WI
Owner	Kyle Martin	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.

Robert Cruz

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) Kyle Martin is part owner of The Weary Traveler

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ Yes
31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ Yes
32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ Yes
33. I intend to operate under the alcohol license within 180 days of the Common Council granting this license. The license shall be considered surrendered if not issued within 180 days of being granted. ☐ No ☒ Yes
34. I understand we must file a Special Occupational Tax return (TTB form 5630.5) before beginning business. [phone 1-800-937-8864] ☐ No ☒ Yes
35. I understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in question 1, above. [phone 608-266-2776] ☐ No ☒ Yes
36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ No ☐ Yes

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2024.
38. State Seller's Permit 4 5 6 - 1 0 3 1 5 0 5 3 8 9 - 0 2
39. Federal Employer Identification Number 93 - 3612068
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?
 Contact person Robert Cruz
 Business phone 414-870-4666 Business e-mail address Cruzaxis@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 N/A
 Phone _____ E-mail _____

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 Cafe

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
-	8 - AM	8 - AM	8 - AM	8 - AM	8 - AM	-
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	3 - pm	3 - pm	3 - pm	3 - pm	3 - pm	-

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, Coffee/Espresso

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

10 % Alcohol 90 % Food _____ % Other

If applicable, describe "Other": _____

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

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

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


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)

10/7/23
 (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 checked="" type="checkbox"/> Form for surrender of previous license | <input type="checkbox"/> Lease |
| <input 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 _____

Rotunda

★JUST COFFEE★

CHAGA SHROOM
CAFE AU LAIT
AMERICANO
CORTADO
ESPRESSO
MACCHIATO
LATTE
MOCHA
RED EYE
PUMPKIN SPICE LATTE
CHAI LATTE
MATCHA LATTE
PUMPKIN SPICE CHAI LATTE
CAPPUCCINO
CAFE MIEL
COLD BREW
STEAMER
FRENCH PRESS
FLAT WHITE
HOT CHOCOLATE
HONEYBEE
POUR OVER
CHILLED MOCHACHINO
GOLDEN LATTE

MILK ALT:
ALMOND
COV

★FOODSTUFF★

PAUL'S PEL'MENI
BEEF DUMPLINGS
POTATO DUMPLINGS
AROD'S TEX MEX
BREAKFAST BURRITO
CHICKEN BURRITO
VEGGIE BURRITO
LEVEL 5 DONUTS
LEVEL 5 GF DONUTS
JUDY'S POWER COOKIE
GRATEFUL BAGEL
VEGAN/GF:
PIZZA
BREAKFAST SAMMY
BUNKY'S LENTIL SOUP
PEL'MENI PIZZA
EMIL'S PIZZA
EMIL'S PERSONAL 'ZA
'ZA TOPPING\$
PINEAPPLE EXPRESS
BALSAMIC HAZE
MIKE'S HOT HONEY
CAVIAR

★TEA★

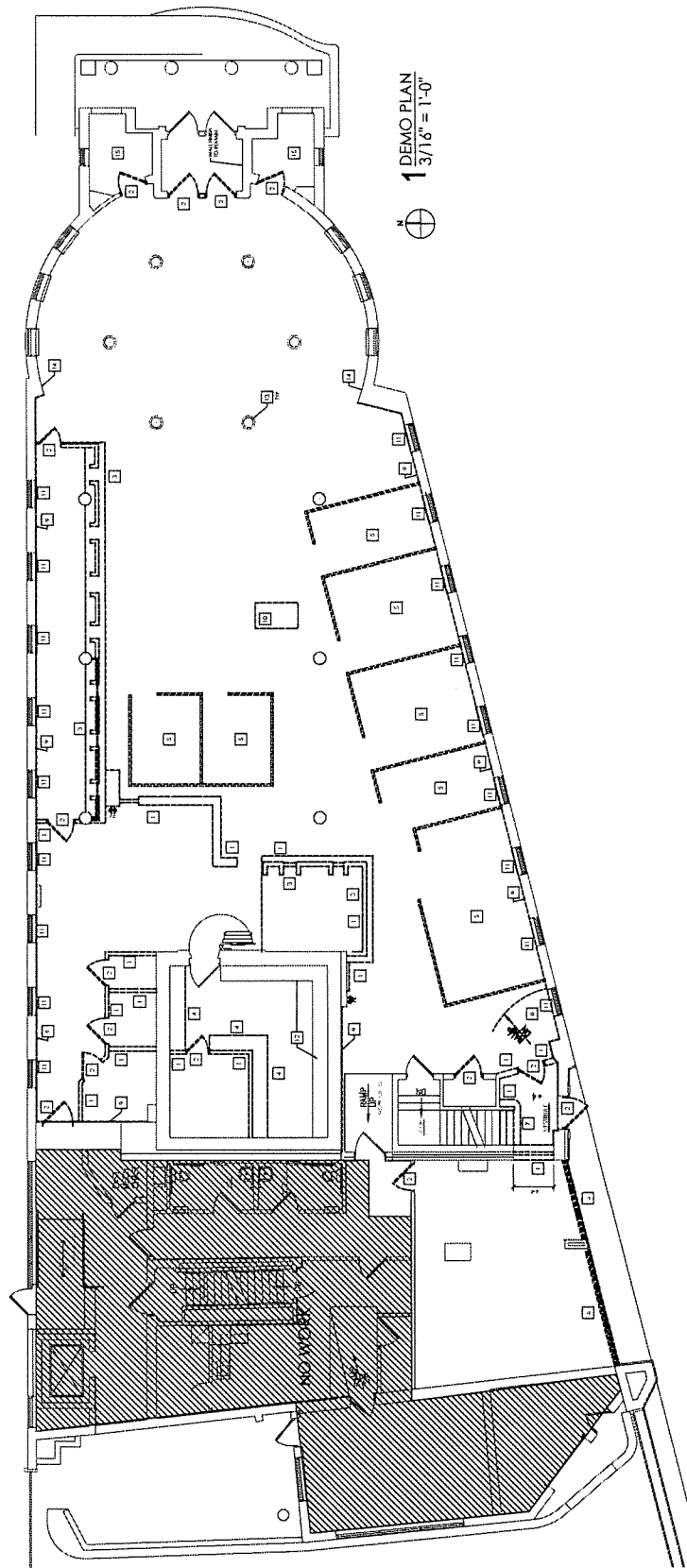
KAVA
LAVENDER
ROSEBUD
PEPPER MINT
CALENDULA
HIBISCUS
JASMINE
CHAMOMILE
ROOIBUS
BUTTERFLY PEA
MATCHA
BLUE MATCHA
GUNPOWDER
LEMON BALM
ROSEHIPS
MAGHREB MINT
EARL GREY
ENGLISH BREAKFAST
CINNAMON PLUM
FRENCH VANILLA ESSENCE
GINGER SPICE
ICED TEA
BUBBLE TEA
SMOOTHIES
ADD INS
PROTEIN
VEGAN PROTEIN

→ WIFI → ROTUNDA CAFE - 5G
WIFI - PASSWORD - COFFEE1965

GENERAL NOTES

1. DASHED LINES INDICATE DEMOLITION.
2. SEE PHASING PLAN ON SHEET A/10.
3. DEMO LIGHT FIXTURES IN WORKING AREA.
4. DEMO ACoustICAL CEILING TILES, GRID AND MOUNTING HARDWARE IN THE WORK AREA.
5. COORDINATE WITH OWNER ALL MATERIAL TO BE SALVAGED, INCLUDING BUT NOT LIMITED TO: MARBLE LIGHT FIXTURES, CROCK, CASHPANS, LOCK POKES, ETC.
6. COORDINATE REMOVAL OF ALL WALL PANELING.
7. DEMO ALL FLOOR FINISHES IN WORK AREA.

- 4 DEMO WINDOWS TOP NEW WINDOW SYSTEM
- 7 DEMO XIG STAIRS & ELOOR SYSTEM IN/ILL FLOOR PER NEW FLOOR PLAN LAYOUT
- 8 DEMO FLOOR LEVELING AS REQUIRED FOR NEW FLOOR LEVELING
- 9 DEMO PANELING & RUNNING STRIPS ON THE INTERIOR SIDE OF THE DR WALL
- 10 RELOCATE CHECK STAND FOR FLOOR PLAN A 100. PROTECT AS REQUIRED
- 11 DEMO XIG WINDOW SILL
- 12 XIG LOCK BOLTS
- 13 COLUMN FINISH TO REMAIN. PROTECT AS REQUIRED. TYP. AT ALL COLUMNS.
- 14 XIG PLASTER FINISH TO REMAIN. PROTECT AS REQUIRED.
- 15 SELECTIVE DEMO AS REQUIRED FOR REPAIR OF XIG FINISHES.



1 DEMO PLAN
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**

MONONA BANK
SCHENK'S CORNERS
1965 ATWOOD AVE.
MADISON, WI 53704

ISSUANCES:

SEP 13 2011

Abstract

1

1

1

1

1997

1

100

PROJECT #: 190304.00

A000

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GENERAL NOTES

1. REFLECTED CEILING PLAN IS FOR LAYOUT PURPOSES ONLY. COORDINATE FINAL LOCATION WITH MECHANICAL LOCATIONS.
2. TOE KICK LIGHTING NOT SHOWN ON PLAN AT TELLER AREA. ELECTRICIAN TO PROVIDE. SEE ELEVATIONS.

KEYNOTES

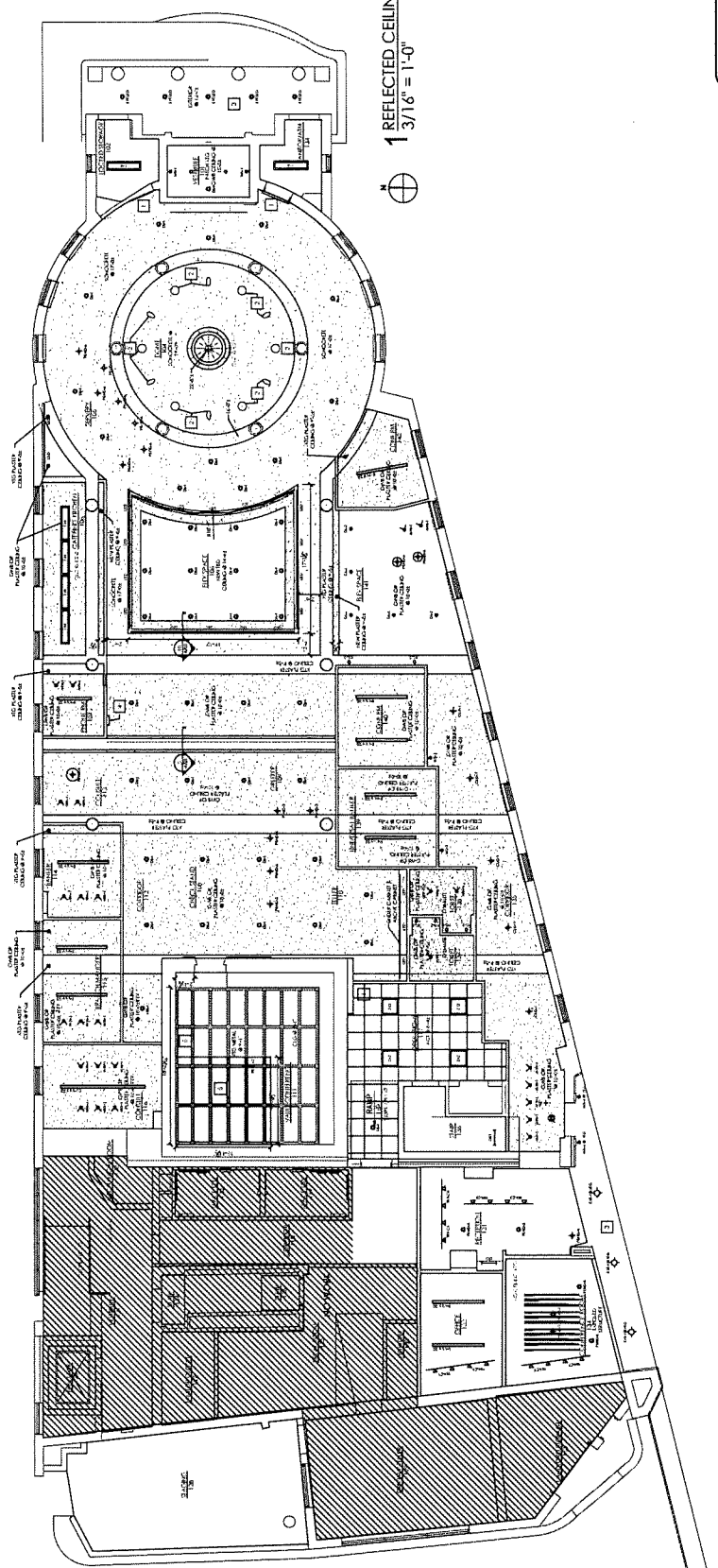
- 1 RETURN TO WALL
- 2 MASK AROUND PLASTER MEDALLIONS
- 3 SLOW COAT XIG PLASTER CEILING
- 4 "ON AIR" SIGN
- 5 CUSTOM METAL CEILING PANELS TO MATCH EXISTING

LIGHTING FIXTURE LEGEND




SPRINGMAN 68" COTTONA ESTELLE IN HEIGHT 5' 10" IN ALLUMINUM

- [illegible]



1 REFLECTED CEILING PLAN
3/16" = 1'-0"

**NOT FOR
CONSTRUCTION**



DESTREE
architects & engineers
200 WEST WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WI 53233
TEL: 414.224.1100
WWW.DESTREEARCHITECTS.COM

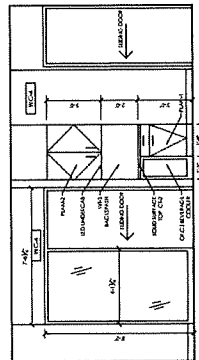
MONOMA BANK
SCHENK'S CORNERS
1965 ATWOOD AVE.
MADISON, WI 53704

ISSUES:
01 09/17/2019

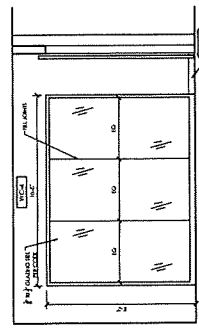
PROJECT # 2019-001
SHEET NUMBER

A700

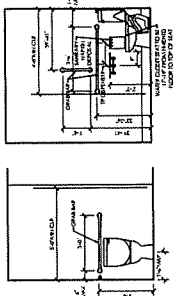
09/17/2019 DESTREE ARCHITECTS & ENGINEERS, INC.



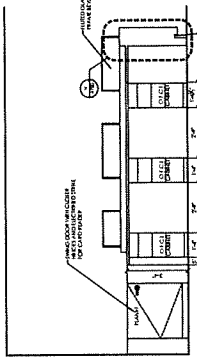
10 ELEVATION @ OFFICE 132 & 134
3/8" = 1'-0"



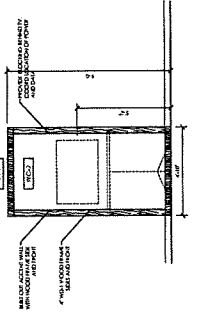
15 ELEVATION @ OFFICE 134
3/8" = 1'-0"



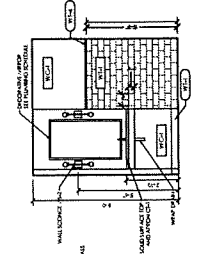
5 ADA REQUIREMENTS @ TOILET ROOMS
3/8" = 1'-0"



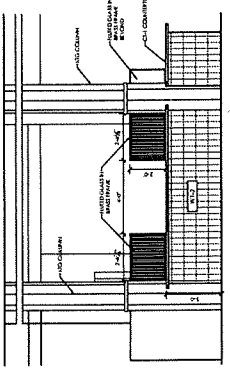
9 ELEVATION @ TELLER
3/8" = 1'-0"



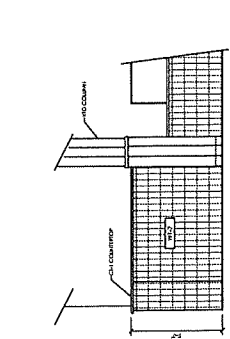
14 ELEVATION @ FLEX SPACE 141
3/8" = 1'-0"



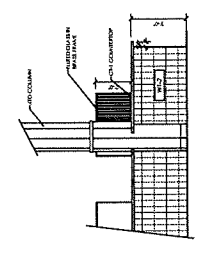
4 ELEVATION @ TOILET ROOM
3/8" = 1'-0"



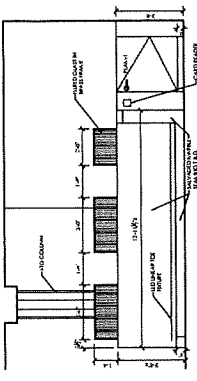
19 ELEVATION @ SERVERY
3/8" = 1'-0"



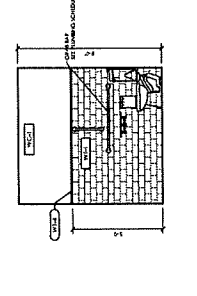
23 ELEVATION @ SERVERY
3/8" = 1'-0"



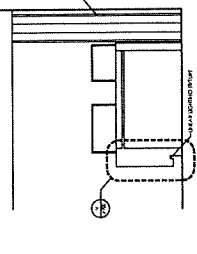
13 ELEVATION @ SERVERY
3/8" = 1'-0"



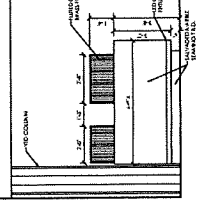
8 ELEVATION @ TELLER
3/8" = 1'-0"



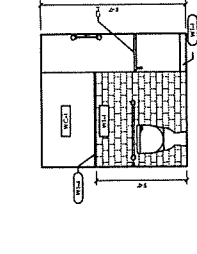
3 ELEVATION @ TOILET ROOM
3/8" = 1'-0"



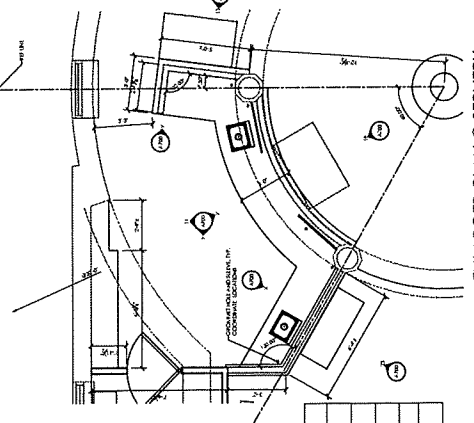
12 ELEVATION @ TELLER
3/8" = 1'-0"



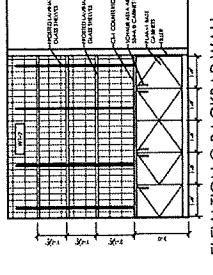
7 ELEVATION @ TELLER
3/8" = 1'-0"



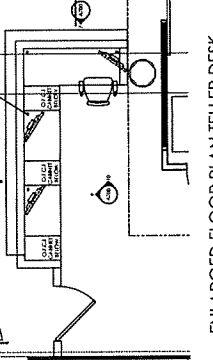
2 ELEVATION @ TOILET ROOM
3/8" = 1'-0"



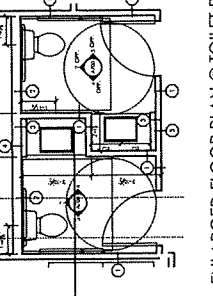
16 ENLARGED PLAN @ SERVERY
3/8" = 1'-0"



11 ELEVATION @ BACKBAR WALL
3/8" = 1'-0"



6 ENLARGED FLOOR PLAN TELLER DESK
3/8" = 1'-0"

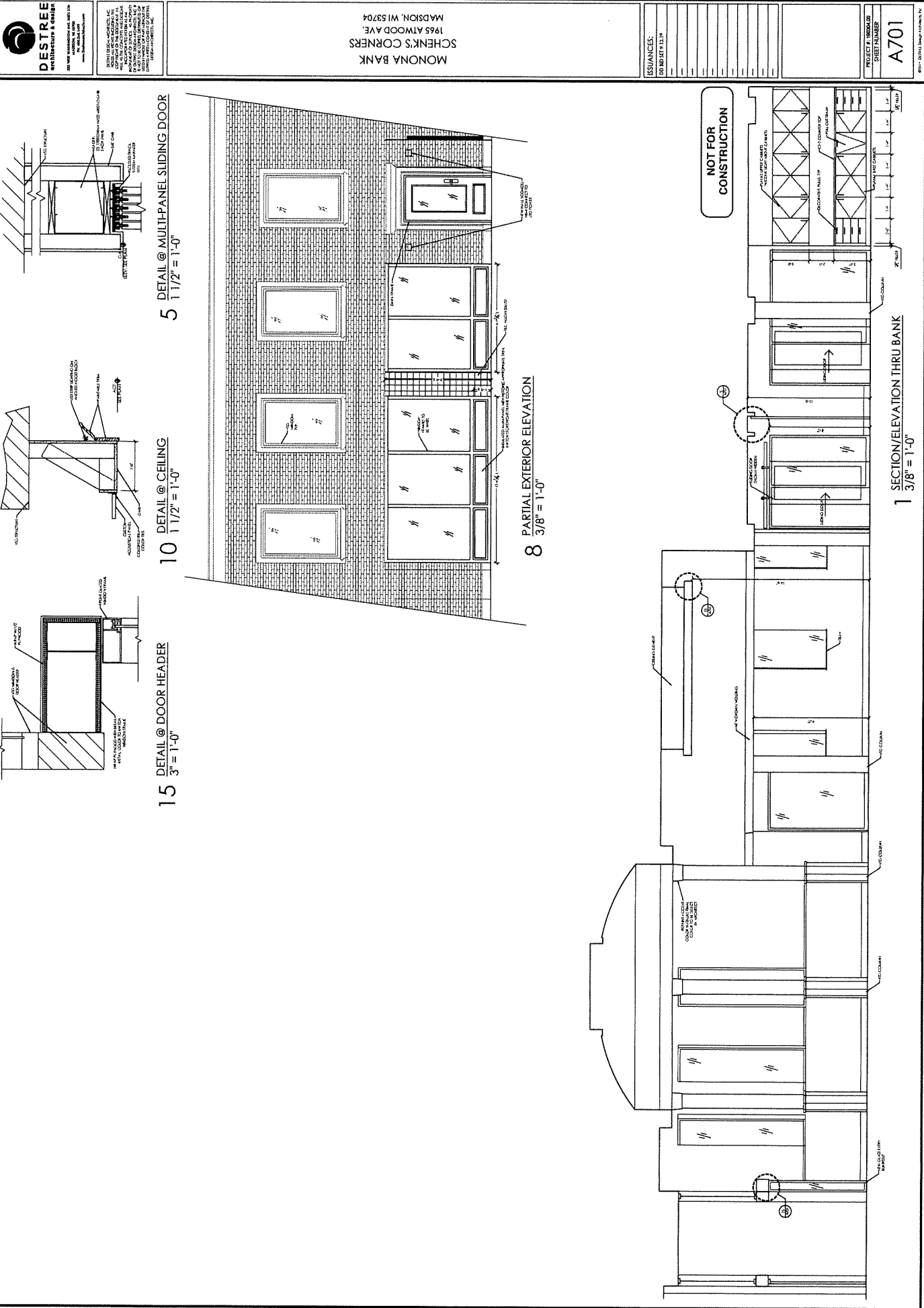


1 ENLARGED FLOOR PLAN @ TOILET ROOM
3/8" = 1'-0"

FINISH SYMBOL LEGEND

	FLOOR MATERIAL / FINISH
	WALL MATERIAL
	CEILING MATERIAL
	DOOR MATERIAL
	WINDOW MATERIAL
	FLOOR MATERIAL TRANSITION
	CORNER GUARD
	HANDRAIL

NOT FOR CONSTRUCTION



CARPET LEGEND

100-172-2000
100-172-2000
100-172-2000

[illegible]

CARPET LEGEND

100-172-2000
100-172-2000
100-172-2000

[illegible]

MONONA BANK
SCHENK'S CORNERS
1965 ATWOOD AVE.
MADISON, WI 53704

1 FLOOR PLAN
3/16" = 1'-0"






1 FLOOR PLAN
3/16" = 1'-0"

KEYNOTES

1 INLAY ON TERRAZZO FLOOR. MAP VIEW OF SCHEMKE'S CORNERS

2 WINDOW SILL. SELL-1

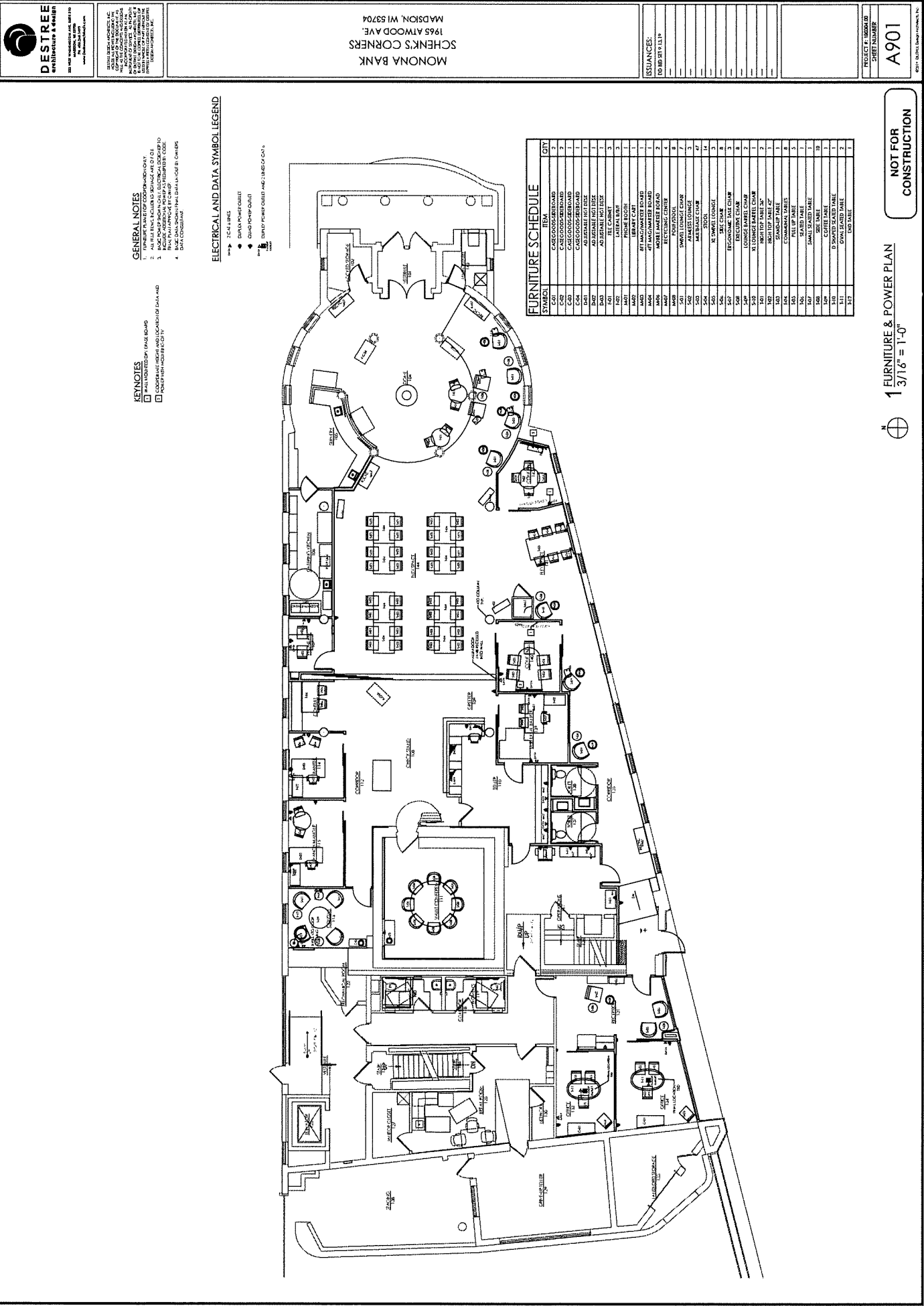
FINISH SYMBOL | LEGEND

	FLOOR MATERIAL / FINISH DUPRE POON UNLESS NOTED OTHERWISE
	WALL MATERIAL / FINISH DUPRE POON UNLESS NOTED OTHERWISE
	WALL BASE TYPE DUPRE POON UNLESS NOTED OTHERWISE
	FLOOR MATERIAL TRANSITION
	CORNER GUARD 22 PPHH SCHWAB

**NOT FOR
CONSTRUCTION**

A900

2010 DELTA DESIGN ACADEMY





DESTREE CONSULTING & CONSTRUCTION, LLC
1000 W. WISCONSIN AVENUE, SUITE 200
MILWAUKEE, WI 53233
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FAX: 414.381.1235
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FAX: 414.381.1235
WWW.DESTREECONSULTING.COM

MONONA BANK
SCHENK'S CORNERS
1965 ATWOOD AVE.
MADISON, WI 53704

ISSUANCES:
DATE: 09/11/2019
BY: [Signature]
PROJECT: MONONA BANK
SHEET: 128

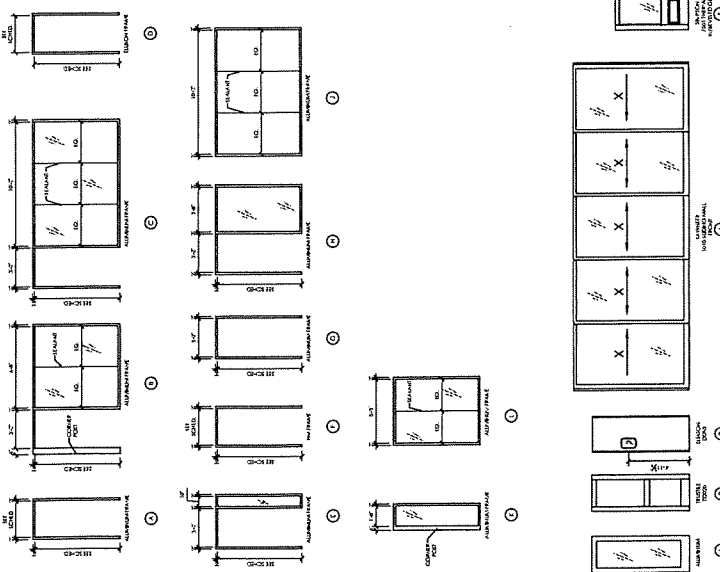
NOT FOR CONSTRUCTION

DOOR SCHEDULE									
NO.	LOCATION	DOOR TYPE	FRAME TYPE	MATERIAL	GLASS	RATING	FOB	LOCK	REMARKS
1010	VESTIBULE	3'-0" x 7'-0"	-	GLASS	-	-	-	-	CLOSER, WEARER SEALS, ALLOWANCE OF \$70 PER PULL
1010	VESTIBULE	3'-0" x 7'-0"	-	GLASS	-	-	-	-	CLOSER, WEARER SEALS, ALLOWANCE OF \$70 PER PULL
1020	LOCKED STORAGE	3'-0" x 8'-0"	134	2	WD	-	-	-	CLOSER, MORSE LOCK IN SATIN BRASS, VIF X10 SIZE
1030	CATERING KITCHEN	3'-0" x 8'-0"	134	3	WD	-	-	-	CLOSER, MORSE LOCK IN SATIN BRASS, VIF X10 SIZE
1040	PHONE RM	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1100	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1110	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1120	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1130	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1140	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1150	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1160	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1170	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1180	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1190	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1200	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1210	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1220	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1230	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1240	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1250	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1260	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1270	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1280	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1290	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1300	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
1310	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE
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1440	TELLER	3'-0" x 8'-0"	134	1	WD	-	-	-	LEVER IN SATIN BRASS, SELF CLOSING HINGE AND ELECTRIFIED STRIKE

NOTES:
1. ARCHITECT TO APPROVE SITE AND FINISH OF ALL HARDWARE PRIOR TO ORDERING.
2. ALL ALUMINUM STOREFRONTS AND DOOR FRAMES TO BE ANODIZED DARK BRONZE.
3. DOOR CLOSERS AND HARDWARE TO BE D SERIES SCHLAGE.
4. ALL SWING DOORS TO HAVE WALL/FLOOR BUMPERS TO MATCH HARDWARE FINISH.
5. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.
7. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.
8. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.
9. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.
10. INTERIOR DOORS TO BE PERMANENTLY LOCKED UNLESS OTHERWISE NOTED.

NOTE:
ALL GLASS TO BE A MIN. OF 3/8" OR THICKER AS REQUIRED BY CODE

DOOR & WINDOW FRAMES



PLUMBING SCHEDULE			
ROOM NAME	ITEM	MANUFACTURER	MODEL #
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000
RESTROOMS	SHR (S-1)	KOHLER CAYTON	E-20000

NOTES:
1. XXXX

Rotunda Cafe

Business Plan

Rotunda Cafe

1965 Atwood Avenue
Madison, WI 53704

608-286-1271
cruzaxis@gmail.com

Est. 2020

Rotunda Cafe opened its doors inside Lake Ridge Bank in 2020. For the better part of the last 2 years we have been owned and operated by the same team that took over the Weary Traveler Freehouse located at 1211 Williamson Street.

Mission

Rotunda Cafe is a community forward coffee shop and workspace. Given its location, it is the largest coffee shop in Madison. We work exclusively with Just Coffee Roasters. We also have partnered with various local purveyors such as Bunky's, Paul's Pel'meni and Arod's Tex-Mex. Our percent breakdown of coffee vs. food is currently 70/30.

We believe and our time here has shown that our current market is pushing us to expand our offerings and abilities to accommodate the ever changing needs of the community.

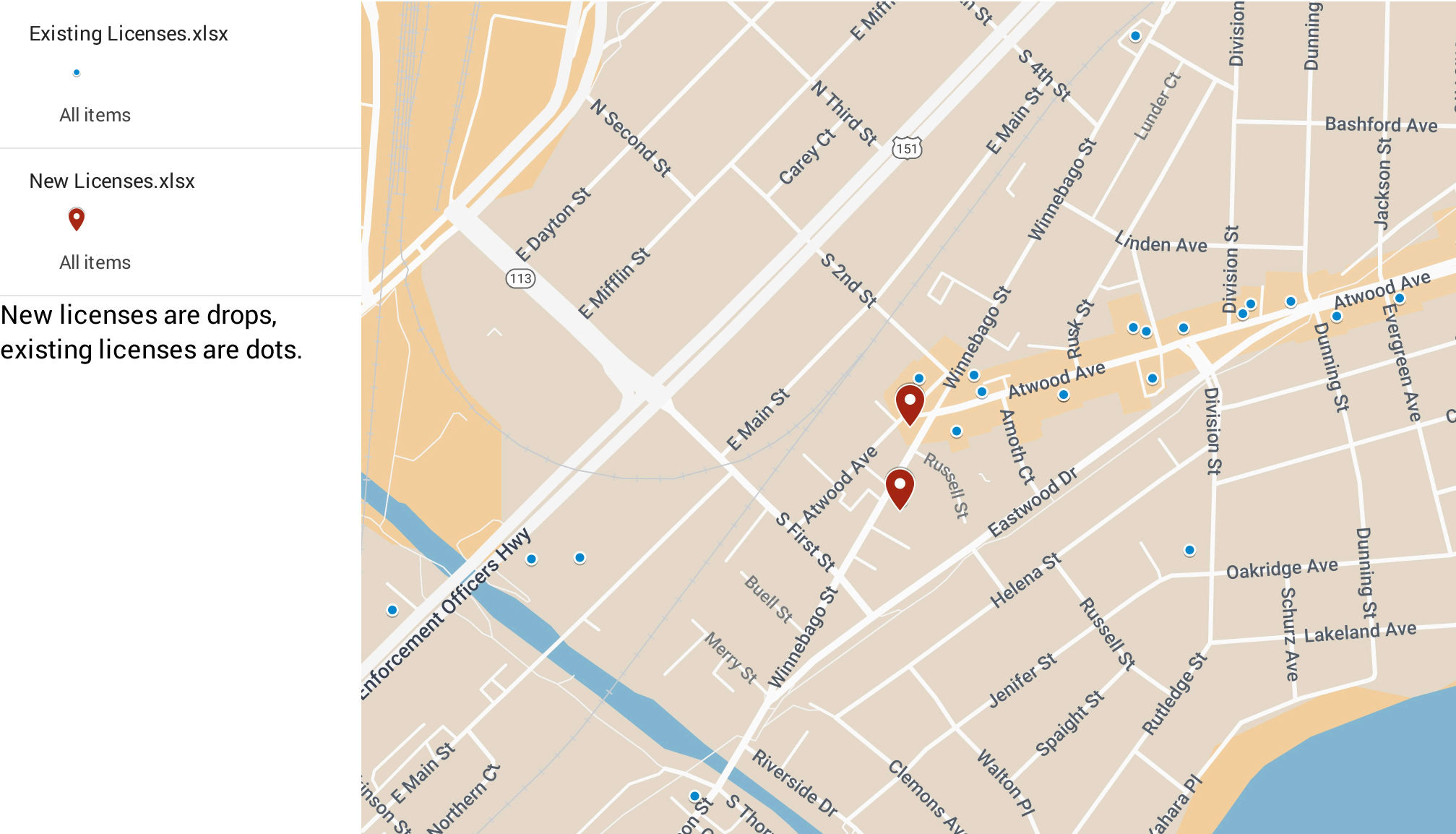
Expansion

Our current business hours of operation are Monday-Friday 8am-3pm. However, we have hosted a number of private, off-site and community events after standard hours. These events have included partnering with SASY, MNA, Strictly Discs, Pride Fest, MMOCA, Girl Scouts, Commonwealth Development, Mad City Music, Marc Maron, Ani DiFranco and Atwoodfest.

In 2025 our goal is to attain a liquor license as well as an entertainment license. If given the opportunity we will offer beer, wine and spirits during our regular business hours and also on times outside of these hours for events.

In order to stay competitive with neighborhood businesses and to meet the needs of our community we believe adding a liquor and entertainment license to our business model is necessary. However, we will stay true to our identity as a coffee shop first.

March 2025 ALRC New License



From: [Ed Niles](#)
To: [licensing](#)
Subject: Support for Rotunda Cafe (3/19 ALRC meeting, Item #9, Legistar #87479)
Date: Monday, March 17, 2025 10:18:27 PM

You don't often get email from eniles@gmail.com. [Learn why this is important](#)

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

Dear ALRC committee members,

I am writing to provide a quick note of support as a neighbor for the New License sought by Rotunda Cafe LLC under consideration as agenda item #9 ([Legistar 87479](#)) at the Wednesday, March 19, 2025 meeting. Rotunda Cafe has been a wonderful coffee shop in our neighborhood since Melissa took over the location, and it has become an important "third space" for many families and remote workers in the neighborhood. Melissa and the other owners have been fully engaged with the day to day operation of the business and they have been very communicative and open with neighbors in the area since they took over this business and brought life back into a wonderful location. Many of us have been clamoring for them to expand their hours and to offer a less tavern-like option for getting a glass of wine and enjoying a chill music set. I have no concerns with their plans for expanded hours or alcoholic offerings, and look forward to enjoying more time in this fantastic location in the evenings.

I urge you to approve this New License, and look forward to enjoying Rotunda Cafe's expanded offerings soon!

Thank you,
-Ed Niles
2129 Linden Ave



City of Madison

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

Master

File Number: 87480

File ID: 87480

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 03/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Taste of Sichuan Madison LLC • dba Taste of Sichuan
515 State St • Agent: Dalin Li
Estimated Capacity (in/out): 135/0
Class B Beer • 10% alcohol, 90% food
Police Sector 403 (District 2)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 15.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00177 App.pdf, LICLIB-2025-00177
Supplemental.pdf, 515 State 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	03/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)						

1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	
	Action Text: This License was Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE				
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING		Pass
	Action Text: A motion was made by Barushok, seconded by Verveer, to RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.				
	The conditions are:				
	1. The establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.				
	2. Food shall be available during operating hours.				
	One registration in support.				
	Notes: The conditions are:				
	1. The establishment shall meet the definition of a restaurant as defined by Madison General Ordinance 38.02, at all times.				
	2. Food shall be available during operating hours.				

Text of Legislative File 87480

Title

Public Hearing - New License

Taste of Sichuan Madison LLC • dba Taste of Sichuan

515 State St • Agent: Dalin Li

Estimated Capacity (in/out): 135/0

Class B Beer • 10% alcohol, 90% food

Police Sector 403 (District 2)



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)

LICLIB-2025-00177

(License number)

(Alder District #)

(Police Sector)

Office Use Only

135

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.

- Trade Name (doing business as) Taste of southern Madison LLC
- Address to be licensed 515 state st Madison WI 53703
- Mailing address 515 state st Madison WI 53703
- Anticipated opening date _____
- Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☐ No ☒ Yes (explain)
Beer Agent
- 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 beverages are sold in dining-in restaurant with 135 seatings. All beverages are stored in dry / beverage storage.

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

Indoor: 135 Outdoor: _____

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

Metered street parking.

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

☐ No ☒ Yes, license issued to Aichan Weng (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 Dalin Li

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 01/12/2025

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

Taste of Sichuan Madison LLC 01/01/2025.

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>Owner</u>	<u>Dalin Li</u>	<u>Madison, WI</u>
<u>Owner</u>	<u>Dongying Ye.</u>	<u>Middleton, WI</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.

Dalin 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) _____

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 - AM	11 - AM	11 - AM	11 - AM	11 - AM	11 - AM	11 - AM
(Class B only) Enter below any hours when food service will not be available, if applicable						
9 - PM	9 - PM	9 - PM	9 - PM	9 - PM	10 - PM	10 - PM

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 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:
10 % Alcohol 90 % 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 8 8 8 0 0 1 - 0 4

39. Federal Employer Identification Number 33-2586616

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

Contact person Dalin Li

Business phone 608-819-6784 Business e-mail address tasteofsiichuan88@gmail.com

Preferred language Chinese

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☒ Yes (language: Chinese)

☐ 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.

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

01/01/2025
 (Date)

Clerk's Office checklist for complete applications		
<input type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input type="checkbox"/> FEIN <input type="checkbox"/> Written description of premises	<input type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input 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 _____		

Lunch Special

Bento Box 午餐

Monday To Friday 11am - 3pm
周一至周五 上午十一時至下午三時

Served w. Steamed Rice, Seaweed Salad, Soup
Choose Between

A: Ox Tongue and Tripe w. Chili Sauce

B: Steamed White Meat Chicken w. Chili Oil Sauce

Choose one Soup:

Wonton Soup 云吞汤, Egg Drop Soup 蛋花汤

Spicy and Sour Soup 酸辣汤, Seafood Soup 海鲜汤
隨餐附贈米飯, 海帶沙拉, 以及夫妻肺片與口水雞二選一

- L01 Shredded Pork w. Chili Sauce
- L02 Farm Style Fried Pork
- L03 Red Braised Pork
- L04 Red Braised Rib
- L05 Pan Fried Pork Intestine
- L06 Salt & Pepper Shrimp
- L07 Salt & Pepper Squid
- L08 Twice Cooked Sliced Pork
- L09 Spicy Fried Chicken
- L10 Fish Fillet w. Pickle Pepper
- L11 Beef w. Pickled Pepper
- L12 Sweet & Sour Fish Fillet
- L13 Beef w. Cumin
- L14 Ma Po Tofu
- L15 Kung Pao Chicken
- L16 General Tso's Chicken
- L17 Sesame Chicken
- L18 Eggplant w. Chili Sauce
- L19 Shredded Pork and Bamboo Shoots
- L20 Sautéed Pickled Beans w. Minced Pork
- L21 Barbecued Spareribs
- L22 Spicy & Sour Shredded Potato

魚香肉絲

農家小炒肉

紅燒肉

紅燒排骨

肥腸小炒

椒鹽蝦

椒鹽魷魚

回鍋肉

香辣雞丁

泡椒魚片

泡椒牛肉

糖醋魚片

孜然牛肉

麻婆豆腐

宮保雞丁

左宗雞

芝麻雞

魚香茄子

香乾肉絲

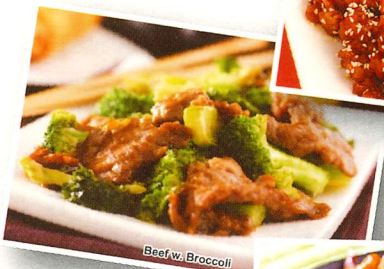
酸豆角肉末

醬香肉排骨

酸辣土豆絲



Sesame Chicken



Beef w. Broccoli



General Tso's Chicken

Printed by Qaprints.com 奇跡廣告 312-239-6606



Taste of Sichuan

608-819-6780

515 STATE ST
MADISON WI 53703

Business Hours

Sunday - Thursday:
11:00am - 10:00pm

Friday - Saturday:
11:00am - 10:30pm

Appetizer 頭抬

- | | | |
|--|-------|------|
| 001 Ox Tongue & Tripe Chili Sauce 🌶️ | 夫妻肺片 | 9.99 |
| 002 Steamed White Meat Chicken w. Chili Sauce 🌶️ | 口水雞 | 8.99 |
| 003 Spicy Beef 🌶️ | 麻辣牛肉 | 8.95 |
| 004 Sichuan Mungbean Noodle 🌶️ | 四川涼粉 | 6.95 |
| 005 Chicken Feet w. Pickled Pepper 🌶️ | 泡椒鳳爪 | 9.99 |
| 006 Sichuan Seaweed 🌶️ | 川味海帶絲 | 6.95 |
| 007 Tofu w. Spring Onion | 小蔥豆腐 | 6.99 |
| 008 Fried Pork Dumpling (6) | 鍋貼 | 6.99 |
| 009 Gyoza (10) | 水餃 | 6.99 |
| 010 Vegetable Spring Roll (2) | 素春卷 | 3.95 |
| 011 Crab Rangoon (8) | 蟹角 | 4.95 |
| 012 Edamame | 毛豆 | 4.99 |
| 013 Squash Cake | 手工南瓜餅 | 6.99 |

Soup 湯

- | | | |
|--|---------|--------|
| 020 West Lake Beef Chowder | 西湖牛肉羹 | 10.95 |
| 021 Seafood Spicy & Sour Soup 🌶️ | 海鮮酸辣湯 | 10.95 |
| 022 Chicken & Corn Soup | 雞茸玉米湯 | 10.95 |
| 023 Rice Balls in Rice Wine Soup | 酒釀湯丸 | 8.95 |
| 024 Wax Gourd & Seafood Soup | 木耳冬瓜三鮮湯 | 10.95t |
| 025 Pickled Shredded Meat Soup | 酸菜肉絲湯 | 10.95 |
| 026 Pickled Fish Fillet Soup 🌶️ | 酸菜魚片湯 | 15.95 |
| 027 Oxtail Soup | 滋補牛尾湯 | 17.95 |
| 028 Seasonal Vegetable w. Chicken Broth Soup | 上湯時蔬 | 13.95 |
- Baby choy, spinach or sugar peas shoot 白菜, 菠菜或豆苗



Noodle Soup 湯麵

- | | | |
|---|--------|-------|
| 030 Noodle in House Spicy Beef Tender 🌶️ | 麻辣牛腩麵 | 10.95 |
| 031 Noodle w. Stewed Beef in Soybean Sauce 🌶️ | 紅燒牛腩麵 | 10.95 |
| 032 Pickled Cabbage Noodles w. Shredded Meat | 酸菜肉絲麵 | 10.95 |
| 033 Noodle in Seafood Soup | 一品海鮮湯面 | 12.95 |
| 034 Seafood Wonton Noodle Soup | 上湯雲吞麵 | 10.95 |
| 035 Seafood Soup w. | 海鮮湯麵 | 12.95 |
- Choice of: Vermicelli, Udon or Lo Mein
麵選一: 米粉, 烏冬, 撈麵
- | | |
|--|-------|
| 036 Chicken, Duck, Pork Rib, Tenderloin, Oxtail or Vegetable | 10.95 |
|--|-------|
- 雞, 鴨, 排骨, 牛腩, 牛尾, 青菜湯麵
Choice of: Vermicelli, Udon, or Lo Mein
麵選一: 米粉, 烏冬, 撈麵

Fried Rice & Noodle 炒飯 & 麵

- | | | |
|----------------|------|------|
| 040 Fried Rice | 各式炒飯 | 9.95 |
|----------------|------|------|
- Choice of: Chicken, Beef, Yang Zhou or Shrimp
肉選一: 雞肉, 牛肉, 揚州, 蝦
- | | | |
|--------------------------|------|-------|
| 041 Yangzhou Fried Rice | 揚州炒飯 | 10.95 |
| 042 Seafood Fried Noodle | 海鮮炒麵 | 13.95 |
- Choice of: Fried Noodle, Mei Fun, Udon and Rice Cake
麵選一: 年糕, 撈麵, 米粉, 烏冬
- | | | |
|---------------------|------|-------|
| 043 Fried Rice Cake | 各式年糕 | 12.95 |
|---------------------|------|-------|
- Choice of: Chicken, Beef, Pork or Shrimp
肉選一: 雞肉, 牛肉, 豬肉, 蝦
- | | | |
|------------------------------|---------|-------|
| 044 Fried Lo Mein or Mei Fun | 各式撈麵或米粉 | 11.95 |
|------------------------------|---------|-------|
- Choice of: Chicken, Beef, Pork or Shrimp
肉選一: 雞肉, 牛肉, 豬肉, 蝦
- | | | |
|-----------------|--------|-------|
| 045 Rice Noodle | 乾炒各式河粉 | 11.95 |
|-----------------|--------|-------|
- Choice of: Chicken, Beef, Pork or Shrimp
肉選一: 雞肉, 牛肉, 豬肉, 蝦
- | | | |
|----------------|-------|------|
| 046 Fried Udon | 各式炒烏冬 | 9.95 |
|----------------|-------|------|
- Choice of: Chicken, Beef, Pork or Shrimp
肉選一: 雞肉, 牛肉, 豬肉, 蝦
- | | | |
|---------------------------------|------|-------|
| 047 Chengdu Style Fried Rice 🌶️ | 成都炒飯 | 10.95 |
|---------------------------------|------|-------|

Spicy Sichuan Pepercorn 麻辣系列

- | | | |
|------------------------------|-------|-------|
| 050 Spicy Sichuan Fish 🌶️ | 麻辣魚片 | 17.99 |
| 051 Spicy Sichuan Beef 🌶️ | 麻辣牛肉絲 | 15.99 |
| 052 Spicy Sichuan Shrimp 🌶️ | 麻辣蝦 | 19.99 |
| 053 Spicy Sichuan Squid 🌶️ | 麻辣魷魚 | 15.99 |
| 054 Spicy Sichuan Chicken 🌶️ | 麻辣雞絲 | 13.99 |

American Chinese Cuisine

美式中餐 \$9.95 11-95

Served w. Fried Rice & Egg Roll

- | | |
|---------------------------------------|------|
| C1 General Tso's Chicken 🌶️ | 左宗雞 |
| C2 Sesame Chicken | 芝麻雞 |
| C3 orange Chicken 🌶️ | 陳皮雞 |
| C4 Sweet & Sour Chicken | 甜酸雞 |
| C5 Chicken w. Broccoli | 芥蘭雞 |
| C6 Kung Pao Chicken 🌶️ | 宮保雞 |
| C7 Sichuan Chicken 🌶️ | 四川雞 |
| C8 Chicken in Special Garlic Sauce 🌶️ | 魚香雞 |
| C9 Beef w. Broccoli | 芥蘭牛 |
| C10 Beef w. Mixed Vegetables | 雜菜牛 |
| C11 Shrimp w. Broccoli | 芥蘭蝦 |
| C12 Shrimp w. Mixed Vegetables | 雜菜蝦 |
| C13 Cashew Nut Chicken | 腰果雞 |
| C14 Mongolian Beef | 蒙古牛 |
| C15 Seafood Delight | 海鮮大燴 |
| C16 Beef w. Green Pepper | 青椒牛 |

Chicken 雞

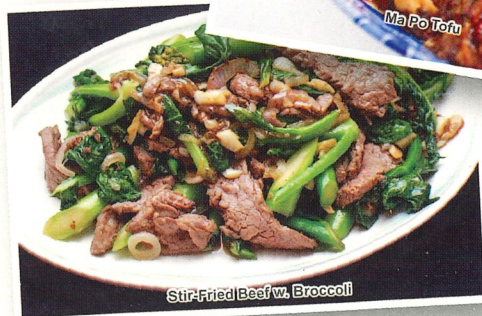
- | | | |
|---|--------|-------|
| 060 Hand Shredded Chicken w. Chili Sauce 🌶️ | 香辣手撕雞 | 13.95 |
| 061 Spicy & Sour Chicken Gizzard 🌶️ | 酸辣雞胗 | 14.95 |
| 062 Chicken w. Chogqing Chili Sauce 🌶️ | 歌樂山辣子雞 | 13.95 |
| 063 Kung Pao Chicken 🌶️ | 宮保雞丁 | 13.95 |
| 064 Spicy & Sour Chicken 🌶️ | 酸辣雞丁 | 13.95 |
| 065 Chicken in Special Garlic Sauce 🌶️ | 魚香雞丁 | 13.95 |
| 066 Chicken w. Three Spices | 三杯雞 | 13.95 |
| 067 Pepper Fried w. Chicken 🌶️ | 尖椒炒雞丁 | 13.95 |
| 068 Dry-Braised Chicken in Hot Pot 🌶️ | 乾鍋雞肉 | 13.95 |
| 069 Braised Chicken w. Potato & Green Pepper 🌶️ | 大盤雞 | 18.95 |

Beef & Lamb 牛 & 羊

- | | | |
|---|--------|-------|
| 080 Cumin Flavored Beef w. Chili Sauce 🌶️ | 孜然牛肉 | 16.95 |
| 081 Cumin Flavored Lamb w. Chili Sauce 🌶️ | 孜然羊肉 | 18.95 |
| 082 Black Pepper Beef 🌶️ | 黑椒牛肉 | 16.95 |
| 083 Poached Sliced Beef in Hot Chili Sauce 🌶️ | 水煮牛肉 | 16.95 |
| 084 Enoki Mushroom w. Lamb | 金針菇炒羊肉 | 16.95 |
| 085 Dry-Braised Beef w. Spicy Sauce in Hot Pot 🌶️ | 乾鍋牛肉 | 16.95 |
| 086 Bitter Melon w. Beef | 苦瓜炒牛肉 | 16.95 |
| 087 Slice Beef w. Scallion 🌶️ | 蔥爆牛肉 | 16.95 |
| 088 Stir-Fried Style Lamb 🌶️ | 小炒羊肉 | 16.95 |
| 089 Shredded Beef w. Red Chili 🌶️ | 野山椒牛肉絲 | 16.95 |
| 090 Fatty Beef w. Sour Soup 🌶️ | 酸湯肥牛 | 16.95 |
| 091 Special Clay Pot w. Mixed Mushrooms and Beef | 山珍肥牛煲 | 18.95 |
| 092 Stir-Fried Shredded Beef | 乾煸牛肉絲 | 16.95 |
| 093 Lamb Stew in Brown Sauce 🌶️ | 紅燜羊肉 | 20.95 |
| 094 Dry Braised Hot Pot Style w. Sliced Lamb 🌶️🌶️🌶️ | 乾鍋羊肉 | 16.95 |

Pork 豬

- | | | |
|--|--------|-------|
| 100 Farm Style Stir-Fried Style Pork 🌶️ | 農家小炒肉 | 13.95 |
| 101 House Special Garlic Ribs | 金牌蒜香骨 | 19.99 |
| 102 Meatballs in Soybean Sauce | 紅燒獅子頭 | 15.95 |
| 103 Twice Cooke Sliced Pork w. Spicy Sauce 🌶️ | 回鍋肉 | 13.95 |
| 104 Pork w. Preserved Vegetable | 梅菜扣肉 | 13.95 |
| 105 Shredded Pork w. Garlic Sauce 🌶️ | 魚香肉絲 | 13.95 |
| 106 Home Style String Bean and Pork Ribs | 四季豆燜排骨 | 13.95 |
| 107 Spicy and Sour Pork Kidney 🌶️ | 酸辣腰花 | 13.95 |
| 108 Thin Pancake w. Minced Pork | 薄餅醬肉 | 13.95 |
| 109 Pork w. Bean Sauce | 京醬肉絲 | 13.95 |
| 111 Dry-Braised Spare Ribs w. Spic Sauce in Hot Pot 🌶️ | 乾鍋排骨 | 15.95 |
| 112 Dry-Braised Intestine w. Spicy Sauce in Hot Pot 🌶️ | 乾鍋肥腸 | 15.95 |
| 113 Ma Po Tofu 🌶️ | 麻婆豆腐 | 12.95 |
| 114 Braised Pork Ribs w. Bitter Melon | 苦瓜排骨煲 | 15.95 |
| 115 Picked Chinese Cabbage w. Pig Intestine | 酸菜肥腸 | 15.95 |
| 116 Spicy Pork Knuckle 🌶️ | 香辣霸王肘 | 15.95 |
| 117 Pork Ribs w. Chopped Pepper Sauce 🌶️ | 剁椒排骨 | 15.95 |



Seafood 海鮮

- 130 Salt & Pepper Shrimp 椒鹽大蝦 16.99
- 131 Chef Special Fish Fillet 避風塘龍利魚 15.99
- 132 Huang Jin Shrimp 黃金蝦 19.99
- 133 Fish in Hot Pot 松鼠魚 15.99
- 134 Yellow Croaker Steamed or Braised in Soy Sauce 清蒸或紅燒花魚 16.99
- 135 Fish Fillet w. Pickled Pepper 泡椒魚片 15.99
- 136 Squid w. Pickled Pepper 泡椒魷魚 15.99
- 137 Dry Braised Fish w. Spicy Sauce in Hot Pot 乾鍋魚片 15.99
- 138 Steamed Fish w. Chopped Pepper Sauce 剁椒魚片 16.95
- 139 Sliced Fish w. Sweet & Vinegar 糖醋魚片 15.99
- 140 Dry-Braised Squid w. Spicy Sauce in Hot Pot 乾鍋墨魚仔 15.99
- 141 Poachd Sliced Fish in Hot Chili Sauce 水煮魚片 17.99
- 142 Squid w. King Oyster Mushroom Stew 杏鮑菇魷魚煲 15.99

Vegetarian 素菜

- 150 Cabbages and Wild Mushroom 香菇菜膽 10.95
- 151 Biter Melon w. Egg 苦瓜炒蛋 10.25
- 152 Tofu w. Black Mushroom 冬菇豆腐 10.95
- 153 Home Style Tofu 家常豆腐 10.95
- 155 Okra and Egg 絲瓜炒蛋 10.95
- 156 Pea Tip w. Garlic Sauce 蒜蓉豆苗 10.95
- 157 Green Vegetable w. Oyster Sauce 蠔油油麥菜 10.95
- 159 Okra w. Dried Shrimp 開洋絲瓜 10.95
- 160 Eggplant in Special Garlic Sauce 魚香茄子 10.95
- 161 Eggplant w. Chili Garlic Sauce 燴炒菠菜 10.95
- 162 Spicy Lotus Root 燴炒藕片 10.95
- 163 Spicy Spring Bean 乾煸四季豆 10.95
- 165 Japanese Tofu in Soybean Sauce 紅燒日本豆腐 13.95
- 166 Shredded Potatoes w. Spicy & Sour Sauce 酸辣土豆絲 10.95

House Specials 本樓特色

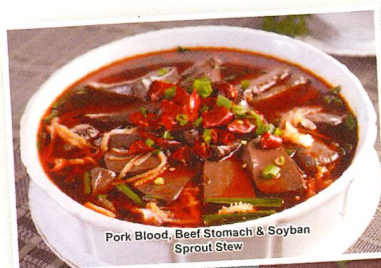
- 170 Pepper Braised Chicken Wings 尖椒紅燒雞翼 15.99
- 171 Pork Blood, Beef Stomach & Soybean Sprout Stew 極品毛血旺 19.99
- 172 Corn w. Crab Yolk 金沙玉米粒 10.95
- 173 Crab Soy Sauce 蟹黃豆花魚 15.95
- 174 Shredded Squash w. Crab Yolk 蟹黃南瓜條 11.95
- 175 Shredded Potato w. Crab Yolk 蟹黃土豆絲 10.95

Clay Pot Special 砂鍋

- 180 Oxtail Clay Pot 牛尾砂鍋煲 16.95
- 181 Old Duck Clay Pot 老鴨砂鍋煲 16.95
- 182 Chicken Clay Pot 家鷄砂鍋煲 16.95
- 183 Beef Brisket Clay Pot 牛腩砂鍋煲 16.95
- 185 Nutritional Clay Pot 美容砂鍋煲 16.95
- 186 Special Clay Pot 山珍養生煲 16.95
- 187 Pork Rib Clay Pot 排骨砂鍋煲 16.95

Chef's Special 廚師推薦

- S01 Spicy Braised Pig 紅燜豬蹄 16.95
- S02 Pickled Chinese Cabbage w. Pork and Tofu 酸菜白肉燉豆腐 13.95
- S03 Beijing Roast Duck 北京烤鴨 18.95
- S04 Dry-Braised Bull Frog 新派乾鍋牛蛙 17.95
- S05 Duck with Beer Sauce 啤酒鴨 16.95
- S07 Spicy Pork Kidney 火爆腰花 15.95
- S08 Peppers and Fungus in Sweet Sauce 鮮椒木耳 12.95
- S09 Sliced Fish in Hot Spicy Sauce 飄香魚 21.95
- S10 Fatty Beef w. Pickled Cabbage Soup 酸白菜氽肥牛 17.95
- S11 Roasted Tofu in Chef Special Sauce 山水豆腐 13.95
- S12 Shredded Pork w. Pickled Cabbage 酸白菜炒肉絲 15.95
- S13 Salt & Pepper Squid 椒鹽鮮魷 17.95
- S14 Spicy Boneless Fish 麻辣無骨魚 17.95
- S15 Black Bean Whole Fish 諸葛烤全魚 29.95
- S16 Green Flower Pepper Fish 青花椒烤全魚 29.95
- S17 Lamb Ribs w. Spicy / Cumin Powder 香辣/孜然羊排 29.95



Pork Blood, Beef Stomach & Soybean Sprout Stew



Oxtail Clay Pot

Business Plan: Taste of Sichuan Madison LLC

Introduction

Taste of Sichuan, formerly operated by Taste of Sichuan LLC, has been a successful establishment located at 515 State St, Madison, WI 53703 for the past 6 years. Aichan "Wendy" Weng was the owner and a great leader who managed the restaurant and became well-known in the neighborhood.

Product

Taste of Sichuan, a dining-in family restaurant, serves both authentic Chinese food and American Chinese food along with domestic and imported beer.

Objective/Mission

Taste of Sichuan will continue to serve fresh and tasty food as well as providing excellent service for the neighborhood and community in Madison area.

Conclusion

As new owners of Taste of Sichuan, we will strive to serve high quality food and beverages to Madison community which is the reason we are applying a new liquor license as a new company has been established.

Entrance

Bar

Reception

Beer
Sodas

Sauce

Kitchen

Station

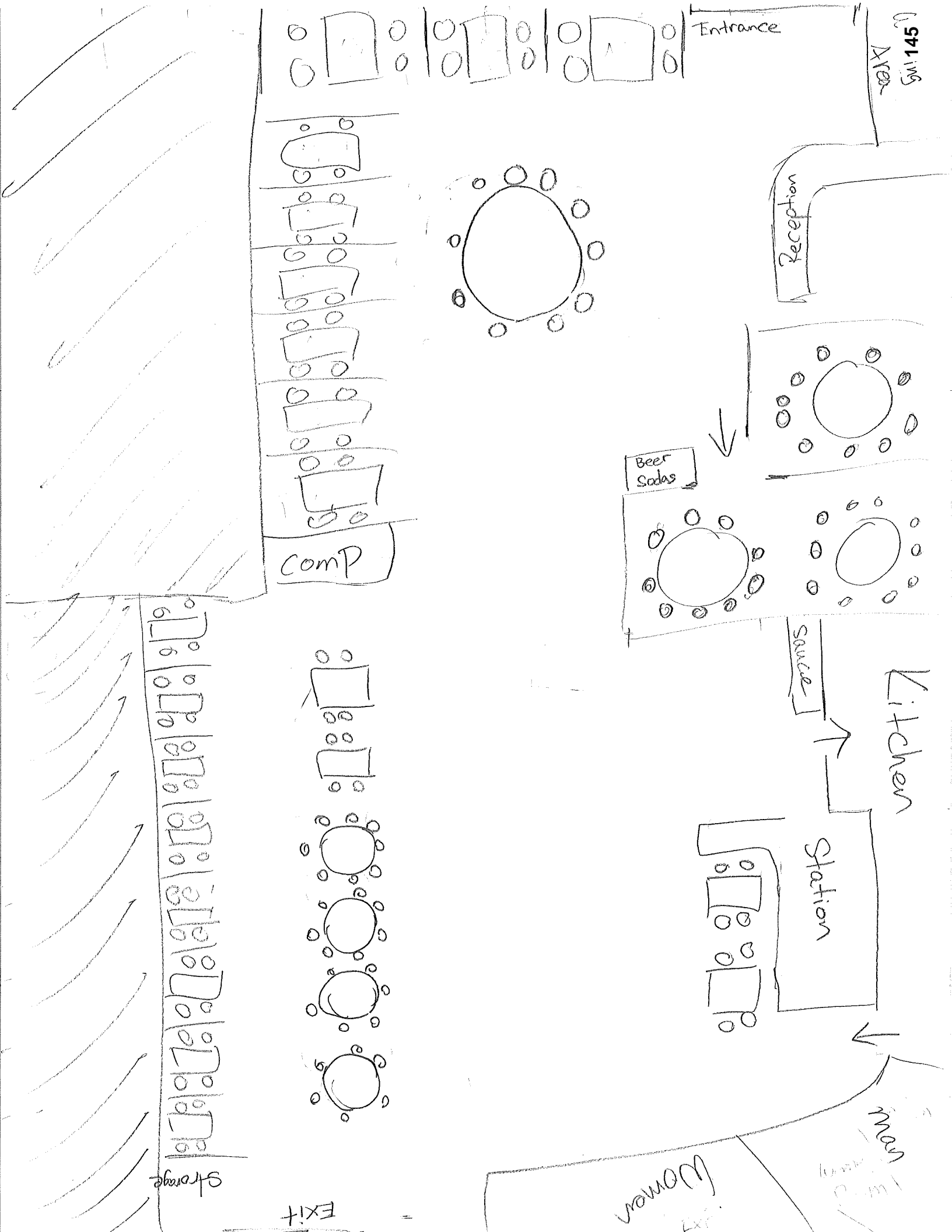
Women

Men

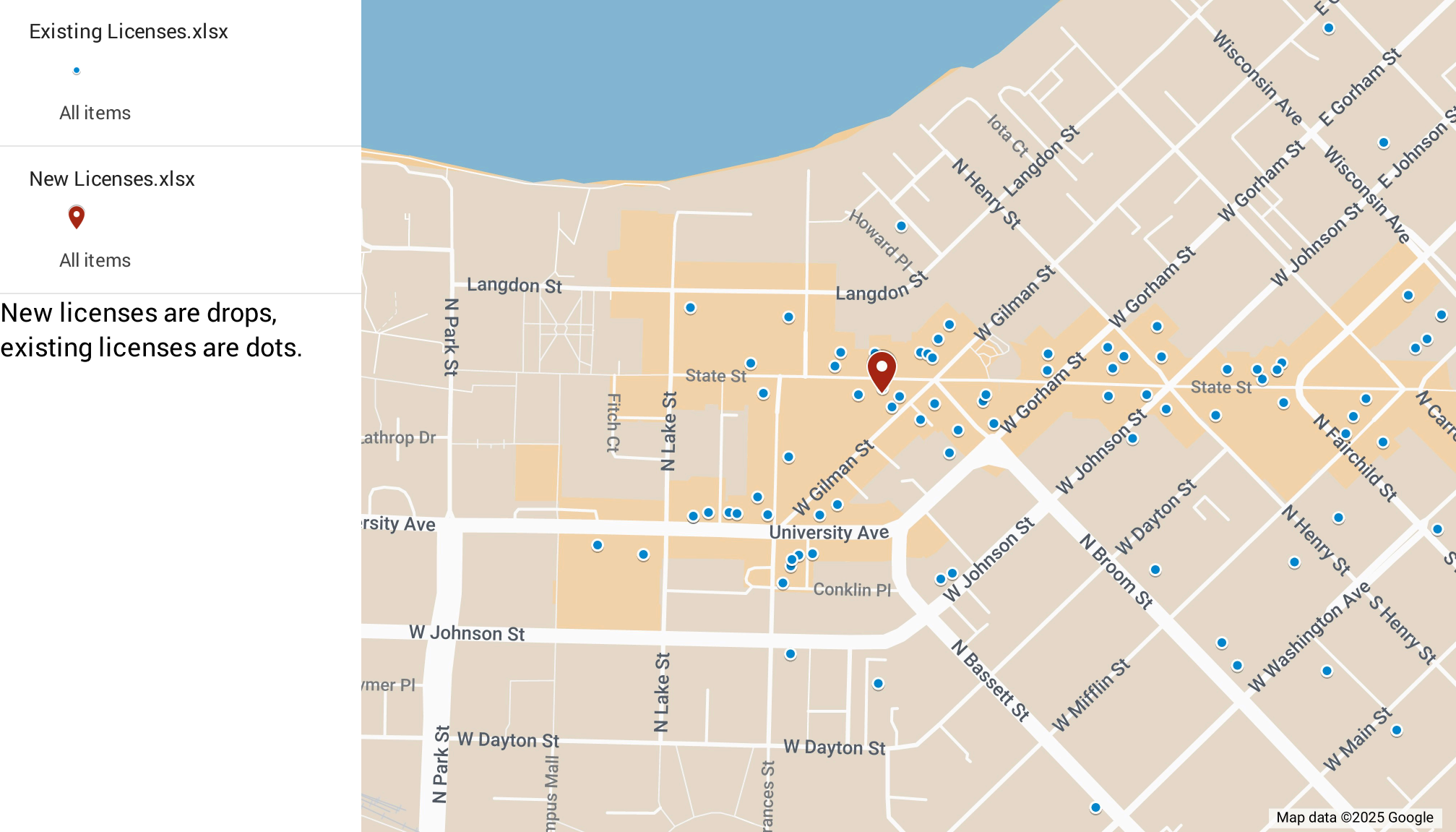
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March 2025 ALRC New License





City of Madison

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

Master

File Number: 87481

File ID: 87481

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 03/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Hotbox LLC • dba TBD
1925 Monroe St • Agent: Xavier Fuller
Estimated Capacity (in/out): 100/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 16.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00189 App.pdf, LICLIB-2025-00189
Supplemental.pdf, 1925 Monroe St map.pdf, ALRC
3_19_25 Agenda #11 VNA Comments.pdf, Alder
Evers - Item 11.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

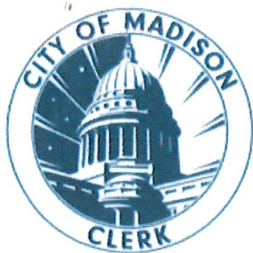
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	03/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)						

1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE	
	Action Text: This License was Referred for Public Hearing to the ALCOHOL LICENSE REVIEW COMMITTEE				
1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT WITH CONDITIONS - PUBLIC HEARING		Pass
	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 condition is:				
	1. Alcohol sales shall cease by 11pm, nightly, with the exception of New Year's Eve.				
	Two registrations in support.				
	Notes: The condition is:				
	1. Alcohol sales shall cease by 11pm, nightly, with the exception of New Year's Eve.				

Text of Legislative File 87481

Title

Public Hearing - New License
Hotbox LLC • dba TBD
1925 Monroe St • Agent: Xavier Fuller
Estimated Capacity (in/out): 100/0
Class B Combination Liquor & Beer • 25% alcohol, 75% food
Police Sector 205 (District 13)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number)

(Legistar file number)

LC11B.2025.00189

(License number)

13

205

(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.
HOTBOX, LLC
- Trade Name (doing business as) _____
- Address to be licensed 1925 Monroe Street suite 110, Madison WI
- Mailing address 85C Grand Canyon Dr, Apt 103, 53606 53913
- Anticipated opening date March 1, 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.
2300 square feet restaurant with 69 seats (both tables and bar). Liquor is sold only inside the premises

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

Indoor: 100 Outdoor: N/A

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

Paid metered parking available as well as a parking garage across from the premises

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

☐ No ☒ Yes, license issued to Tacos & Tequila LLC (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent NOTBOX, LLC

13. City, state in which agent resides Baraboo, Wisconsin

14. How long has the agent continuously resided in the State of Wisconsin? 6 years

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed Feb. 1, 2025

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

2/9/2025

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	Nicole Beckford	Baraboo, Wisconsin
Owner	Xavier Fuller	Baraboo Wisconsin

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

Nicole Beckford

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

☐ No ☒ Yes (explain) Nicole Beckford is owner of FIASYDE KITCHEN 21, LLC

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

☒ No ☐ Yes (explain) _____

Section D—Business Plan

21. What type of establishment is contemplated?

- ☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 12am	12pm - 2am	12pm - 2am
(Class B only) Enter below any hours when food service will not be available, if applicable						
11pm - 12am	11pm - 12am	11pm - 12am	11pm - 12am	11pm - 12am	1am - 2am	1am - 2am

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? _____

DJ maybe one week

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 9 1 9 4 1 1 - 0 4

39. Federal Employer Identification Number 33-3344677

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

Contact person Nicole Beckford

Business phone 608 844-4275 Business e-mail address fyaside 21@yahoo.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)

02/17/25
(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 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 _____

FYASYDE KITCHEN will be a full-serviced fairly priced restaurant. This will seat up to 69, we will specialize in a fusion of American classics and Caribbean favorites. There will be options for dinner such as Jerk Chicken, rice and beans, oxtails, curry dishes and some Jamaican inspired cocktails taking the name of each parish of the island. Lunch offerings will include some of the best smash burgers and grilled cheeses made with Wisconsin cheeses. Local brewed beers and wines from this state best wineries.

This restaurant will be owned by a joint equal partnership between Nicollette Beckford and Xavier Fuller, which makes up HOTBOX, LLC. Nicollette Beckford is the sole owner of FYASYDEKITCHEN21 LLC *dba* GRATEFUL MELT. This is located in the Wisconsin dells area, the same concept will be adapted here in a more elevated atmosphere.

The bar will be centrally located with high top tables fanning both sides of the bar and the kitchen and liquor storage area to the rear of space, making up the 2300 square feet.

Sales projections for the first year is \$500,000. This is based on the numbers obtained from the previous owners TACOS&TEQUILA LLC *dba* TABERNA. If average order per customer is \$25.00 (\$12-15 for food and \$7-10 for drinks). With 50 customers visiting each day that's approximately \$199 per square feet annually.

HOTBOX, LLC will served a large customer base, appealing to both residential and business communities by offering both lunch and dinner. With the UW-Madison in close proximity we anticipate lots of traffic for games.

the Bar

FYA 🔥 DRINKS

Portland(sour apple pucker, caramel vodka)
ST.Thomas(white rum, orange and pineapple juice)
ST.Mary(Bloody Mary with a twist)

FINE WINES

*Merlot, Moscato, Sauvignon Blanc , Rosé,
 Champagne*


BEER

*Guinness, Red stripe, Dragon stout, Heineken,
 Corona, Spotted cow*

NONE ALCOHOLIC

soft drinks, orange juice, sparkling water

FYA MENU

“Bringing a taste of Jamaica  to your fingertips”

FYA FOOD DEM

Jerk chicken	\$17
Jerk Pork	\$22
Fry chicken	\$17
Bar-fry chicken	\$17
Curry Chicken	\$17
Curry goat	\$22
Red snapper	\$30
Salmon	\$25
Oxtail	\$22



Each entree served with 2 fya SYDES.
Fish is cooked to order



FYA SYDES

Rice and beans	\$5
Fries	\$5
Pasta salad	\$5
Potato salad	\$5
Festivals	\$5
Plantains	\$5
Mac n cheese	\$6
Loaded Fries	\$8



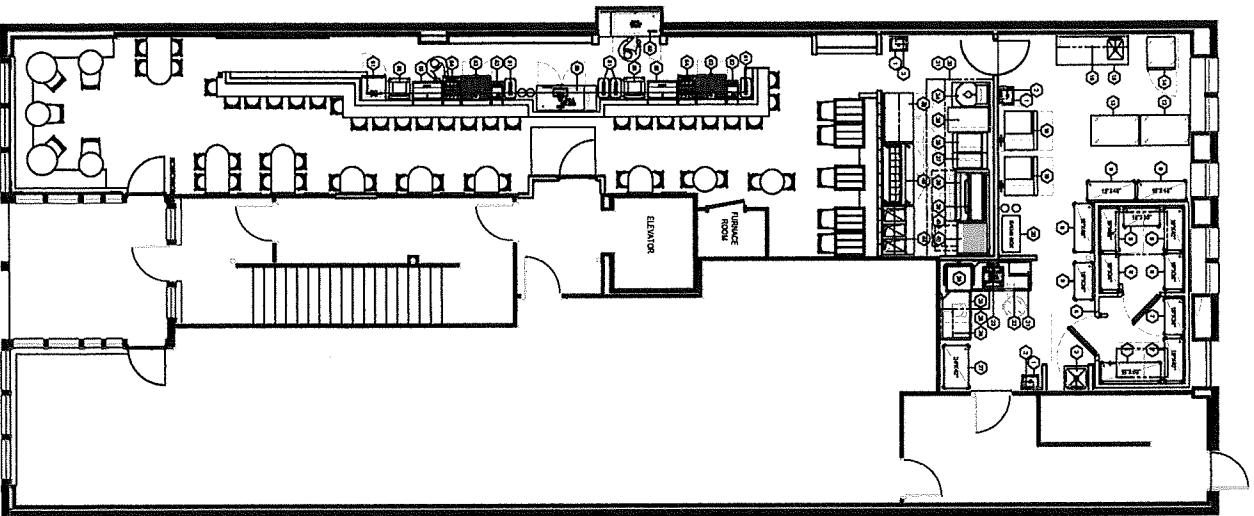
FYA DRINKS

Tropical rhythm	\$6
Ting	\$5
Ginger beer	\$5
Red stripe	\$6
Dragon	\$6
Guinness	\$6
Water	\$3
Magnum	\$15

 608-844-4275

 1925 Monroe St.





EQUIPMENT LIST		
ITEM #	DESCRIPTION	COMMENTS
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99	STOVE	STOVE
100	SINK	SINK

GENERAL NOTES

GENERAL CONTRACTOR/OWNER TO PROVIDE DRAINAGE FOR THE DISPOSAL AND REMOVAL OF ALL WASTE MATERIALS. (SEE NOTE 1) PROVIDER OF ALL MATERIALS AND FINISHES PRODUCED ON SITE.

GENERAL CONTRACTOR/OWNER TO PROVIDE WALL BACKING FOR ALL WALL SHELVES.

GENERAL CONTRACTOR/OWNER TO PROVIDE ALL PENETRATIONS THROUGH FLOORS, WALLS AND ROOF. INSTALLATION OF PENETRATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

GENERAL CONTRACTOR TO PROVIDE MINIMUM 4" X 8" FLOOR FOR DELIVERY OF FOODSERVICE EQUIPMENT.

GENERAL CONTRACTOR TO VERIFY ALL EXISTING EQUIPMENT REQUIREMENTS FOR ALL EXISTING EQUIPMENT.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VENTILATION OF WALK-IN COOLER/REFRIGERATOR FOLLOWING ANY FLOOR WORK.

WALL CONSTRUCTIONS BY GENERAL CONTRACTOR AS PER LOCAL FIRE CODES.

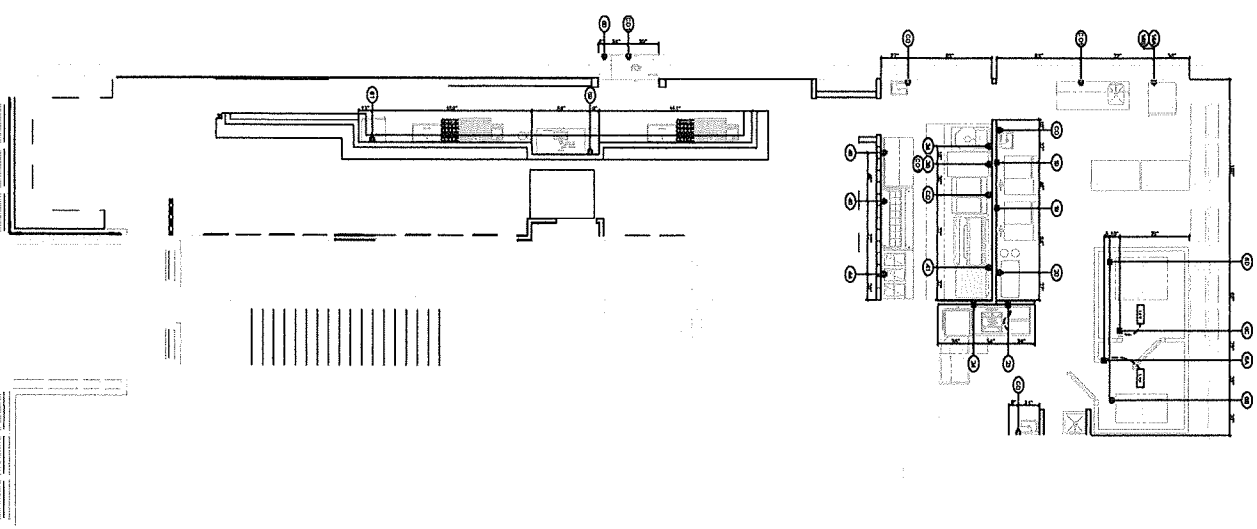
Boelter
4201 N. Fort Washington Road
P.O. Box 414, 2871-2200
Phone: 414-287-4200
Fax: 414-287-4201
www.boelter.com

SCALE: 1/4" = 1'-0"
FOODSERVICE
EQUIPMENT
PLAN

Project:
Taberna

Revisions

Issue Date:
March 3, 2023
Drawn By:
JES/UD
Sheet No:
FS101

[illegible]

ELECTRICAL NOTES

ELECTRICAL CONTRACTORS TO COMPLETE ALL BIDDING AND FIRST ELECTRICAL ORDER

ELECTRICAL CONTRACTORS TO RE-DO AND RE-NEW 11-0-00

ELECTRICAL NOTES

ELECTRICAL CONTRACTORS TO INSTALL COVER EMPLOYMENT

PROVIDED BY PROFESSIONAL FOUNDATION CONTRACTOR

CONTRACTORS NOTES

ELECTRICAL

E1. See the schedule for the location of all underground and overhead lines, and the location of all existing and proposed conduits, raceways, and other wiring methods.

E2. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E3. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E4. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E5. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E6. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E7. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E8. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

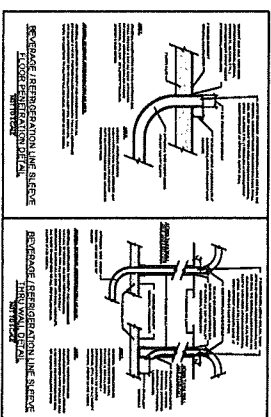
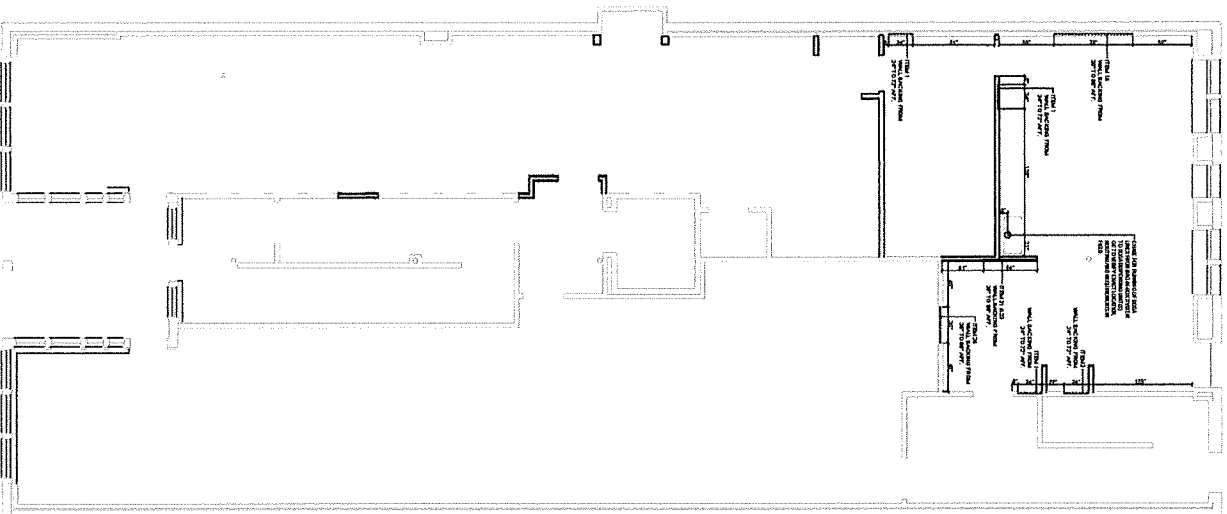
E9. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E10. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E11. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

E12. See the schedule for the location of all existing and proposed conduits, raceways, and other wiring methods.

ELECTRICAL SYMBOLS & ABBREVIATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
1.60	1.61	1.62	1.63	1.64	1.65	1.66	1.67	1.68	1.69	1.70	1.71	1.72	1.73	1.74	1.75	1.76	1.77	1.78	1.79	1.80	1.81	1.82	1.83	1.84	1.85	1.86	1.87	1.88	1.89	1.90	1.91	1.92	1.93	1.94	1.95	1.96	1.97	1.98	1.99	2.00	2.01	2.02	2.03	2.04	2.05	2.06	2.07	2.08	2.09	2.10	2.11	2.12	2.13	2.14	2.15	2.16	2.17	2.18	2.19	2.20	2.21	2.22	2.23	2.24	2.25	2.26	2.27	2.28	2.29	2.30	2.31	2.32	2.33	2.34	2.35	2.36	2.37	2.38	2.39	2.40	2.41	2.42	2.43	2.44	2.45	2.46	2.47	2.48	2.49	2.50	2.51	2.52	2.53	2.54	2.55	2.56	2.57	2.58	2.59	2.60	2.61	2.62	2.63	2.64	2.65	2.66	2.67	2.68	2.69	2.70	2.71	2.72	2.73	2.74	2.75	2.76	2.77	2.78	2.79	2.80	2.81	2.82	2.83	2.84	2.85	2.86	2.87	2.88	2.89	2.90	2.91	2.92	2.93	2.94	2.95	2.96	2.97	2.98	2.99	3.00	3.01	3.02	3.03	3.04	3.05	3.06	3.07	3.08	3.09	3.10	3.11	3.12	3.13	3.14	3.15	3.16	3.17	3.18	3.19	3.20	3.21	3.22	3.23	3.24	3.25	3.26	3.27	3.28	3.29	3.30	3.31	3.32	3.33	3.34	3.35	3.36	3.37	3.38	3.39	3.40	3.41	3.42	3.43	3.44	3.45	3.46	3.47	3.48	3.49	3.50	3.51	3.52	3.53	3.54	3.55	3.56	3.57	3.58	3.59	3.60	3.61	3.62	3.63	3.64	3.65	3.66	3.67	3.68	3.69	3.70	3.71	3.72	3.73	3.74	3.75	3.76	3.77	3.78	3.79	3.80	3.81	3.82	3.83	3.84	3.85	3.86	3.87	3.88	3.89	3.90	3.91	3.92	3.93	3.94	3.95	3.96	3.97	3.98	3.99	4.00	4.01	4.02	4.03	4.04	4.05	4.06	4.07	4.08	4.09	4.10	4.11	4.12	4.13	4.14	4.15	4.16	4.17	4.18	4.19	4.20	4.21	4.22	4.23	4.24	4.25	4.26	4.27	4.28	4.29	4.30	4.31	4.32	4.33	4.34	4.35	4.36	4.37	4.38	4.39	4.40	4.41	4.42	4.43	4.44	4.45	4.46	4.47	4.48	4.49	4.50	4.51	4.52	4.53	4.54	4.55	4.56	4.57	4.58	4.59	4.60	4.61	4.62	4.63	4.64	4.65	4.66	4.67	4.68	4.69	4.70	4.71	4.72	4.73	4.74	4.75	4.76	4.77	4.78	4.79	4.80	4.81	4.82	4.83	4.84	4.85	4.86	4.87	4.88	4.89	4.90	4.91	4.92	4.93	4.94	4.95	4.96	4.97	4.98	4.99	5.00	5.01	5.02	5.03	5.04	5.05	5.06	5.07	5.08	5.09	5.10	5.11	5.12	5.13	5.14	5.15	5.16	5.17	5.18	5.19	5.20	5.21	5.22	5.23	5.24	5.25	5.26	5.27	5.28	5.29	5.30	5.31	5.32	5.33	5.34	5.35	5.36	5.37	5.38	5.39	5.40	5.41	5.42	5.43	5.44	5.45	5.46	5.47	5.48	5.49	5.50	5.51	5.52	5.53	5.54	5.55	5.56	5.57	5.58	5.59	5.60	5.61	5.62	5.63	5.64	5.65	5.66	5.67	5.68	5.69	5.70	5.71	5.72	5.73	5.74	5.75	5.76	5.77	5.78	5.79	5.80	5.81	5.82	5.83	5.84	5.85	5.86	5.87	5.88	5.89	5.90	5.91	5.92	5.93	5.94	5.95	5.96	5.97	5.98	5.99	6.00	6.01	6.02	6.03	6.04	6.05	6.06	6.07	6.08	6.09	6.10	6.11	6.12	6.13	6.14	6.15	6.16	6.17	6.18	6.19	6.20	6.21	6.22	6.23	6.24	6.25	6.26	6.27	6.28	6.29	6.30	6.31	6.32	6.33	6.34	6.35	6.36	6.37	6.38	6.39	6.40	6.41	6.42	6.43	6.44	6.45	6.46	6.47	6.48	6.49	6.50	6.51	6.52	6.53	6.54	6.55	6.56	6.57	6.58	6.59	6.60	6.61	6.62	6.63	6.64	6.65	6.66	6.67	6.68	6.69	6.70	6.71	6.72	6.73	6.74	6.75	6.76	6.77	6.78	6.79	6.80	6.81	6.82	6.83	6.84	6.85	6.86	6.87	6.88	6.89	6.90	6.91	6.92	6.93	6.94	6.95	6.96	6.97	6.98	6.99	7.00	7.01	7.02	7.03	7.04	7.05	7.06	7.07	7.08	7.09	7.10	7.11	7.12	7.13	7.14	7.15	7.16	7.17	7.18	7.19	7.20	7.21	7.22	7.23	7.24	7.25	7.26	7.27	7.28	7.29	7.30	7.31	7.32	7.33	7.34	7.35	7.36	7.37	7.38	7.39	7.40	7.41	7.42	7.43	7.44	7.45	7.46	7.47	7.48	7.49	7.50	7.51	7.52	7.53	7.54	7.55	7.56	7.57	7.58	7.59	7.60	7.61	7.62	7.63	7.64	7.65	7.66	7.67	7.68	7.69	7.70	7.71	7.72	7.73	7.74	7.75	7.76	7.77	7.78	7.79	7.80	7.81	7.82	7.83	7.84	7.85	7.86	7.87	7.88	7.89	7.90	7.91	7.92	7.93	7.94	7.95	7.96	7.97	7.98	7.99	8.00	8.01	8.02	8.03	8.04	8.05	8.06	8.07	8.08	8.09	8.10	8.11	8.12	8.13	8.14	8.15	8.16	8.17	8.18	8.19	8.20	8.21	8.22	8.23	8.24	8.25	8.26	8.27	8.28	8.29	8.30	8.31	8.32	8.33	8.34	8.35	8.36	8.37	8.38	8.39	8.40	8.41	8.42	8.43	8.44	8.45	8.46	8.47	8.48	8.49	8.50	8.51	8.52	8.53	8.54	8.55	8.56	8.57	8.58	8.59	8.60	8.61	8.62	8.63	8.64	8.65	8.66	8.67	8.68	8.69	8.70	8.71	8.72	8.73	8.74	8.75	8.76	8.77	8.78	8.79	8.80	8.81	8.82	8.83	8.84	8.85	8.86	8.87	8.88	8.89	8.90	8.91	8.92	8.93	8.94	8.95	8.96	8.97	8.98	8.99	9.00	9.01	9.02	9.03	9.04	9.05	9.06	9.07	9.08	9.09	9.10	9.11	9.12	9.13	9.14	9.15	9.16	9.17	9.18	9.19	9.20	9.21	9.22	9.23	9.24	9.25	9.26	9.27	9.28	9.29	9.30	9.31	9.32	9.33	9.34	9.35	9.36	9.37	9.38	9.39	9.40	9.41	9.42	9.43	9.44	9.45	9.46	9.47	9.48	9.49	9.50	9.51	9.52	9.53	9.54	9.55	9.56	9.57	9.58	9.59	9.60	9.61	9.62	9.63	9.64	9.65	9.66	9.67	9.68	9.69	9.70	9.71	9.72	9.73	9.74	9.75	9.76	9.77	9.78	9.79	9.80	9.81	9.82	9.83	9.84	9.85	9.86	9.87	9.88	9.89	9.90	9.91	9.92	9.93	9.94	9.95	9.96	9.97	9.98	9.99	10.00	10.01	10.02	10.03	10.04	10.05	10.06	10.07	10.08	10.09	10.10	10.11	10.12	10.13	10.14	10.15	10.16	10.17	10.18	10.19	10.20	10.21	10.22	10.23	10.24	10.25	10.26	10.27	10.28	10.29	10.30	10.31	10.32	10.33	10.34	10.35	10.36	10.37	10.38	10.39	10.40	10.41	10.42	10.43	10.44	10.45	10.46	10.47	10.48	10.49	10.50	10.51	10.52	10.53	10.54	10.55	10.56	10.57	10.58	10.59	10.60	10.61	10.62	10.63	10.64	10.65	10.66	10.67	10.68	10.69	10.70	10.71	10.72	10.73	10.74	10.75	10.76	10.77	10.78	10.79	10.80	10.81	10.82	10.83	10.84	10.85	10.86	10.87	10.88	10.89	10.90	10.91	10.92	10.93	10.94	10.95	10.96	10.97	10.98	10.99	11.00	11.01	11.02	11.03	11.04	11.05	11.06	11.07	11.08	11.09	11.10	11.11	11.12	11.13	11.14	11.15	11.16	11.17	11.18	11.19	11.20	11.21	11.22	11.23	11.24	11.25	11.26	11.27	11.28	11.29	11.30	11.31	11.32	11.33	11.34	11.35	11.36	11.37	11.38	11.39	11.40	11.41	11.42	11.43	11.44	11.45	11.46	11.47	11.48	11.49	11.50	11.51	11.52	11.53	11.54	11.55	11.56	11.57	11.58	11.59	11.60	11.61	11.62	11.63	11.64	11.65	11.66	11.67	11.68	11.69	11.70	11.71	11.72	11.73	11.74	11.75	11.76	11.77	11.78	11.79	11.80	11.81	11.82	11.83	11.84	11.85	11.86	11.87	11.88	11.89	11.90	11.91	11.92	11.93	11.94	11.95	11.96	11.97	11.98	11.99	12.00	12.01	12.02	12.03	12.04	12.05	12.06	12.07	12.08	12.09	12.10	12.11	12.12	12.13	12.14	12.15	12.16	12.17	12.18	12.19	12.20	12.21	12.22	12.23	12.24	12.25	12.26	12.27	12.28	12.29	12.30	12.31	12.32	12.33	12.34	12.35	12.36	12.37	12.38	12.39	12.40	12.41	12.42	12.43	12.44	12.45	12.46	12.47	12.48	12.49	12.50	12.51	12.52	12.53	12.54	12.55	12.56	12.57	12.58	12.59	12.60	12.61	12.62	12.63	12.64	12.65	12.66	12.67	12.68	12.69	12.70	12.71	12.72	12.73	12.74	12.75	12.76	12.77	12.78	12.79	12.80	12.81	12.82	12.83	12.84	12.85	12.86	12.87	12.88	12.89	12.90	12.91	12.92	12.93	12.94	12.95	12.96	12.97	12.98	12.99	13.00	13.01	13.02	13.03	13.04	13.05	13.06	13.07	13.08	13.09	13.10	13.11	13.12	13.13	13.14	13.15	13.16	13.17	13.18	13.19	13.20	13.21	13.22	13.23	13.24	13.25	13.26	13.27	13.28	13.29	13.30	13.31	13.32	13.33	13.34	13.35	13.36	13.37	13.38	13.39	13.40	13.41	13.42	13.43	13.44	13.45	13.46	13.47	13.48	13.49	13.50	13.51	13.52	13.53	13.54	13.55	13.56	13.57</



WALL BACKING INFORMATION

[illegible]

Boelter
4200 N. Port Washington Road
Glendale, WI 53212
Phone - 414.967.4200
Fax - 414.967.4201
www.Boelter.com

[illegible]

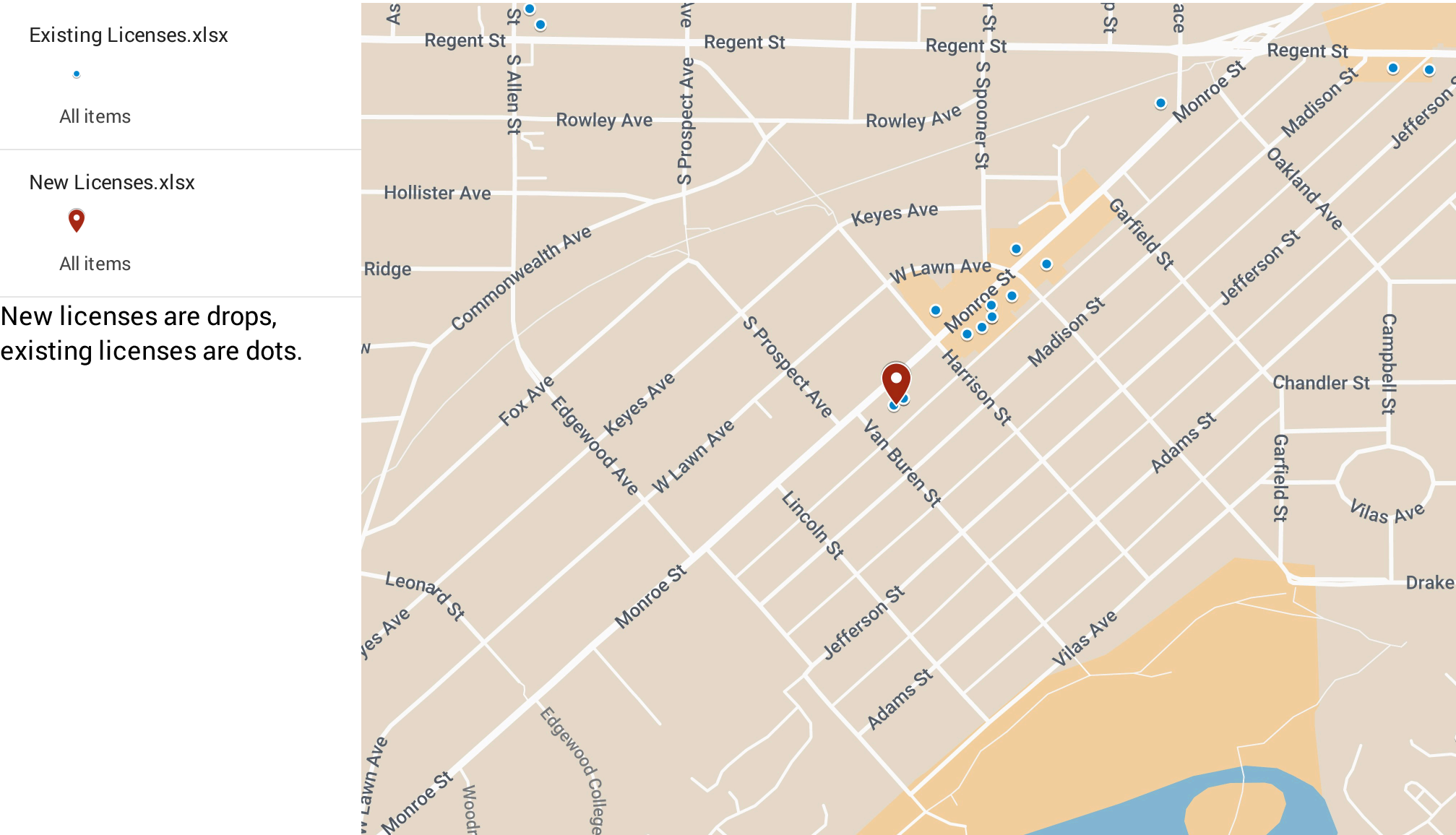
SCALE: 1/4" = 1'-0"
Sheet
SPECIAL
CONDITIONS
PLAN

Project
Taberna**Formulation**

Issue Date
March 3, 2023
Drawn By
MSUD
Sheet No.

FS401

March 2025 ALRC New License



From: [VNA President](#)
To: [licensing](#)
Cc: [Evers, Tag](#)
Subject: ALRC 3/19/25 Agenda #11 VNA Comments
Date: Saturday, March 15, 2025 8:47:00 AM

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

Dear ALRC (copy Alder Evers, D13)-

With regards to the 3/19/25 ALRC Agenda Item #11, Legistar 87481, the Vilas Neighborhood Association (VNA) offers the following comments and recommendation:

Xavier Fuller and Nicollette Beckford, owners of Hotbox LLC dba Fyasyde Kitchen, presented their business plan and answered questions at the VNA meeting on February 26, 2025. Alder Evers was present. The attendees expressed support for this establishment and its owners, with some concern about the proposed 2am closing time at this location. After the application was received, the VNA Council conducted an e-mail vote from 3/8/25-3/11/25 to recommend a 11pm closing time as a condition on this license. The vote was a unanimous 8-0.

Context regarding the requested condition for an 11pm closing time:

- The previous establishment at this location, Tacos & Tequila LLC (dba Taberna), had a 10pm closing time as a condition on its license.
- The establishment next door, One & Only (formerly Brasserie V), has a 11pm closing condition (but now closes at 10pm).

I contacted the owners with the results of the vote on March 12 and they were okay with this condition, so this appears to be amicable.

Thanks for your consideration,
-Doug Carlson, VNA President

From: [Evers, Tag](#)
To: [licensing](#)
Subject: Item 11 - Hotbox LLC dba Fya Syde - 1925 Monroe St.
Date: Wednesday, March 19, 2025 1:47:04 PM

Dear ALRC Members,

The applicant reached out to me and met with Vilas Neighborhood Association in a timely manner.

VNA has asked, and apparently the applicant has agreed, that the permit include a condition stipulating an 11pm closing time. I support this request as well.

Thanks,

Tag Evers
District 13 Alder



City of Madison

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

Master

File Number: 87482

File ID: 87482

File Type: License

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 03/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Mishqui Peruvian Cuisine LLC • dba Mishqui Peruvian Bistro
225 King St • Agent: Cynthia Garcia
Estimated Capacity (in/out): 80/30
Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other
Police Sector 405 (District 4)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 17.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00188 App.pdf, LICLIB-2025-00188
Supplemental.pdf, 225 King 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	03/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (3/19/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	ALCOHOL LICENSE REVIEW COMMITTEE		03/19/2025	

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

1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - PUBLIC HEARING	Pass
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Action Text: A motion was made by Verveer, 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 87482

Title

Public Hearing - New License
Mishqui Peruvian Cuisine LLC • dba Mishqui Peruvian Bistro
225 King St • Agent: Cynthia Garcia
Estimated Capacity (in/out): 80/30
Class B Combination Liquor & Beer • 20% alcohol, 75% food, 5% other
Police Sector 405 (District 4)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

(License number)

(Alder District #)

(Police Sector)

Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

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

Section A – Applicant

- 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.
Mishqui Peruvian Cuisine LLC
- Trade Name (doing business as) Mishqui Peruvian Bistro
- Address to be licensed 225 King Street, Madison, WI 53703
- Mailing address 225 King Street, Madison, WI 53703-3419
- Anticipated opening date 3/17/2025
- 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 licensed premises will be a full-service, dine-in restaurant. Alcoholic beverages will be served from behind the bar that will only be accessible by employees. Alcoholic beverage inventory will be stored in a locked closet, that's only accessible to employees. Alcoholic beverages will be served to customers sitting at bar, in the dining room and the gated outdoor patio.

9. *Applicants for on-premises consumption only.* Estimated capacity (patrons and employees):
Indoor: 80 Outdoor: 30
10. Describe existing parking and how parking lot is to be monitored.
There's no customer parking available, on-site. Customers must utilize metered street parking or nearby public parking garages.
11. Was this premises licensed for the sale of liquor or beer during the past license year?
☐ No ☒ Yes, license issued to Little Palace LLC (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent Cynthia Garcia
13. City, state in which agent resides Madison, Wisconsin
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 1/12/2024
16. State and date of registration of corporation, nonprofit organization, or LLC.
Wisconsin 7/24/2019
17. In the table below list the directors of your corporation or the members of your LLC.
☒ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Managing Member	Cynthia Garcia	Madison, Wisconsin

18. Registered agent for your corporation or LLC. This is your agent for service of process, notice or demand required or permitted by law to be served on the corporation. This is not necessarily the same as your liquor agent.
Cynthia Garcia
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) Cynthia owns two other restaurants that currently hold alcohol licenses located at 4604 Monona Drive, Madison & 1901 Cayuga St, Suite 110, Middleton, WI 53562.

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
7a - 9p	7a - 9p	7a - 9p	7a - 9p	7a - 9p	7a - 10p	7a - 10p
<i>(Class B only) Enter below any hours when food service will not be available, if applicable</i>						
-	-	-	-	-	-	-
Food service will be available during all hours of operation.						

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. Catering.

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 75 % Food 5 % Other

If applicable, describe "Other": Peruvian groceries

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 - 1030654208-02 _____ - _____
39. Federal Employer Identification Number 84-2504480_____

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

Contact person Cynthia Garcia_____

Business phone (608) 405-5123 Business e-mail address hola@mishquiperu.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 _____

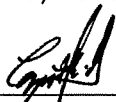
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☒ 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)

2/16/2025

(Date)

Clerk's Office checklist for complete applications		
<input type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input type="checkbox"/> FEIN <input type="checkbox"/> Written description of premises	<input type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input 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 _____		

MISHQUI

COCINA PERUANA

LIQUOR

SOUR COCKTAILS

PISCO SOUR 10

Peru's National Drink, Barsol Pisco, egg white, Angostura bitters, simple syrup. Available in the following flavors: lime, mango or passion fruit

SPECIALTY DRINKS

CHILCANO 10

Barsol Pisco, lime juice, ginger ale

PERUVIAN OLD FASHIONED 10

Barsol Pisco, muddled cherry, orange, sugar, Angostura bitters and soda

BLENDED DRINKS

ALGARROBINA 10

Barsol Pisco, evaporated milk, egg white, simple syrup and Algarrobina/ Carob Syrup

PIÑA COLADA 10

Calypso rum, coconut, pineapple

MARGARITA 10

El Toro Silver Premium Tequila, orange liqueur, salt- or sugar-rimmed. Available in the following flavors: Lime, Mango, Passion Fruit, Strawberry

WINE

MISHQUI SANGRIA

RED OR WHITE SANGRIA 9/20

Barsol Pisco, orange liqueur, Mishqui house wine, fruit juice or soda and real fruit

RED WINE

HONORO VERA, MERLOT 7/20

Firm, fresh, and juicy. Notes of blueberry, plum, tobacco and citrus-zest aromas

THREE LAKES WINERY, BLACK CAB 7/20

A smooth, oaky wine that mixes the classic Cabernet Sauvignon with blackberry and grape flavors

HONORO VERA, CABERNET SAUVIGNON 7/20

Firm-bodied, firm, and dry. Notes of vanilla, clove and green red pepper

MISHQUI DRY RED 6/18

Slightly dry, fruit-forward wine complemented by earthy flavors and a lively spice of pepper

WHITE WINE

CASTILLO SAN SIMON, CHARDONNAY 7/20

Melon and peach aromas with mango flavors, hints of pineapple, a touch of spice and vanilla

120 RESERVA, SAUVIGNON BLANC 7/20

Acidic, clean, and flavorful. Notes of apple, grapefruit zest, guava and gooseberry

120 RESERVA, PINOT GRIGIO 7/20

Light, dry, and fruity. Notes of lemon, lime, pear, nectarine and apple

WOLLERSHEIM, RIVER GOLD 7/20

Sweet, tropical, and balanced. Notes of sweet pears and mango

MISHQUI SEMI-SWEET WHITE 6/18

A unique and refreshing semi-sweet wine displaying succulent flavors of tropical citrus

BEER

CUSQUEÑA 5

A Peruvian premium all-malt lager that is a pale straw color with a breadly aroma that is refreshing and dry

MEDALLA 4

A Puerto Rican light corn, carbonated, malty lager, refreshing and crisp

MODELO 4

A Mexican sweet, corn-like, hoppy lager

DARK MODELO 4

A Mexican smooth, rich lager with slow-roasted caramel malts

CORONA 4

A subtle, bitter sweetness lager with lingering hops

NEW GLARUS

SPOTTED COW 4

A sweet, fruity, malty beer with a hint of corn

GLUTEN-FREE BEER

ALT BREW

COPPERHEAD COPPER ALE 6

Made with roasted millet for a malty, chocolaty, supremely drinkable beer

ALT BREW

HIKING BOOTS BLONDE ALE 6

Delightfully drinkable blonde ale made from custom selected hops that lend subtle tropical, herbal, citrus and woody aromatic qualities

MISHQUI

COCINA PERUANA

NON-ALCOHOLIC DRINKS

FRUIT JUICE

CHICHA MORADA / PURPLE CORN JUICE

Our house made chicha is made with purple corn, pineapple, green apple, lime, cinnamon, cloves and sugar.

It is sweet, aromatic and refreshing.

16 oz glass 4

36 oz bottle 8

MARACUYÁ / PASSIONFRUIT JUICE

16 oz glass 4

36 oz bottle 8

MANGO JUICE

16 oz glass 4

36 oz bottle 8

HOT DRINKS

PERUVIAN BREW COFFEE 3

HOT TEA 3

Mango Passionfruit

Peppermint

English Breakfast

Chamomile

CHAI TEA LATTE 5

Hot or Iced

CHICHA CIDER 5

LATIN AMERICAN SODAS

INCA KOLA / PERUVIAN GOLDEN COLA 3

2 liter bottle 6

KOLA INGLESA / PERUVIAN RED COLA 3

2 liter bottle 6

COLOMBIANA / COLOMBIAN COLA 3

POSTOBON / COLOMBIAN APPLE SODA 3

GUARANÁ / BRAZILIAN BERRY SODA 3

MATERVA / SOUTH AMERICAN YERBA MATÉ SODA 3

DIET MATERVA / SOUTH AMERICAN YERBA MATÉ SODA 3

COCA COLA (MEXICAN) 3

JARRITOS 3

Lime

Guava

Pineapple

Mandarin

FOUNTAIN SODA

Free refills

PEPSI 3.50

DIET PEPSI 3.50

STARRY 3.50

LEMONADE 3.50

ICED TEA 3.50

Sweetened or unsweetened

MISHQUI

COCINA PERUANA

Rotisserie Chicken · Stir Fry · Ceviche · Desserts

Please advise if you have a shellfish allergy. With the exception of our vegetarian and vegan offerings, our stir fry and fried rice dishes are prepared with oyster sauce.

Only gluten-free products are cooked in our fryers. In addition, one fryer is dedicated to only vegan products.

APPETIZERS

PERUVIAN EMPANADAS LF
Golden flaky pastry that encapsulates authentic Peruvian flavor. All fillings are mixed with onions, tomatoes, olives, panca pepper, yellow pepper and cilantro.

CARNE/ GROUND BEEF \$3.75 /each
Plus golden raisins.

POLLO/ CHICKEN \$3.75 /each

VEGAN CHORIZO \$3.75 /each

Plant-based chorizo, potatoes, onions, red peppers, tomatoes and cilantro, only.

COLOMBIAN EMPANADAS GF, LF
Savory deep-fried yellow corn dough, filled with potatoes, onions, red peppers, tomatoes and cilantro.

CARNE/ BEEF \$3.75 /each

POLLO/ CHICKEN \$3.75 /each

CHORIZO/ SAUSAGE \$3.75 /each

VEGAN CHORIZO \$3.75 /each

YUCAS FRITAS GF, VE \$7

Fried cassava with tartar sauce.

CAUSA GF, LF
Bright yellow Peruvian peppers mixed into delicious mashed potatoes served cold with your choice of:

CHICKEN SALAD \$8

TUNA SALAD \$8

SHAREABLE PLATE GF, LF \$13
CHICHARRÓN DE PUERCO/ TENDER FRIED PORK
Served with salty plantains and salsa criolla.
CHICHARRÓN DE PESCADO/ COD FISH FRY
Served with yucas, salsa criolla and tartar sauce.

STIR FRY

Gluten free option available **•\$2**
a la Pobre: Add sweet plantains and fried egg **•\$3**

LOMO SALTADO LF \$20
Beef tenderloin stir fried with onions, tomatoes, aromatic cilantro, soy and oyster sauces. Served with house made french fries and white rice.

POLLO SALTADO LF \$18
Tender, pieces of chicken breast stir fried with onions, tomatoes, aromatic cilantro, soy and oyster sauces. Served with house made french fries and white rice.

ROTISSERIE CHICKEN

Rotisserie chicken marinated with traditional Peruvian spices. Served with choice of two sides. Choose fried rice as one of your sides. **•\$3**

CUARTO POLLO A LA BRASA/ QUARTER ROTISSERIE CHICKEN GF, LF \$12
MEDIO POLLO A LA BRASA/ HALF ROTISSERIE CHICKEN GF, LF \$22
COMBO POLLO ENTERO/ WHOLE CHICKEN COMBO GF, LF \$45
+ 2L Soda or 32 oz Juice bottle

SOLO POLLO/ ONLY CHICKEN

SOLO CUARTO POLLO/ QUARTER CHICKEN ONLY GF, LF \$6

SOLO MEDIO POLLO/ HALF CHICKEN ONLY GF, LF \$11

SOLO POLLO ENTERO/ WHOLE CHICKEN ONLY GF, LF \$21

CREOLE

Creole cuisine is a cooking style born in colonial times from the fusion of Spanish, Italian, African and Chinese influences.

SECO DE RES GF, LF \$17

Beef stew served with white rice, beans and salsa criolla.

CHICHARRÓN DE PUERCO/ TENDER FRIED PORK GF, LF \$16
Slow braised pork cuts and sweet potatoes, both deep-fried to perfection. Served with white rice and salsa criolla.

LOCRO DE ZAPALLO GF, VG \$14

Pumpkin, squash and potato stew with a taste full of herbs and seasoning. **Add fried egg •\$1**

TACU TACU (LF option •\$1)

Flavorful rice and mayocoba beans lightly pan fried in a stir fry sauce with onions, tomatoes and aromatic cilantro. With your choice of:

VEGETARIANO/ VEGETARIAN GF, VE \$15

Plus stir fried broccoli, snow peas, red bell peppers, mushrooms and green onions.

POLLO SALTADO/ STIR-FRY CHICKEN \$18 (Gluten free option available **•\$2**)

POLLO A LA BRASA/ ROTISSERIE CHICKEN GF \$18

LOMO AL JUGO/ STIR-FRY BEEF TENDERLOIN \$20
(Gluten free option available **•\$2**)

MARISCOS/ SEAFOOD \$22 (Shrimp, calamari, mussels)

CHAUFA/ FRIED RICE

Gluten free option available **•\$2**
Add veggies **•\$2**

Peru's diverse cultures have shaped its culinary traditions, resulting in the creation and rise of fusion dishes. Chifa is the fusion of Cantonese and traditional Peruvian ingredients and cooking techniques.

CHAUFA DE CECINA/ JERK PORK FRIED RICE LF \$18

Served with sweet plantains.

CHAUFA MISHQUI/ FRIED RICE SPECIAL LF \$25

Beef Tenderloin, Chicken, Pork, Shrimp

VEGETARIANO/ VEGETARIAN VE LF\$12

Plus stir fried broccoli, snow peas, red bell peppers, mushrooms and green onions.

POLLO/ CHICKEN LF \$17

PUERCO/ PORK LF \$17

CARNE/ BEEF TENDERLOIN LF \$18

CAMARONES/ SHRIMP LF \$18

MARISCOS/ SEAFOOD LF \$22

Shrimp, calamari, mussels

SOUPS

AGUADITO DE POLLO/ CHICKEN & RICE SOUP GF, LF \$5

A bowl of tender pieces of chicken breast and rice simmered in a Peruvian broth made with cilantro, spinach, carrots and snow peas. Garnished with a curly red pepper, parsley and lime. **Add Tostones/ Salty Plantains •\$2**

PASTAS

OPTIONS

VEGETARIAN \$15

Plus stir fried broccoli, snow peas, red bell peppers, mushrooms and green onions.

POLLO SALTADO/ STIR-FRY CHICKEN \$18

POLLO A LA BRASA/ ROTISSERIE CHICKEN \$18

LOMO AL JUGO/ STIR-FRY BEEF TENDERLOIN \$20

MARISCOS/ SEAFOOD \$22

Shrimp, Calamari, Mussels

TALLARINES SALTADO LF (Gluten free option available **•\$3**)

Fettuccine stir fry with red onions, tomatoes, red bell peppers, aromatic cilantro, soy sauce and oyster sauce.

TALLARINES VERDES (Gluten free option available **•\$3**)

Fettuccine served Peruvian style with creamy pesto sauce, garnished with parmesan cheese.

SEAFOOD

Throughout Peru, seafood is prepared in distinct styles; both cooked and raw.

*CEVICHE GF, LF

Chilled and marinated with lime juice. Peruvian oil limo, rocoto, fresh cilantro and onion. Garnished with sweet potato and Peruvian cancha (chulpe corn roasted to a perfect addictive crunch)

Add Testones/ Salty Plantains -\$2 Add chicharrón de pescado -\$6

PESCADO/ FISH (raw) \$17

Mero/ grouper

CAMARONES/ SHRIMP \$18

MARISCOS/ SEAFOOD \$20

Fish (raw), shrimp, calamari, mussels

CHICHARRÓN DE PESCADO/ FISH FRY GF, LF \$16

Boneless and breaded deep-fried cod. Served with white rice, yucas and salsa criolla.

PESCADO FRITO/ FRIED WHOLE FISH GF, LF \$Market Price

Deep fried Pompano fish served whole. Served with sweet plantains, white rice and house salad.

ARROZ CON MARISCOS/ RICE WITH SEAFOOD GF, LF \$25

Peruvian style poella. A creamy yellow pepper sauce mixed with shrimp, calamari, mussels, red peppers and aromatic cilantro.

TRIO MARINO/ COMBINATION SEAFOOD PLATTER GF, LF \$30

Combination sampler plate of the rice with seafood poella, fish ceviche and cod fish fry.

SIDE ORDERS

ARROZ BLANCO/ WHITE RICE GF, VG \$3

ARROZ CHAUFA/ FRIED RICE LF \$4

CANCHAL/ ROASTED CHULPE CORN GF, VG \$2

FRUJOS/ MAYOCOPA BEANS GF, VG \$4

MADUROS/ SWEET PLANTAINS GF, VG \$4

PAPAS FRITAS/ FRENCH FRIES GF, VG \$4

PAPAS DORADAS/ DEEP FRIED BOILED POTATOES GF, VG \$4

SALSA CRIOLLA GF, VG \$3

TÁRTARA/ TARTAR SAUCE GF, LF, VE \$2

TOSTONES/ SALTY PLANTAINS GF, VG \$5

VEGETALES SALTADOS/ STIR-FRIED VEGETABLES GF, VG \$4

YUCAS FRITAS/ FRIED CASSAVA GF, VG \$5

We sincerely hope that you enjoy your Peruvian culinary journey.

SALADS

HOUSE SALAD GF, VG \$8

Spring mix, red onions, avocado, tomatoes and red pepper garnish. Choice of dressing: House vinaigrette (GF, VE), house rocoto lime (GF, VG) or ranch dressing (VE). Add hard boiled egg \$1

KIDS MENU

SALCHIPAPA GF, LF \$10

Sliced hot dogs tossed with house made french fries and your choice of condiments: mayonnaise, ketchup, mustard or cilantro sauce.

SALCHUYUCA GF, LF \$12

CHICHARRÓN DE PESCADO/ FISH FRY GF, LF \$10

Boneless and breaded deep fried cod. Served with french fries and tartar sauce. Plus choice of fruit: pineapple pieces or applesauce.

OCTAVO POLLO A LA BRASA/ EIGHTH ROTISSERIE CHICKEN GF, LF \$10

Served with fries and white rice.

VEGAN MENU

EMPANADA \$3.75 /each

Plant-based chorizo, potatoes, onions, red peppers, tomatoes and cilantro.

PERUVIAN

Baked golden, flaky pastry dough.

COLOMBIAN GF

Deep-fried yellow corn dough.

SECO DE PORTABELLA GF \$15

Large portabella cap stir-fried and simmered in a cilantro stew made of green peas and sliced carrots. Served with white rice, beans and salsa criolla.

LOCRO DE ZAPALLO GF \$14

Pumpkin, squash and potato stew with a taste full of herbs and seasoning.

FRIED RICE GF \$15

Stir fried rice, broccoli, snow peas, red bell peppers, mushrooms, green onions, soy sauce and sesame oil. Served with sweet plantains. Add Tofu -\$2

STIR FRIED VEGETABLES GF \$15

Stir fried broccoli, red onions, tomatoes, red bell peppers, snow peas, mushroom, soy sauce, sesame oil and vegetable broth. Served with house made french fries and white rice. Add Tofu -\$2

TACU TACU GF \$15

Flavorful rice and mayocoba beans lightly pan fried in a stir fry sauce with broccoli, onions, tomatoes, snow peas, red bell peppers, mushrooms and aromatic cilantro.

TALLARINES SALTADO \$15

Fettuccine stir fried with broccoli, red onions, tomatoes, red bell peppers, snow peas, mushrooms, green onions, soy sauce, sesame oil, and vegetable broth.

Add Tofu -\$2 Gluten free option available -\$3

VEGAN DESSERTS

RASPBERRY OR GUAVA SWEET EMPANADA \$3 /each

Light and flaky sweet pastry dough filled with raspberry or guava filling, dusted with powdered sugar.

CHEESECAKE WITH STRAWBERRY SAUCE \$7

New York style cheesecake with a graham cracker crust and strawberry sauce.

IF YOU'RE EVER IN A RUSH, VISIT US AT:

takeout.mishquiperu.com

AUTOMATIC GRATUITY POLICY/ PÓLIZA DE PROPINA AUTOMÁTICA

At Mishqui, we charge an automatic gratuity of 15% on all checks for dine-in service. This gratuity is shared among our servers and kitchen staff, all of whom contribute to your dining experience.

En Mishqui, cobramos una propina automática del 15% en todas las cuentas por servicio de mesa. Esta propina se comparte entre nuestros meseros y personal de cocina, quienes contribuyen a su experiencia gastronómica.

BUSINESS HOURS

SUN 11am - 7pm | MON - THU 11am - 8pm | FRI - SAT 11am - 9pm

4604 Monona Drive
Madison, WI 53716

1901 Cavuga Street
Middleton, WI 53562



608.405.5123



608.820.8202



mishquiperu.go

mishquiperu2009



GLUTEN FREE GF



LACTOSE FREE LF



VEGETARIAN VE



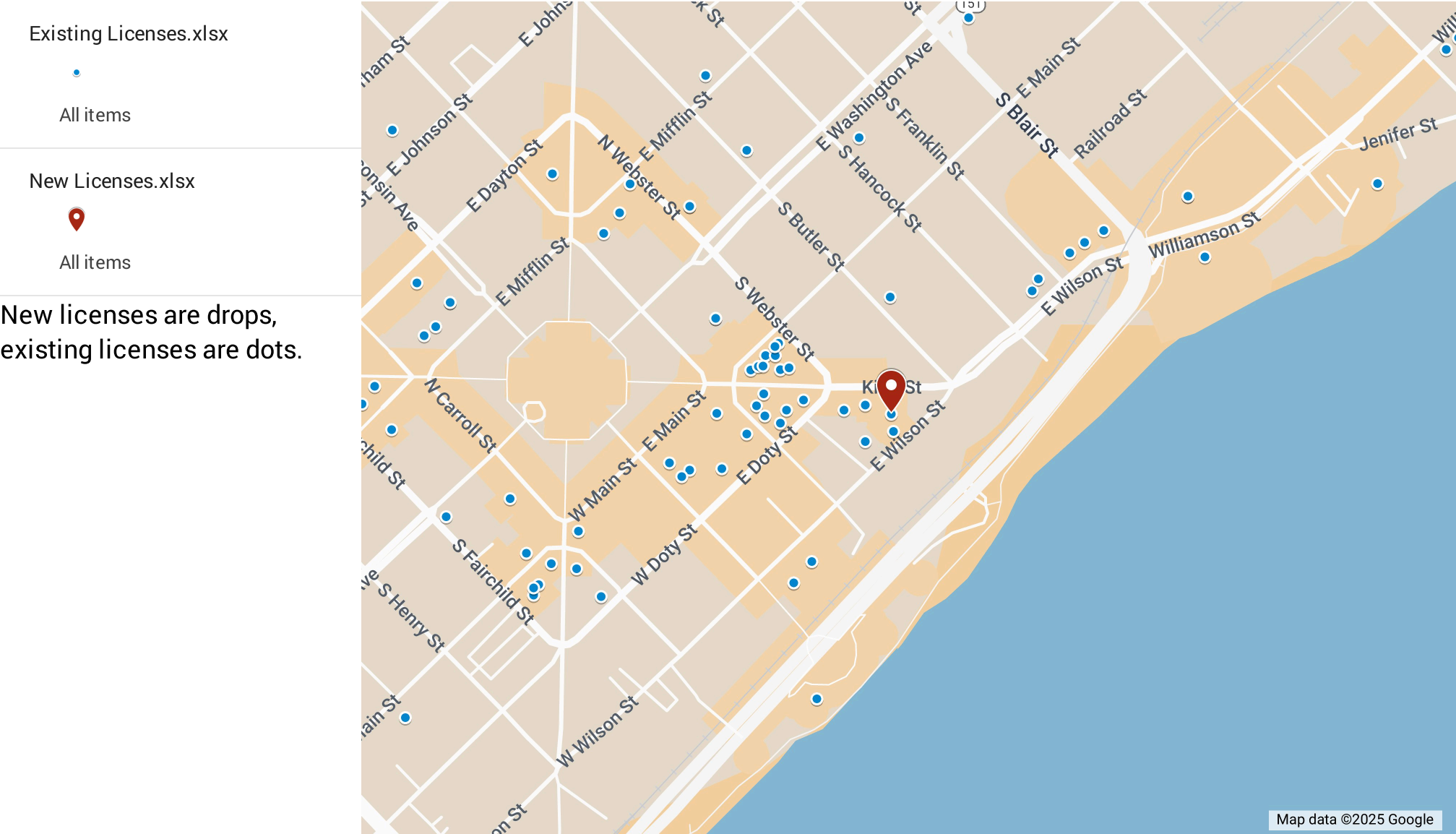
VEGAN VG

*Disclaimer: Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness especially if you have certain medical conditions

** Please let us know if you have any food allergies or special dietary needs.

*** Nut allergen information: There are no nuts or peanut ingredients in our products, but we cannot guarantee that our food is completely nut or peanut free as some of our ingredients may be sourced from facilities where they are exposed to nut allergens.

March 2025 ALRC New License





City of Madison

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

Master

File Number: 87628

File ID: 87628

File Type: Resolution

Status: Council Public Hearing

Version: 1

Reference:

Controlling Body: BOARD OF PUBLIC WORKS

File Created Date : 03/19/2025

File Name: Approving Plans, Specifications, And Schedule Of Assessments For East Main Street and South Hancock Street Assessment District - 2025.

Final Action:

Title: Approving Plans, Specifications, And Schedule Of Assessments For East Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6).

Notes: Emma Almy

CC Agenda Date: 04/15/2025

Agenda Number: 18.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: BPW Mailing, MainHancock_BPWnotes.pdf, MainHancock-BPW Exhibit.pdf, 15125_ExampleMainHancock_AssessLtr.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/19/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text: A motion was made by Kliems, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 87628

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the East Main Street and South Hancock Street Assessment District - 2025. The total estimated cost of the project is \$5,277,534.39, comprised of \$4,631,869.84 in City costs and \$645,664.55 in assessments. Funding for the City portion of costs is available in the 2025 Adopted Capital Budgets for Engineering - Major Streets (Munis #15125). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For East Main Street and South Hancock Street Assessment District - 2025. (District 4, District 6).

Body

The Board of Public Works and the City Engineer having made reports of all proceedings in relation to the improvement of East Main Street and South Hancock Street Assessment District - 2025, pursuant to a resolution of the Common Council, Resolution No. 24-00712, ID No. 86067, adopted 12/13/24, 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 \$ 4,631,869.84 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 East Main Street and

South Hancock Street Assessment District - 2025, and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0 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 therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."



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

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

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

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

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

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»

Situs Address: «Situs_Address»

«OwnerLine1»

«OwnerLine2»

«OwnerLine3»

«OwnerLine4»

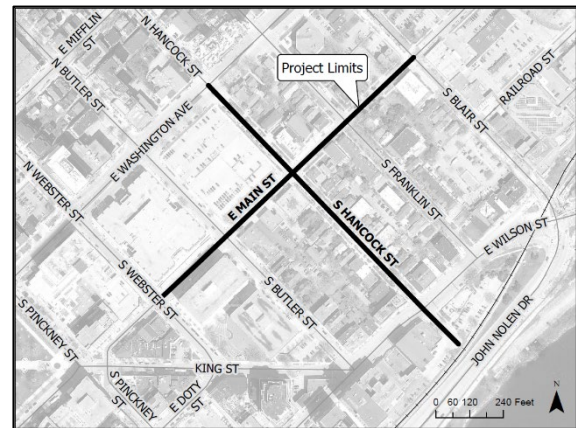
March 18, 2025

To: Property Owners along East Main St and South Hancock St

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is planning a 2025 and 2026 construction project for East Main St from Webster St to Blair St and South Hancock St from East Washington Ave to the cul-de-sac south of East Wilson St. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

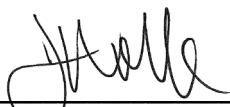
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment 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: www.cityofmadison.com/EMainSHancockResurfacing, 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 4% 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 Emma Almy, Project Manager, (608) 261-5537, ealmy@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,


James M. Wolfe, P.E.
City Engineer

Project Name: East Main Street and South Hancock Street Assessment District – 2025

Project Limits: East Main St from Webster to Blair, South Hancock St from East Washington Ave to cul-de-sac south of East Wilson

Project ID: 15125

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»



Street Reconstruction Items				Subtotal
Remove Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

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

Street Lighting Construction Items, Install Pedestrian Scale Lighting		
By Frontage	By Area	Subtotal
«Cost8»	«Cost9»	«SubT3»

Subtotal	Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: www.cityofmadison.com/EMainSHancockResurfacing; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

Language Translation Services:

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

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

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

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

JMW: EEA
cc by email:

Michael Verveer, District 4 Alder
Andrew Zwiag, City Engineering
Todd Chojnowski, City Engineering
Jeremy Nash, City Traffic Engineering
Adam Wiederhoeft, Water Utility
Lorissa Banuelos, Common Council
Brad Hoffman, City Forestry
Jennifer Hannah, Police Department
Amanda J Nagel ainagel@madison.k12.wi.us
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Mike MacDonald mmacdonald@madison.k12.wi.us
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MMSD Transportation transportation@madison.k12.wi.us

Marsha Rummel, District 6 Alder
Mark Moder, City Engineering
Yang Tao, Traffic Engineering
Gretchen Aviles Pineiro, City Traffic Engineering
Taletha Skar, IT Department
Hannah Mohelnitzky, City Engineering
Aaron Leair, City Forestry
Michael Ott, Police Department
Cara Hanson cmhanson@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com

Emma Almy, City Engineering
Janet Schmidt, City Engineering
Tom Mohr, City Traffic Engineering
Timothy Pearson, Water Utility
Tim Sobota, Madison Metro Transit
Charles Romines, Streets Division
Bill Sullivan, Fire Department
Dane County 911
Laura Hauptli lchauptli@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, APRIL 2, 2025 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four (4%) 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

EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025

PFLAUM ROAD RESURFACING ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 21, 2025**



Department of Public Works
Engineering Division

Fact and Details Sheet:

EAST MAIN ST AND SOUTH HANCOCK ST CONSTRUCTION

PROJECT CONTACT

» **Project Manager:** Emma Almy, (608)-261-5537,
eamly@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The existing 6" clay sanitary main in the street will be replaced in the 300 and 400 blocks of East Main St as well as along South Hancock St with a larger PVC main. Sanitary laterals will be replaced from the new main to the property line in the 400 and 500 blocks of East Main St and along South Hancock St. (*sanitary laterals assessable*). 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 listed above.

Water Main: The City will replace the water main from 1882 on East Main St, and the water main from 1930 on South Hancock St from East Washington Ave to East Wilson. The new water main on East Main St will be 8" ductile iron and the new water main on South Hancock St will be 12" ductile iron. Water services will be reconnected to the new main.

Storm Sewer: The City will replace all clay storm on East Main St and relocate inlets at intersections due to curb extensions into the street. Private storm connections will be reconnected (100% assessable).

Street: The City will replace all existing pavement and base course as well as the majority of curb of north side of East Main St. Curb extensions into the street will be installed at the following intersections: Main and Butler, Main and Hancock, Main and Franklin, and Hancock and East Washington Ave as a traffic calming feature and reduce the crossing distance for pedestrians. All curb on South Hancock from East Washington Ave to East Wilson will be replaced. Sidewalk will be replaced as needed to remove trip hazards and for sewer lateral replacement. New pavement markings and signing will be installed as well as contraflow bike lanes on South Hancock St and South Franklin St. On-street parking will remain.

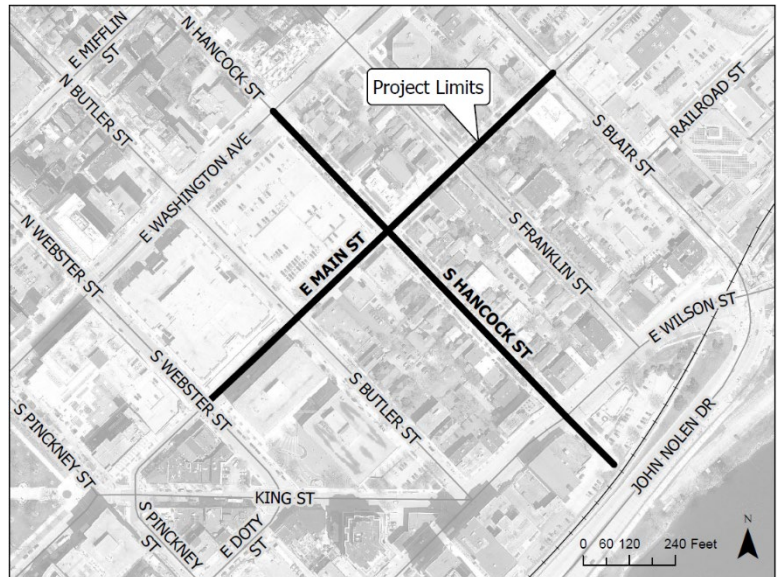
Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus Pads: No bus pads will be installed as part of the project.

Streetlights: Existing streetlights will be replaced as needed. Pedestrian scale lighting will be installed in the 200 Block of East Main St and on South Hancock St.

MGE: Madison Gas & Electric will be replacing their electric duct bank on East Main St from Webster to Blair. This work will be performed during the summer of 2025 before the City contractor starts, and is expected to take several months to complete.

Assessments: The project will have special assessments for some of the improvements. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase (with this letter) and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks are based on 2025 street improvement rates and will carry over to the final assessments. The 10-ft. of pavement reconstruction is defined as 10-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer



connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4 percent interest.

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 assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.		

Street Trees: 3 street tree removals are anticipated due to poor health condition and 9 tree plantings are planned.

Condition removals are as follows:

- 19" Maple fronting 115 S Hancock St
- 19" Maple fronting 140 S Hancock St
- 6" Planetree fronting 139 S Hancock St

Anticipated tree planting locations:

- 3 tree plantings in terrace support systems in front of GEF 1 (along E Main Street)
- 1 tree planting in terrace support system in front of church (along E Main Street)
- 2 tree plantings fronting 121 S Hancock St
- 1 tree planting fronting 112 S Hancock St
- 1 tree planting fronting 139 S Hancock St
- 1 tree planting fronting 141 S Hancock St

Terrace trees will be pruned prior to construction to provide required clearance for construction equipment. 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. Engineering & Forestry will also coordinate to try to improve planting conditions for any new street tree plantings.

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. Signup for project email updates on the website.

www.cityofmadison.com/EMainSHancockResurfacing

Construction Schedule & Impacts

Tentative Schedule: The tentative start date for construction is August 25, 2025. The contractor will start on South Hancock St and finish October/November 2025. City construction on East Main St will tentatively begin in April 2026 and finish October 2026; MG&E's work will likely begin in May or June 2025. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: During the City's work, South Hancock St and East Main St will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM). The City is reviewing ways to maintain some parking in the area for residents; this could be through more specific project phasing or potentially utilizing a portion of the Brayton Lot. The contractor will notify impacted residents prior to 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 or if you'll be in need of a temporary construction parking permit, which will only be available to residents within the construction zone.

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 concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. 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 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, April 2, 2025
 Project ID: 15125
 Project Name: E. Main Street and S. Hancock Street Assessment District - 2025
 Project Description: East Main St from Webster to Blair, South Hancock St from East Washington Ave to du-cul-de-sac south of East Wilson

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
 *Street Light assessment factor: 1.0 for single family residential, 1.5 for multi-family residential, and 2.0 for commercial.

										Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**				Total Assessment			
										Remove 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 @		Install Pedestrian Scale Lighting					
										\$1.42 per SF		\$4.79 per SF		\$4.28 per SF		\$46.62 per LF		\$1,872.00 per Each		\$25.00 per LF		\$3,200.00 per Each		by Frontage @			by Area @		
Parcel No./Zoning	Parcel Information		Situs Address/Parcel Location	LF or % Interest	Frontage Streets	Frontage	Frontage Streets	Multiple Frontage															Factor	\$92.41 per LF	\$9.32 per SF				
070913316034	RANDALL PARK RENTALS I LLC	502 E Main St	66.00	E Main St	22.6	S Franklin St	Yes		22.00	\$31.24	22.00	\$105.38	0.00	\$0.00	1.00	88.60	\$4,077.37	1.00	\$1,872.00	40.00	\$1,000.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$7,085.99
070913316042	JACKSON LAMBERT NELSON HOUSE LLC	504 E Main St	33.00	E Main St	---	---	No		70.00	\$99.40	70.00	\$335.30	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	49.00	\$1,225.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$5,050.36
070913316050	VERONA, WI 53593 7930 CORAY LN	512 E Main St	33.00	E Main St	---	---	No		85.00	\$120.70	85.00	\$407.15	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	36.00	\$900.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$4,818.51
070913316068	CROSSAN, CAROL 512 E MAIN ST	518 E Main St	66.00	E Main St	---	---	No		215.00	\$305.30	215.00	\$1,029.85	0.00	\$0.00	1.00	66.00	\$3,037.32	2.00	\$3,744.00	90.00	\$2,250.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$10,366.47
070913316076	MADISON, WI 53703-2911 ST RAPHAELS CONGREGATION	522 E Main St	44.60	E Main St	132.0	S Blair St	Yes		25.00	\$35.50	0.00	\$0.00	0.00	\$0.00	1.00	44.60	\$2,052.49	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$2,087.99
070913317032	MADISON, WI 53703-2891 222 NORTH ST	515 E Main St	33.00	E Main St	---	---	No		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$4,215.66
070913317040	SKRENTNY, JAMES D & STEVEN A RUBIN 511 E MAIN ST	511 E Main St	66.00	E Main St	---	---	No		135.00	\$191.70	135.00	\$646.65	0.00	\$0.00	1.00	66.00	\$3,037.32	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,572.67
070913317058	SKRENTNY, JAMES D & STEVEN A RUBIN 511 E MAIN ST	101 S Franklin St	27.00	S Franklin St	66.0	E Main St	Yes		215.00	\$305.30	215.00	\$1,029.85	0.00	\$0.00	0.50	93.00	\$2,139.93	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$3,475.08
070913317339	101 S FRANKLIN ST MADISON, WI 53703	525 E Main St	77.75	E Main St	129.5	S Blair St	Yes		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	77.75	\$3,578.06	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,275.06
070913318030	725 JENIFER ST MADISON, WI 53703	409 E Main St	44.00	E Main St	---	---	No		75.00	\$106.50	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$1,872.00	41.00	\$1,025.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$5,028.38
070913318048	409 EAST MAIN STREET LLC 409 E MAIN ST	407 E Main St	104.00	E Main St	76.0	S Hancock St	Yes		175.00	\$248.50	210.00	\$1,005.90	0.00	\$0.00	1.00	180.00	\$8,283.60	2.00	\$3,744.00	66.00	\$1,650.00	0.00	\$0.00	2.00	76.00	\$1,694.74	7,906.00	\$2,529.92	\$21,156.66
070913318056	BLUE WATERS LLC 407 E MAIN ST	109 S Hancock St	35.00	S Hancock St	---	---	No		100.00	\$142.00	0.00	\$0.00	0.00	\$0.00	1.00	35.00	\$1,610.70	1.00	\$1,872.00	38.00	\$950.00	0.00	\$0.00	1.50	35.00	\$1,701.53	3,642.00	\$1,748.16	\$8,024.39
070913318064	POWELL, GARY M 509 S BALDWIN ST # 2	111 S Hancock St	21.00	S Hancock St	---	---	No		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	21.00	\$966.42	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	21.00	\$680.61	2,182.00	\$698.24	\$5,042.27
070913318072	EARLEY, KEVIN E 111 S HANCOCK ST	113 S Hancock St	33.00	S Hancock St	---	---	No		55.00	\$78.10	55.00	\$263.45	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	33.00	\$1,604.30	4,356.00	\$2,090.88	\$8,252.39
070913318072	PASO, BRIAN A % BRIARWOOD LLC	3105 E WASHINGTON AVE	33.00	S Hancock St	---	---	No		40.00	\$56.80	55.00	\$263.45	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	33.00	\$2,139.06	3,563.00	\$2,280.32	\$8,955.29
070913318080	CHICKADEE LLC % BIRWOOD LLC	115 S Hancock St	33.00	S Hancock St	---	---	No		40.00	\$56.80	55.00	\$263.45	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	33.00	\$2,139.06	3,563.00	\$2,280.32	\$8,955.29
070913318098	3105 E WASHINGTON AVE MADISON, WI 53706	121 S Hancock St	66.00	S Hancock St	---	---	No		30.00	\$42.60	0.00	\$0.00	0.00	\$0.00	1.00	66.00	\$3,037.32	3.00	\$5,616.00	99.00	\$2,475.00	0.00	\$0.00	2.00	66.00	\$4,278.12	8,712.00	\$5,575.68	\$23,024.72
070913318105	RANDALL PARK RENTALS I LLC 222 NORTH ST	125 S Hancock St	33.00	S Hancock St	---	---	No		40.00	\$56.80	35.00	\$167.65	0.00	\$0.00	1.00	33.00	\$1,518.66	2.00	\$3,744.00	66.00	\$1,650.00	0.00	\$0.00	1.00	33.00	\$1,069.53	4,356.00	\$1,393.92	\$9,600.56
070913318113	MADISON, WI 53704 RANDALL PARK RENTALS I LLC	127 S Hancock St	33.00	S Hancock St	---	---	No		60.00	\$85.20	85.00	\$407.15	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	33.00	\$2,139.06	4,356.00	\$2,787.84	\$9,634.91
070913318121	222 NORTH ST MADISON, WI 53704	135 S Hancock St	66.30	S Hancock St	---	---	No		100.00	\$142.00	105.00	\$502.95	0.00	\$0.00	1.00	66.30	\$3,046.52	2.00	\$3,744.00	100.00	\$2,500.00	0.00	\$0.00	2.00	66.30	\$4,291.08	8,194.00	\$5,244.16	\$19,470.72
070913318139	PARK CENTRAL II LLC 222 NORTH ST	139 S Hancock St	40.00	S Hancock St	---	---	No		100.00	\$142.00	60.00	\$287.40	0.00	\$0.00	1.00	40.00	\$1,840.80	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	40.00	\$1,944.60	4,238.00	\$2,034.24	\$8,946.04
070913318147	ROGOSVOJIC, STEVE AMY ROGOSVOJIC	141 S Hancock St	38.00	S Hancock St	---	---	No		65.00	\$92.30	45.00	\$215.55	0.00	\$0.00	1.00	38.00	\$1,748.76	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	38.00	\$1,847.37	4,029.00	\$1,933.92	\$8,534.90
070913318155	407 YORKTOWN RD DEFOREST, WI 53532	143 S Hancock St	40.00	S Hancock St	---	---	No		80.00	\$113.60	60.00	\$287.40	0.00	\$0.00	1.00	40.00	\$1,840.80	1.00	\$1,872.00	35.00	\$875.00	0.00	\$0.00	2.00	40.00	\$2,592.80	3,798.00	\$2,430.72	\$10,012.32
070913318163	O'BRIEN, MICHAEL G 6880 DEMARCO TRL	149 S Hancock St	22.00	E Wilson St	34.8	S Hancock St	Yes		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	34.80	\$1,601.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	74.00	\$2,398.34	1,629.00	\$521.28	\$4,521.12
070913318189	GULFPORT INVESTMENTS LLC % RICK MCKEY	404 E Wilson St	60.35	E Wilson St	6.0	S Hancock St	Yes		25.00	\$35.50	20.00	\$95.80	0.00	\$0.00	1.00	6.00	\$276.12	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$407.42
070913319038	906 SAUK RIDGE TRL MADISON, WI 53712-1187	405 E Washington Ave	39.00	E Washington Ave	---	---	No		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913319046	HANAUSSA PROPERTIES LLC 33 E MAIN ST # 500	1 S Hancock St	66.00	S Hancock St	---	---	No		0.00	\$0.00	0.00	\$0.00	150.00	\$642.00	1.00	66.00	\$3,037.32	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	60.00	\$2,916.90	3,960.00	\$1,267.20	\$7,863.42
070913319054	MADISON, WI 53703 401 E WASHINGTON LLC	11 S Hancock St	33.00	S Hancock St	---	---	No		95.00	\$134.90	100.00	\$479.00	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	33.00	\$1,604.30	3,267.00	\$1,568.16	\$8,002.02
070913319062	HANAUSSA PROPERTIES LLC 33 E MAIN ST # 500	13 S Hancock St	33.00	S Hancock St	---	---	No		40.00	\$56.80	50.00	\$239.50	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	33.00	\$1,069.53	2,574.00	\$823.68	\$6,405.17
070913319070	MADISON, WI 53703 BARKER, CARNE & STUART BARKER	15 S Hancock St	30.00	S Hancock St	---	---	No		105.00	\$149.10	100.00	\$479.00	0.00	\$0.00	1.00	30.00	\$1,380.60	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	30.00	\$972.30	1,881.00	\$601.92	\$6,279.92
070913319088	131 S FEDERAL HWY APT 114 ROCK EATON, IL 60142-4908	17 S Hancock St	36.00	S Hancock St	---	---	No		26.50	\$37.63	0.00	\$0.00	0.00	\$0.00	1.00	36.00	\$1,656.72	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	36.00	\$2,333.52	1,188.00	\$760.32	\$7,485.19
070913319096	DEGEN SEG LLC ET AL % BIRWOOD PROPERTY MGMT	25 S Hancock St	198.00	E Main St	131.00 22.00	S Hancock St S Franklin St	Yes		1,800.00	\$2,556.00	325.00	\$1,556.75	1,500.00	\$6,420.00	1.00	351.00	\$16,153.02	2.00	\$3,744.00	65.00	\$1,625.00	4.00	\$12,800.00	2.00	131.00	\$6,368.57	495.00	\$158.40	\$51,381.74
	MADISON, WI 53703-2891 ST RAPHAELS CONGREGATION																												

070913319103	LAX, TAMI A & JENNIFER L DEBOLT 28 S FRANKLIN ST MADISON, WI 53703	28.5	Franklin St	44.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$2,024.88	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$2,024.88	
070913325019	CITY OF MADISON PARKING BRAYTON LOT PO BOX 2986 MADISON, WI 53701-2986	1.5	Butler St	26.30	S Butler St	264.00	330.00	E Main St S Hancock St	Yes	2,130.00	\$3,024.60	0.00	\$0.00	2,100.00	8,988.00	1.00	620.30	\$28,546.21	0.00	\$0.00	0.00	\$0.00	3.00	\$9,600.00	2.00	330.00	\$10,695.30	43,560.00	\$13,939.20	\$74,793.31
070913326059	JUDO, R. RUTH & LYNN BIANCARDI JUDO 1006 GRANT ST MADISON, WI 53711-2158	128.5	Hancock St	33.00	S Hancock St	---	---	No	50.00	\$71.00	60.00	\$287.40	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	32.00	\$800.00	0.00	\$0.00	1.50	33.00	\$1,604.30	4,356.00	\$2,090.88	\$8,244.24	
070913326067	SINNOTT, STEPHEN P 126 S HANCOCK ST MADISON, WI 53703	126.5	Hancock St	33.00	S Hancock St	---	---	No	50.00	\$71.00	40.00	\$191.60	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	33.00	\$1,069.53	4,356.00	\$1,393.92	\$6,941.71	
070913326075	FIRST SETTLEMENT CDM ASSC ATTN NATHAN PLUMB 118 S HANCOCK ST MADISON, WI 53703	118.5	Hancock St	66.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	
070913351014	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	118.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$6,498.56	
070913351022	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	120.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	0.50	\$936.00	16.50	\$412.50	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$5,150.06	
070913351030	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	122.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	0.50	\$936.00	16.50	\$412.50	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$5,150.06	
070913326083	112 SOUTH HANCOCK LLC 5679 ASHBOURNE LN FITCHBURG, WI 53711	112.5	Hancock St	39.00	S Hancock St	---	---	No	200.00	\$284.00	90.00	\$431.10	50.00	\$214.00	1.00	39.00	\$1,794.78	1.00	\$1,872.00	34.00	\$850.00	0.00	\$0.00	2.00	39.00	\$2,527.98	5,149.00	\$1,295.36	\$11,269.22	
070913326091	JDM PROPERTIES LLC 101 N MILLS ST MADISON, WI 53715	110.5	Hancock St	60.00	S Hancock St	---	---	No	200.00	\$284.00	110.00	\$526.90	0.00	\$0.00	1.00	60.00	\$2,761.20	2.00	\$3,744.00	67.00	\$1,675.00	0.00	\$0.00	2.00	60.00	\$3,889.20	7,919.00	\$5,068.16	\$17,948.46	
070913326108	ENGLUND TRUST 4813 COUNTY RD M MIDKETON, WI 53562	106.5	Hancock St	99.00	S Hancock St	88.0	E Main St	Yes	200.00	\$284.00	0.00	\$0.00	0.00	\$0.00	1.00	187.00	\$8,605.74	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	99.00	\$4,812.89	8,712.00	\$2,787.84	\$36,490.47	
070913326116	PROFESSIONAL FIRE FIGHTERS OF WISCONSIN INC 321 E MAIN ST MADISON, WI 53703	313 E Main St	77.00	E Main St	---	---	---	No	425.00	\$603.50	360.00	\$1,734.40	75.00	\$321.00	1.00	77.00	\$3,543.54	0.00	\$0.00	0.00	\$0.00	2.00	\$6,400.00	0.00	0.00	\$0.00	0.00	\$0.00	\$12,592.44	
070913326132	CREATIVE LEARNING PRESCHOOL INC 105 S BUTLER ST MADISON, WI 53703	105.5	Butler St	24.40	S Butler St	99.0	E Main St	Yes	275.00	\$390.50	275.00	\$1,317.25	0.00	\$0.00	1.00	123.40	\$5,678.87	0.00	\$0.00	0.00	\$0.00	1.00	\$3,200.00	0.00	0.00	\$0.00	0.00	\$0.00	\$10,586.62	
070913326249	WILSON HANCOCK, LLC 324 E WILSON STREET MADISON, WI 53703	316 E Wilson St	132.50	E Wilson St	27.8	S Hancock St	Yes	125.00	\$177.50	130.00	\$622.70	0.00	\$0.00	1.00	27.80	\$1,279.36	1.00	\$1,872.00	37.00	\$1,110.00	0.00	\$0.00	2.00	52.00	\$2,527.98	6,172.00	\$1,975.04	\$9,564.58		
070913326265	HARRISON, MICHAEL L ELIZABETH B HARRISON 132 S HANCOCK ST MADISON, WI 53703-3415	132.5	Hancock St	30.13	S Hancock St	---	---	No	70.00	\$99.40	80.00	\$383.20	0.00	\$0.00	1.00	30.13	\$1,386.58	0.50	\$936.00	16.00	\$400.00	0.00	\$0.00	1.00	30.13	\$976.51	2,374.00	\$759.68	\$4,941.38	
070913326273	DAMONCH, EDWARD R 134 S HANCOCK ST MADISON, WI 53703-3418	134.5	Hancock St	17.58	S Hancock St	---	---	No	70.00	\$99.40	80.00	\$383.20	0.00	\$0.00	1.00	17.58	\$809.03	0.50	\$936.00	16.00	\$400.00	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$3,642.20	
070913326281	ROCKEY, SAMUEL & LARA HENDERSON 136 S HANCOCK ST MADISON, WI 53703	136.5	Hancock St	17.58	S Hancock St	---	---	No	80.00	\$113.60	85.00	\$407.15	0.00	\$0.00	1.00	17.58	\$809.03	1.00	\$1,872.00	20.50	\$553.50	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$4,769.85	
070913326299	DRAKE, THOMAS B 138 S HANCOCK ST MADISON, WI 53703	138.5	Hancock St	17.58	S Hancock St	---	---	No	40.00	\$56.80	90.00	\$431.10	0.00	\$0.00	1.00	17.58	\$809.03	1.00	\$1,872.00	20.50	\$553.50	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$4,737.00	
070913326306	HANCOCK COURT CDM ASSN C/O DOUGLAS ZIMROCK 136 S HANCOCK ST MADISON, WI 53703	140.5	Hancock St	0.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	115.30	\$0.00	12,730.00	\$0.00	\$0.00	
07091337014	PASCHE, KAREN A 152 S HANCOCK ST MADISON, WI 53703	152.5	Hancock St	7.196	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	7.20	\$331.16	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	7.20	\$349.83	794.49	\$381.36	\$1,732.85	
07091337022	STEFFES, ALEX 150 S HANCOCK ST MADISON, WI 53703	150.5	Hancock St	5.948	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	5.95	\$273.73	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	5.95	\$289.16	656.70	\$315.22	\$1,548.61	
07091337030	OSKUTA, DANIEL E 148 S HANCOCK ST MADISON, WI 53703-3418	148.5	Hancock St	6.902	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	6.90	\$317.63	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	6.90	\$335.54	762.03	\$365.78	\$1,689.45	
07091337048	MCGINSEN TRUST, ANDREA F 140 S HANCOCK ST # B MADISON, WI 53703	140.5	Hancock St	8.591	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.59	\$395.36	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	8.59	\$417.65	948.51	\$455.29	\$1,948.80	
07091337056	BLOOM, LINDA S 140 S HANCOCK ST UNIT C MADISON, WI 53703-3418	140.5	Hancock St	10.831	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	10.83	\$498.44	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	10.83	\$526.55	1,195.83	\$574.00	\$2,279.49	
07091337064	FREIZE, JUSTIN 142 S HANCOCK ST # B MADISON, WI 53703	142.5	Hancock St	8.591	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.59	\$395.36	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	8.59	\$417.65	948.51	\$455.29	\$1,948.80	
07091337072	FINDELS, MICHAEL S 142 S HANCOCK ST # C MADISON, WI 53703	142.5	Hancock St	10.941	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	10.94	\$503.50	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	10.94	\$531.90	1,207.97	\$579.83	\$2,295.73	
07091337080	RAPPE, MANDY I MARK W RAPPE 144 S HANCOCK ST # 1 MADISON, WI 53703	144.5	Hancock St	8.825	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.83	\$406.13	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.83	\$429.03	974.35	\$467.69	\$2,733.84	
07091337098	JENSEN, CLINT ALAN 144 S HANCOCK ST # 2 MADISON, WI 53703	144.5	Hancock St	8.430	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.43	\$387.95	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.43	\$409.82	930.74	\$446.75	\$2,675.53	
07091337105	DRUCKENBROD, JESSE JENNIFER SEMELKA 146 S HANCOCK ST # 1 MADISON, WI 53703	146.5	Hancock St	8.599	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.60	\$395.73	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.60	\$418.04	949.40	\$455.71	\$2,700.48	
07091337113	DEAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	146.5	Hancock St	8.430	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.43	\$387.95	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.43	\$409.82	930.74	\$446.75	\$2,675.53	
07091337858	DEAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	146.5	Hancock St	1.726	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$58.88	0.00	\$0.00	1.00	1.73	\$79.43	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.73	\$83.91	190.56	\$91.47	\$352.44	
07091337866	ROCKEY, SAMUEL & LARA HENDERSON 136 S HANCOCK ST MADISON, WI 53703	146.5	Hancock St	1.564	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$58.88	0.00	\$0.00	1.00	1.56	\$71.98	0.00	\$0.00	0.00	\$0.00</									

07091337923	PASCHKE, KAREN A 152 S HANCOCK ST MADISON, WI 53703	152 S Hancock St Condo	1.843	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.84	\$84.81	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.84	\$89.60	203.48	\$97.67	\$349.71
07091337931	MOGENSEN TRUST, ANDREA F 140 S HANCOCK ST # B MADISON, WI 53703	152 S Hancock St Condo	1.564	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.56	\$71.98	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.56	\$76.03	172.68	\$82.89	\$308.52
07091337949	ENDERS, NICHOLAS S 142 S HANCOCK ST # C MADISON, WI 53703	152 S Hancock St Condo	1.880	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.88	\$86.52	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.88	\$91.40	207.57	\$99.63	\$355.17
07091337957	DRUCKENBROD, JESSE JENNIFER SERRAVALLO 146 S HANCOCK ST # 1 MADISON, WI 53703	152 S Hancock St Condo	1.726	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.73	\$79.43	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.73	\$83.91	190.56	\$91.47	\$332.44
07091337965	KAPPE, MANDY I MARK W KAPPE 144 S HANCOCK ST # 1 MADISON, WI 53703	142 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
07091337973	JENSEN, CLINT ALAN 144 S HANCOCK ST # 2 MADISON, WI 53703	140 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
07091337981	OSMAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	140 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
070913327015 GEF II	STATE BLDG COMM 7TH FLR 101 E WILSON ST MADISON, WI 53703	101 S Webster St Condo	286.00	S Webster St	235.00 25.30	E Main St S Butler St	Yes	550.00	\$781.00	0.00	\$0.00	750.00	\$3,210.00	1.00	260.30	\$11,979.01	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	235.00	\$7,616.35	27,104.00	\$8,673.28	\$32,259.64
070913328013 GEF I	STATE BLDG COMM 7TH FLR 101 E WILSON ST MADISON, WI 53703	201 E Washington Ave Condo	264.00	E Washington Ave	234.20 25.80	E Main St S Butler St	Yes	1,085.00	\$1,540.70	185.00	\$886.15	1,000.00	\$4,280.00	1.00	260.00	\$11,965.20	0.00	\$0.00	0.00	\$0.00	5.00	\$16,000.00	2.00	234.20	\$7,590.42	35,640.00	\$11,404.80	\$53,667.27
070913334010	CORNER HOUSE CONDOMINIUM ASSOC INC 102 S FRANKLIN ST # B MADISON, WI 53703	102 S Franklin St Condo	0.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913335018	HORTON, RYAN J KARIN JONCH-CLAUSEN 11 N FRANKLIN AVE MADISON, WI 53705-3601	102 S Franklin St Condo	13.75	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	14.43	\$664.15	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$664.15
070913335026	GOLOSINSKI, ELIZABETH ANN 102 S FRANKLIN ST # B MADISON, WI 53703	102 S Franklin St Condo	13.75	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	14.43	\$664.15	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$664.15
070913334028	FLUCK, MICHAEL SARAH CINA-FLUCK 9324 DEER CREEK DR TAMPA, FL 33647	104 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334036	STEAKLEY, JAMES D MOLYESSTRASSE 8 7155 WALDKIRCH GERMANY, IL	106 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334044	RENO, STEVEN 108 S FRANKLIN ST MADISON, WI 53703	108 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334052	OSBORN, DANIEL J 110 S FRANKLIN ST MADISON, WI 53703-3414	110 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334060	NEPUL, LAURA H 112 S FRANKLIN ST MADISON, WI 53703-3414	112 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334078	REYNOLDS, DENNIS 114 S FRANKLIN ST MADISON, WI 53703-3414	114 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334086	FITZGERALDS TR, BARBARA H 116 S FRANKLIN ST MADISON, WI 53703	116 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334094	CHIRACK, KENNETH J 118 S FRANKLIN ST MADISON, WI 53703-3414	118 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334101	STITT REVOCABLE TRUST 120 S FRANKLIN ST MADISON, WI 53703-3414	120 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334119	CANAL PLACE HOMOWNERS ASSOC INC C/O D REYNOLDS 114 S FRANKLIN ST MADISON, WI 53703	122 S Franklin St Condo	0.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913338012	CITY OF MADISON WATER UT WELL # 17 119 E OLIN AVE MADISON, WI 53713-1431	201 S Hancock St Condo	71.60	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	71.60	\$3,295.03	1.00	\$1,872.00	29.00	\$870.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,037.03
070913338020	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS S36 210 MLK JR BLVD RM 115 MADISON, WI 53703-3342	499 E Wilson St Condo	0.01	E Wilson St	67.01	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	67.01	\$3,083.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$3,083.80
070913233028	STATE OF WI WISDOT 1890 E JOHNSON ST MADISON, WI 53704	551 E Wilson St Condo	40.00	E Wilson St	33.00	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070924201373	STATE OF WI WISDOT 1890 E JOHNSON ST MADISON, WI 53704	331 S Broom St Condo	38.59	S Broom St	31.00	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070924213013	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS S36 210 MLK JR BLVD RM 115 MADISON, WI 53703-3342	314 S Hancock St Condo	68.00	S Hancock St	---	---	No	250.00	\$355.00	150.00	\$718.50	0.00	\$0.00	1.00	68.00	\$3,129.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$4,202.86
070924213112	RUBIN III EAST WILSON LLC C/O WILSON RES INV LLC PO BOX 620994 MADISON, WI 53762-0994	327 E Wilson St Condo	132.50	E Wilson St	84.75	S Hancock St	Yes	50.00	\$71.00	0.00	\$0.00	0.00	\$0.00	1.00	84.75	\$3,900.20	2.00	\$3,744.00	75.00	\$2,250.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$9,965.20
Totals								10,003.50	\$14,204.97	4,057.00	\$19,433.03	5,675.00	\$24,289.00	---	4,142.28	\$188,487.75	49.75	\$93,132.00	1,722.50	\$44,224.50	15.00	\$48,000.00	---	2,405.87	\$99,479.85	258,009.89	\$99,463.63	\$630,714.73

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
 COUNTY OF DANE)

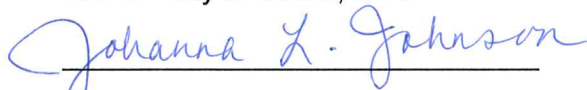
ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 18th day of March, 2025 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 **EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025** attached hereto.

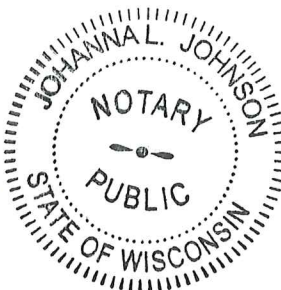
2. He delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


 Isaac Gabriel

Subscribed and sworn to before me
 this 18th day of March, 2025



Johanna L. Johnson
 Notary Public, State of Wisconsin
 My Commission expires: January 8, 2026



E. MAIN STREET & S. HANCOCK STREET ASSESSMENT DISTRICT - 2025

Project Engineer:	Emma Almy, email: ealmy@cityofmadison.com	
Project Limits:	E. Main St from S. Webster St to S. Blair St S. Hancock St from East Washington Ave to culdesac south of E. Wilson St	
Alders:	Michael Verveer (district 4) and Marsha Rummel (district 6)	
E. Main Street and S. Hancock Street	Existing	Proposed
Project Type: Street Resurfacing	1996 west of Franklin, 2000 east of Franklin	
Last Surfaced (Main)	1996 west of Franklin, 2000 east of Franklin	
Pavement Rating (Main)	5 on blocks near Webster and Blair, 6 on blocks in between	New Pavement
Last Surfaced (Hancock)	1994 north of Main, 1982 south of Main, 1993 south of Wilson	New Pavement
Pavement Rating (Hancock)	4	
Curb Rating (Main)	6 & 7	Nearly full replacement on north side, spot replacement on south side
Curb Rating (Hancock)	6	Full Replacement
Surface Width (Main)	44' west of Butler, 32' east of Butler	20'-32' (bumpouts at Butler, Hancock, and Franklin intersections)
Width (Hancock)	30' north of Main, 32' south of Main, 36' south of Wilson	No changes other than bumpouts at intersections with East Wash and Main
Surface Type	Asphalt	Asphalt
Traffic Mitigation	None	Intersection curb extensions
Bicycle Facility (Main)	None	None
Bicycle Facility (Hancock)	None	Contra-flow bike lane between Main and Wilson
Bicycle Facility (Franklin)	None	Contra-flow bike lane between Main and Wilson
Sidewalk, Terraces, & Driveways		
Sidewalks	Both Sides along Main and Hancock	Spot replace as needed to replace sewer lateral or eliminate trip hazards
Terraces (Main)	Majority of north side is concrete, typically 7' wide. 50/50 split between concrete and grass on south side. Width is 5' in front of GEF 2 but typically 10'.	Material of new terrace will match what was there prior
Terraces (Hancock)	8-9' grass terraces north of Wilson, 6' grass (typically) terraces south of Wilson	Material of new terrace will match what was there prior
Driveways	Majority concrete	Concrete
Storm Sewer	Existing	Proposed
Size, Material, and Year (Main)	West of Butler: 15" RCP (2013) and 15" VCP (1910) West of Hancock: 15" VCP (1910) West of Franklin: 18" VCP (1910) West of Blair: 30" RCP (1999)	West of Butler: 18" RCP West of Hancock: 24" RCP West of Franklin: 30" RCP
Size, Material, and Year (Hancock)	None from East Wash to Wilson, South of Wilson: 20" Clay (1955), 27" Concrete (1980), 21" Concrete and 36" Concrete (1915)	Relocate inlets at intersections to match new location of curb Relocate inlets at intersections to match new location of curb and remove clay storm
Sanitary Sewer	Existing	Proposed
Size, Material, and Year (Main)	West of Butler: None West of Hancock: 6" VCP (1910) in street and 8" PVC in southern sidewalk (1996) West of Franklin: 6" VCP (1910) and 8" PVC (1996) West of Blair: 8" PVC (1999)	West of Butler: None West of Hancock: Replace clay main with PVC West of Franklin: Replace clay mains with PVC West of Blair: New laterals
Size, Material, and Year (Hancock)	East Wash to Main: 6" VCP (1906) Main to Wilson: 6" VCP (1906) and 8" PVC (1996) South of Wilson: 10" VCP (1907)	Replace all clay mains with PVC
Water Main	Existing	Proposed
Size, Material, and Year (Main)	4" Sand Cast Iron (1882)	8" Ductile Iron main
Size, Material, and Year (Hancock)	East Wash to Wilson: 12" Sand Cast Iron (1930) South of Wilson: 16" Ductile Iron (1992)	East Wash to Wilson: 12" Ductile Iron main South of Wilson: None

Parking	Existing	Proposed
East Main St	On-street parking along both sides of the street	No changes
South Hancock St	On-street parking along both sides of the street	No changes

Street Lighting

Existing streetlights will be replaced as needed. New pedestrian scale lighting will be installed on Main between Webster and Blair, and on Hancock

Traffic Signals

None

Pavement Markings

Pavement markings will be installed along the new paved sections within the project limits.

Land Purchases

None

Trees

3 trees in total are expected to be removed during this project due to condition.
9 anticipated tree plantings, 4 of which will have terrace support systems.

Tree Removal Locations

Condition removal

19" Maple fronting 115 S Hancock St
19" Maple fronting 140 S Hancock St
6" Planetree fronting 139 S Hancock St

Assessment Policy	Property Owner Share	City Share
10' of Pavement Replacement*	100%	0%
All other Pavement Replacement	0%	100%
Driveway Apron Replacement	50%	50%
Sidewalk Replacement	0%	100%
Curb & Gutter Replacement	0%	100%
Sanitary Sewer Main	0%	100%
Sanitary Laterals to Property Line	25%	75%
Storm Sewer Main Replacement	0%	100%
Private Storm Connections, new or existing	100%	0%
Water Main & Services Replacement	0%	100%
Street Tree Removals & Plantings	0%	100%
Street and Ped Scale Lights Replacement	0%	100%
Ped Scale Lights New Installation	100%	0%

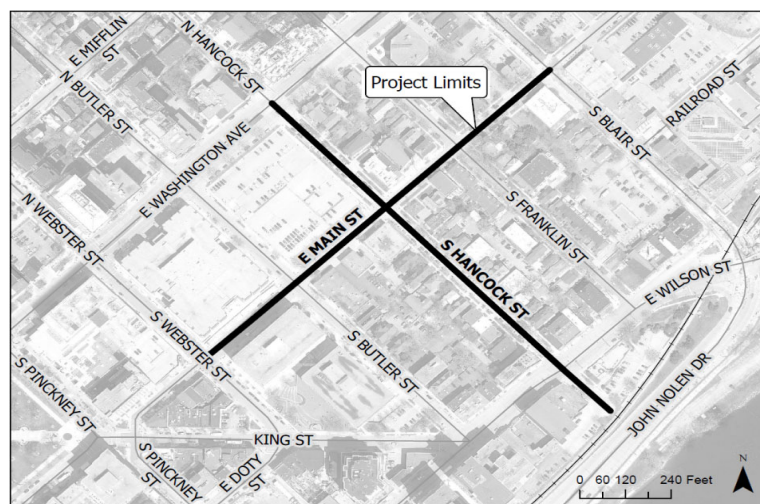
*Pavement replacement assessed per linear ft. of frontage

Schedule

Advertise for bids	June 2025
Anticipated Construction Start	August 2025 (Hancock only) April 2026 (Main)
Approximate Duration	Hancock: 3 months Main: 5 months

Costs

Total Cost: \$5,277,534.39
Assessments: \$645,664.55
City Engineering Cost: \$4,631,869.84





	OVERVIEW EXHIBIT		15125	
	E. MAIN STREET & S. HANCOCK STREET ASSESSMENT DISTRICT - 2025		MADISON, WI	
	M:\DESIGN\Projects\15125\CAD\Survey\15125SVY-Aerial.dwg			
	15125		BPW	
		CONTRACT NO:	8784	
		DESIGNED BY: EEA	DATE: 3/27/2025 9:09 AM	BY: BPW
		REVISION	Scale: 1"=100'	
		MARK		



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

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

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

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

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

Financial Manager
Steven B. Danner-Rivers

Parcel Number: «Parcel_No»
Situs Address: «Situs_Address»

«OwnerLine1»
«OwnerLine2»
«OwnerLine3»
«OwnerLine4»

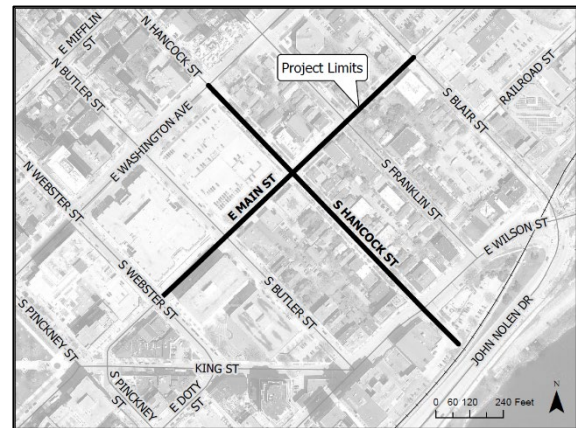
March 18, 2025

To: Property Owners along East Main St and South Hancock St

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is planning a 2025 and 2026 construction project for East Main St from Webster St to Blair St and South Hancock St from East Washington Ave to the cul-de-sac south of East Wilson St. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.

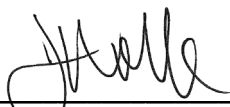
This project will involve special assessments to the owners of property adjacent to the project. The property owners will be assessed for various items included with this proposed project, and the costs of some of those items are assessed entirely to the owner. Tables detailing the City's standard assessment 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: www.cityofmadison.com/EMainSHancockResurfacing, 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 4% 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 Emma Almy, Project Manager, (608) 261-5537, ealmy@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,


James M. Wolfe, P.E.
City Engineer

Project Name: East Main Street and South Hancock Street Assessment District – 2025

Project Limits: East Main St from Webster to Blair, South Hancock St from East Washington Ave to cul-de-sac south of East Wilson

Project ID: 15125

Owner:

«OwnerLine1»

«OwnerLine2»

Parcel(s) being assessed:

Parcel Number: «Parcel_No»

Parcel Location: «Situs_Address»



Street Reconstruction Items				Subtotal
Remove Driveway Apron & Terrace Walk	Replace Concrete Driveway Apron	Replace Concrete Terrace Walk	10' Pavement Reconstruction	
«Cost1»	«Cost2»	«Cost3»	«Cost4»	«SubT1»

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

Street Lighting Construction Items, Install Pedestrian Scale Lighting		
By Frontage	By Area	Subtotal
«Cost8»	«Cost9»	«SubT3»

Subtotal	Subtotal	Subtotal	Total
«SubT1»	«SubT2»	«SubT3»	«Total»

The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: www.cityofmadison.com/EMainSHancockResurfacing; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

Language Translation Services:

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

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

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

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

JMW: EEA
cc by email:

Michael Verveer, District 4 Alder
Andrew Zwiag, City Engineering
Todd Chojnowski, City Engineering
Jeremy Nash, City Traffic Engineering
Adam Wiederhoeft, Water Utility
Lorissa Banuelos, Common Council
Brad Hoffman, City Forestry
Jennifer Hannah, Police Department
Amanda J Nagel ainagel@madison.k12.wi.us
Jason Northouse janorthouse@madison.k12.wi.us
Mike MacDonald mmacdonald@madison.k12.wi.us
Scott Chehak Sachehak@madison.k12.wi.us
Vanessa Cruz vacruz@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us

Marsha Rummel, District 6 Alder
Mark Moder, City Engineering
Yang Tao, Traffic Engineering
Gretchen Aviles Pineiro, City Traffic Engineering
Taletha Skar, IT Department
Hannah Mohelnitzky, City Engineering
Aaron Leair, City Forestry
Michael Ott, Police Department
Cara Hanson cmhanson@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com

Emma Almy, City Engineering
Janet Schmidt, City Engineering
Tom Mohr, City Traffic Engineering
Timothy Pearson, Water Utility
Tim Sobota, Madison Metro Transit
Charles Romines, Streets Division
Bill Sullivan, Fire Department
Dane County 911
Laura Hauptli lchauptli@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, APRIL 2, 2025 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four (4%) 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

EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025

PFLAUM ROAD RESURFACING ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 21, 2025**



Department of Public Works
Engineering Division

Fact and Details Sheet:

EAST MAIN ST AND SOUTH HANCOCK ST CONSTRUCTION

PROJECT CONTACT

» **Project Manager:** Emma Almy, (608)-261-5537,
eamly@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The existing 6" clay sanitary main in the street will be replaced in the 300 and 400 blocks of East Main St as well as along South Hancock St with a larger PVC main. Sanitary laterals will be replaced from the new main to the property line in the 400 and 500 blocks of East Main St and along South Hancock St. (*sanitary laterals assessable*). 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 listed above.

Water Main: The City will replace the water main from 1882 on East Main St, and the water main from 1930 on South Hancock St from East Washington Ave to East Wilson. The new water main on East Main St will be 8" ductile iron and the new water main on South Hancock St will be 12" ductile iron. Water services will be reconnected to the new main.

Storm Sewer: The City will replace all clay storm on East Main St and relocate inlets at intersections due to curb extensions into the street. Private storm connections will be reconnected (100% assessable).

Street: The City will replace all existing pavement and base course as well as the majority of curb of north side of East Main St. Curb extensions into the street will be installed at the following intersections: Main and Butler, Main and Hancock, Main and Franklin, and Hancock and East Washington Ave as a traffic calming feature and reduce the crossing distance for pedestrians. All curb on South Hancock from East Washington Ave to East Wilson will be replaced. Sidewalk will be replaced as needed to remove trip hazards and for sewer lateral replacement. New pavement markings and signing will be installed as well as contraflow bike lanes on South Hancock St and South Franklin St. On-street parking will remain.

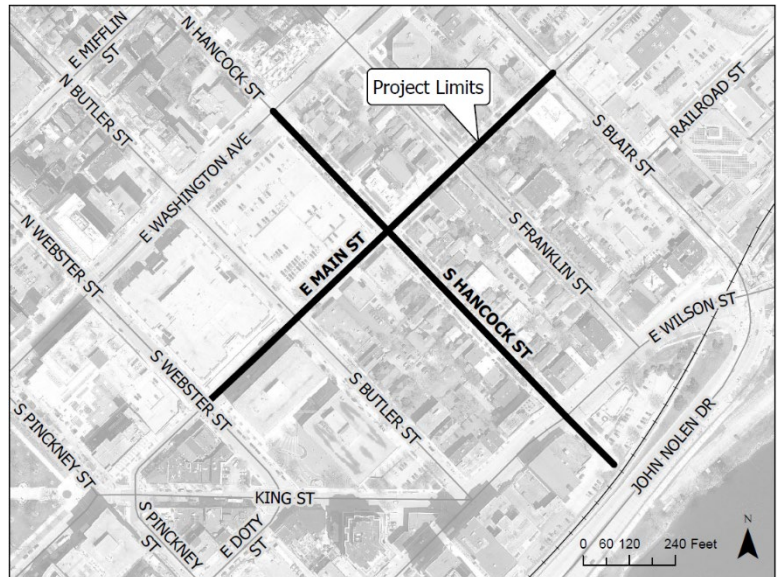
Driveway Aprons: Driveway aprons constructed with the project will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

Bus Pads: No bus pads will be installed as part of the project.

Streetlights: Existing streetlights will be replaced as needed. Pedestrian scale lighting will be installed in the 200 Block of East Main St and on South Hancock St.

MGE: Madison Gas & Electric will be replacing their electric duct bank on East Main St from Webster to Blair. This work will be performed during the summer of 2025 before the City contractor starts, and is expected to take several months to complete.

Assessments: The project will have special assessments for some of the improvements. The assessments are a special charge for work being done that has a direct benefit to the property. The preliminary assessments are mailed during the design phase (with this letter) and will give the property owner an estimated cost due after construction is complete. The final assessment bill will be mailed in 2027 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks are based on 2025 street improvement rates and will carry over to the final assessments. The 10-ft. of pavement reconstruction is defined as 10-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer



connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4 percent interest.

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 assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.		

Street Trees: 3 street tree removals are anticipated due to poor health condition and 9 tree plantings are planned.

Condition removals are as follows:

- 19" Maple fronting 115 S Hancock St
- 19" Maple fronting 140 S Hancock St
- 6" Planetree fronting 139 S Hancock St

Anticipated tree planting locations:

- 3 tree plantings in terrace support systems in front of GEF 1 (along E Main Street)
- 1 tree planting in terrace support system in front of church (along E Main Street)
- 2 tree plantings fronting 121 S Hancock St
- 1 tree planting fronting 112 S Hancock St
- 1 tree planting fronting 139 S Hancock St
- 1 tree planting fronting 141 S Hancock St

Terrace trees will be pruned prior to construction to provide required clearance for construction equipment. 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. Engineering & Forestry will also coordinate to try to improve planting conditions for any new street tree plantings.

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. Signup for project email updates on the website.

www.cityofmadison.com/EMainSHancockResurfacing

Construction Schedule & Impacts

Tentative Schedule: The tentative start date for construction is August 25, 2025. The contractor will start on South Hancock St and finish October/November 2025. City construction on East Main St will tentatively begin in April 2026 and finish October 2026; MG&E's work will likely begin in May or June 2025. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

Traffic Impacts: During the City's work, South Hancock St and East Main St will be closed to thru traffic within the project limits until the project is complete. Per City's standard specs, residential driveways may be closed for a cumulative of 20 days during the project, primarily when concrete driveway aprons, curb & gutter, and sidewalks are being installed. No parking is allowed within the construction zone during working hours (7AM to 7PM). The City is reviewing ways to maintain some parking in the area for residents; this could be through more specific project phasing or potentially utilizing a portion of the Brayton Lot. The contractor will notify impacted residents prior to 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 or if you'll be in need of a temporary construction parking permit, which will only be available to residents within the construction zone.

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 concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. 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 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Wednesday, April 2, 2025
Project ID: 15125
Project Name: E. Main Street and S. Hancock Street Assessment District - 2025
Project Description: East Main St from Webster to Blair, South Hancock St from East Washington Ave to du-cul-de-sac south of East Wilson

*A factor has been applied for pavement reconstruction adjacent to lots that abut more than one street and are single-family or two-family residential dwellings.
*Street Light assessment factor: 1.0 for single family residential, 1.5 for multi-family residential, and 2.0 for commercial.

Parcel No./ Zoning	Parcel Information Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest	Frontage				Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Street Lighting Construction Items**					Total Assessment			
				Frontage Streets	Frontage Streets	Multiple Frontage		Remove 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 @		Street Lighting Construction Items**					
								\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$46.62 Factor	per LF	Cost	\$1,872.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$13,200.00 Each	per Each Cost	by Frontage @		by Area @			
070913316034	RANDALL PARK RENTALS I LLC 222 NORTH ST MADISON, WI 53704	502 E Main St	66.00	E Main St	22.6	S Franklin St	Yes	22.00	\$31.24	22.00	\$105.38	0.00	\$0.00	1.00	88.60	\$4,077.37	1.00	\$1,872.00	40.00	\$1,000.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$7,085.99
070913316042	JACKSON LAMBERT NELSON HOUSE LLC 7930 CORRY LN VERONA, WI 53593	504 E Main St	33.00	E Main St	---	---	No	70.00	\$99.40	70.00	\$335.30	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	49.00	\$1,225.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$5,050.36
070913316050	CROSSAN, CAROL 512 E MAIN ST MADISON, WI 53703-2911	512 E Main St	33.00	E Main St	---	---	No	85.00	\$120.70	85.00	\$407.15	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	36.00	\$900.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	\$4,818.51
070913316068	ST RAPHAELS CONGREGATION 404 E MAIN ST MADISON, WI 53703-2891	518 E Main St	66.00	E Main St	---	---	No	215.00	\$305.30	215.00	\$1,029.85	0.00	\$0.00	1.00	66.00	\$3,037.32	2.00	\$3,744.00	90.00	\$2,250.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$10,366.47
070913316076	522-524 E MAIN STREET LLC % COLONIAL PROPERTY MGMT 222 NORTH ST MADISON, WI 53704	522 E Main St	44.60	E Main St	132.0	S Blair St	Yes	25.00	\$35.50	0.00	\$0.00	0.00	\$0.00	1.00	44.60	\$2,052.49	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$2,087.99
070913317032	SKRENTNY, JAMES D & STEVEN A RUBIN 511 E MAIN ST MADISON, WI 53703	515 E Main St	33.00	E Main St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$4,215.66
070913317040	SKRENTNY, JAMES D & STEVEN A RUBIN 511 E MAIN ST MADISON, WI 53703	511 E Main St	66.00	E Main St	---	---	No	135.00	\$191.70	135.00	\$646.65	0.00	\$0.00	1.00	66.00	\$3,037.32	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,572.67
070913317058	HATCHFORD JR, THOMAS L 101 S FRANKLIN ST MADISON, WI 53703	101 S Franklin St	27.00	S Franklin St	66.0	E Main St	Yes	215.00	\$305.30	215.00	\$1,029.85	0.00	\$0.00	0.50	93.00	\$2,139.93	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$3,475.08
070913317339	515 EAST MAIN LLC 725 JENIFER ST MADISON, WI 53703	525 E Main St	77.75	E Main St	129.5	S Blair St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	77.75	\$3,578.06	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,275.06
070913318030	409 EAST MAIN STREET LLC 409 E MAIN ST MADISON, WI 53703	409 E Main St	44.00	E Main St	---	---	No	75.00	\$106.50	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$2,024.88	1.00	\$1,872.00	41.00	\$1,025.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$5,028.38
070913318048	BLUE WATERS LLC 407 E MAIN ST MADISON, WI 53703	407 E Main St	104.00	E Main St	76.0	S Hancock St	Yes	175.00	\$248.50	210.00	\$1,005.90	0.00	\$0.00	1.00	180.00	\$8,283.60	2.00	\$3,744.00	66.00	\$1,650.00	0.00	\$0.00	2.00	76.00	\$1,694.74	7,906.00	\$2,529.92	\$21,156.66
070913318056	POWELL, GARY M 509 S BALDWIN ST # 2 MADISON, WI 53703	109 S Hancock St	35.00	S Hancock St	---	---	No	100.00	\$142.00	0.00	\$0.00	0.00	\$0.00	1.00	35.00	\$1,610.70	1.00	\$1,872.00	38.00	\$950.00	0.00	\$0.00	1.50	35.00	\$1,701.53	3,642.00	\$1,748.16	\$8,024.39
070913318064	GARLEY, KEVIN E 111 S HANCOCK ST MADISON, WI 53703-3417	111 S Hancock St	21.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	21.00	\$966.42	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	21.00	\$680.61	2,182.00	\$698.24	\$5,042.27
070913318072	PRASO, BRIAN A % BRIARWOOD LLC 3105 E WASHINGTON AVE MADISON, WI 53706	113 S Hancock St	33.00	S Hancock St	---	---	No	55.00	\$78.10	55.00	\$263.45	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	33.00	\$1,604.30	4,356.00	\$2,090.88	\$8,252.39
070913318080	CHICKADEE LLC % BIRWOOD LLC 3105 E WASHINGTON AVE MADISON, WI 53706	115 S Hancock St	33.00	S Hancock St	---	---	No	40.00	\$56.80	55.00	\$263.45	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	33.00	\$2,139.06	3,563.00	\$2,280.32	\$8,955.29
070913318098	RANDALL PARK RENTALS I LLC 222 NORTH ST MADISON, WI 53704	121 S Hancock St	66.00	S Hancock St	---	---	No	30.00	\$42.60	0.00	\$0.00	0.00	\$0.00	1.00	66.00	\$3,037.32	3.00	\$5,616.00	99.00	\$2,475.00	0.00	\$0.00	2.00	66.00	\$4,278.12	8,712.00	\$5,575.68	\$23,024.72
070913318105	RANDALL PARK RENTALS I LLC 222 NORTH ST MADISON, WI 53704	125 S Hancock St	33.00	S Hancock St	---	---	No	40.00	\$56.80	35.00	\$167.65	0.00	\$0.00	1.00	33.00	\$1,518.66	2.00	\$3,744.00	66.00	\$1,650.00	0.00	\$0.00	1.00	33.00	\$1,069.53	4,356.00	\$1,393.92	\$9,600.56
070913318113	RANDALL PARK RENTALS I LLC 222 NORTH ST MADISON, WI 53704	127 S Hancock St	33.00	S Hancock St	---	---	No	60.00	\$85.20	85.00	\$407.15	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	33.00	\$2,139.06	4,356.00	\$2,787.84	\$9,634.91
070913318121	PARK CENTRAL II LLC 222 NORTH ST MADISON, WI 53706	135 S Hancock St	66.20	S Hancock St	---	---	No	100.00	\$142.00	105.00	\$502.95	0.00	\$0.00	1.00	66.20	\$3,046.52	2.00	\$3,744.00	100.00	\$1,500.00	0.00	\$0.00	2.00	66.20	\$4,291.08	8,194.00	\$5,344.16	\$19,470.72
070913318129	ROGOSVOJIC, STEVE AMY ROGOSVOJIC 407 YORKTOWN RD DEERBREEZE, WI 53532	139 S Hancock St	40.00	S Hancock St	---	---	No	100.00	\$142.00	60.00	\$287.40	0.00	\$0.00	1.00	40.00	\$1,840.80	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	40.00	\$1,944.60	4,238.00	\$2,034.24	\$8,946.04
070913318147	SODERHOLM FAMILY INV LLC & HAMILTON BUTLER LLC 1030 REGENT ST MADISON, WI 53715	141 S Hancock St	38.00	S Hancock St	---	---	No	65.00	\$92.30	45.00	\$215.55	0.00	\$0.00	1.00	38.00	\$1,748.76	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	38.00	\$1,847.37	4,029.00	\$1,933.92	\$8,534.90
070913318155	O'BRIEN, MICHAEL G 6880 DEMARCO TRL VERONA, WI 53593-9248	143 S Hancock St	40.00	S Hancock St	---	---	No	80.00	\$113.60	60.00	\$287.40	0.00	\$0.00	1.00	40.00	\$1,840.80	1.00	\$1,872.00	35.00	\$875.00	0.00	\$0.00	2.00	40.00	\$2,592.80	3,798.00	\$2,430.72	\$10,012.32
070913318163	GULFPORT INVESTMENTS LLC % RICK MACZY 906 SAUK RIDGE TRL MADISON, WI 53717-1187	149 S Hancock St	22.00	E Wilson St	34.8	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	34.80	\$1,601.50	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	74.00	\$2,398.34	1,629.00	\$521.28	\$4,521.12
070913318189	PARK CENTRAL II LLC 222 NORTH ST MADISON, WI 53706	404 E Wilson St	60.35	E Wilson St	6.0	S Hancock St	Yes	25.00	\$35.50	20.00	\$95.80	0.00	\$0.00	1.00	6.00	\$276.12	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$407.42
070913319038	HANAUSSA PROPERTIES LLC 33 E MAIN ST # 500 MADISON, WI 53703	405 E Washington Ave	39.00	E Washington Ave	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913319046	403 E WASHINGTON LLC 33 E MAIN ST # 500 MADISON, WI 53703	1 S Hancock St	66.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	150.00	\$642.00	1.00	66.00	\$3,037.32	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	60.00	\$2,916.90	3,960.00	\$1,267.20	\$7,863.42
070913319054	HANAUSSA PROPERTIES LLC 33 E MAIN ST # 500 MADISON, WI 53703	11 S Hancock St	33.00	S Hancock St	---	---	No	95.00	\$134.90	100.00	\$479.00	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	33.00	\$1,604.30	3,267.00	\$1,568.16	\$8,002.02
070913319062	HANAUSSA PROPERTIES LLC 33 E MAIN ST # 500 MADISON, WI 53703	13 S Hancock St	33.00	S Hancock St	---	---	No	40.00	\$56.80	50.00	\$239.50	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	33.00	\$1,069.53	2,574.00	\$823.68	\$6,405.17
070913319070	BARKER, CARNE & STUART BARKER 131 S FEDERAL HWY APT 114 ROCK EATON, IL 60142-4908	15 S Hancock St	30.00	S Hancock St	---	---	No	105.00	\$149.10	100.00	\$479.00	0.00	\$0.00	1.00	30.00	\$1,380.60	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	30.00	\$972.30	1,881.00	\$601.92	\$6,279.92
070913319088	DEGEN SEG LLC ET AL % BIRWOOD PROPERTY MGMT 3105 E WASHINGTON AVE MADISON, WI 53706	17 S Hancock St	36.00	S Hancock St	---	---	No	26.50	\$37.63	0.00	\$0.00	0.00	\$0.00	1.00	36.00	\$1,656.72	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	2.00	36.00	\$2,333.52	1,188.00	\$760.32	\$7,485.19
070913319096	ST RAPHAELS CONGREGATION 404 E MAIN ST MADISON, WI 53703-2891	25 S Hancock St	198.00	E Main St	131.00 22.00	S Hancock St S Franklin St	Yes	1,800.00	\$2,556.00	325.00	\$1,556.75	1,500.00	\$6,420.00	1.00	351.00	\$16,153.02	2.00	\$3,744.00	65.00	\$1,625.00	4.00	\$12,800.00	2.00	131.00	\$6,368.57	495.00	\$158.40	\$51,381.74

070913319103	LAX, TAMI A & JENNIFER L DEBOLT 28 S FRANKLIN ST MADISON, WI 53703	28.5	Franklin St	44.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	44.00	\$2,024.88	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$2,024.88	
070913325019	CITY OF MADISON PARKING BRAYTON LOT PO BOX 2986 MADISON, WI 53701-2986	1.5	Butler St	26.30	S Butler St	264.00	330.00	E Main St S Hancock St	Yes	2,130.00	\$3,024.60	0.00	\$0.00	2,100.00	8,988.00	1.00	620.30	\$28,546.21	0.00	\$0.00	0.00	\$0.00	3.00	\$9,600.00	2.00	330.00	\$10,695.30	43,560.00	\$13,939.20	\$74,793.31
070913326059	JUDO, R. RUTH & LYNN BIANCARDI JUDO 1006 GRANT ST MADISON, WI 53711-2158	128.5	Hancock St	33.00	S Hancock St	---	---	No	50.00	\$71.00	60.00	\$287.40	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	32.00	\$800.00	0.00	\$0.00	1.50	33.00	\$1,604.30	4,356.00	\$2,090.88	\$8,244.24	
070913326067	SINNOTT, STEPHEN P 126 S HANCOCK ST MADISON, WI 53703	126.5	Hancock St	33.00	S Hancock St	---	---	No	50.00	\$71.00	40.00	\$191.60	0.00	\$0.00	1.00	33.00	\$1,518.66	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.00	33.00	\$1,069.53	4,356.00	\$1,393.92	\$6,941.71	
070913326075	FIRST SETTLEMENT COM ASSC ATTN NATHAN PLUMB 118 S HANCOCK ST MADISON, WI 53703	118.5	Hancock St	66.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00	
070913351014	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	118.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	1.00	\$1,872.00	33.00	\$825.00	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$6,498.56	
070913351022	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	120.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	0.50	\$936.00	16.50	\$412.50	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$5,150.06	
070913351030	HEIMDALLER NATHAN PLUMB LLC 120 S HANCOCK ST MADISON, WI 53703	122.5	Hancock St	22.00	S Hancock St	---	---	No	66.67	\$94.67	33.33	\$159.67	16.67	\$71.33	1.00	22.00	\$1,012.44	0.50	\$936.00	16.50	\$412.50	0.00	\$0.00	1.50	22.00	\$1,069.53	2,904.00	\$1,393.92	\$5,150.06	
070913326083	112 SOUTH HANCOCK LLC 5679 ASHBURN LN FITCHBURG, WI 53711	112.5	Hancock St	39.00	S Hancock St	---	---	No	200.00	\$284.00	90.00	\$431.10	50.00	\$214.00	1.00	39.00	\$1,794.78	1.00	\$1,872.00	34.00	\$850.00	0.00	\$0.00	2.00	39.00	\$2,527.98	5,149.00	\$1,295.36	\$11,269.22	
070913326091	JDM PROPERTIES LLC 101 N MILLS ST MADISON, WI 53715	110.5	Hancock St	60.00	S Hancock St	---	---	No	200.00	\$284.00	110.00	\$526.90	0.00	\$0.00	1.00	60.00	\$2,761.20	2.00	\$3,744.00	67.00	\$1,675.00	0.00	\$0.00	2.00	60.00	\$3,889.20	7,919.00	\$5,068.16	\$17,948.46	
070913326108	ENGLUND TRUST 4813 COUNTY RD M MIDKETON, WI 53562	106.5	Hancock St	99.00	S Hancock St	88.0	E Main St	Yes	200.00	\$284.00	0.00	\$0.00	0.00	\$0.00	1.00	187.00	\$8,605.74	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	99.00	\$4,812.89	8,712.00	\$2,787.84	\$36,490.47	
070913326116	PROFESSIONAL FIRE FIGHTERS OF WISCONSIN INC 321 E MAIN ST MADISON, WI 53703	313.5	Main St	77.00	E Main St	---	---	No	425.00	\$603.50	360.00	\$1,734.40	75.00	\$321.00	1.00	77.00	\$3,543.54	0.00	\$0.00	0.00	\$0.00	2.00	\$6,400.00	0.00	0.00	\$0.00	0.00	\$0.00	\$12,592.44	
070913326132	CREATIVE LEARNING PRESCHOOL INC 105 S BUTLER ST MADISON, WI 53703	105.5	Butler St	24.40	S Butler St	99.0	E Main St	Yes	275.00	\$390.50	275.00	\$1,317.25	0.00	\$0.00	1.00	123.40	\$5,678.87	0.00	\$0.00	0.00	\$0.00	1.00	\$3,200.00	0.00	0.00	\$0.00	0.00	\$0.00	\$10,586.62	
070913326249	WILSON HANCOCK, LLC 324 E WILSON STREET MADISON, WI 53703	316.5	Wilson St	132.50	E Wilson St	27.8	S Hancock St	Yes	125.00	\$177.50	130.00	\$622.70	0.00	\$0.00	1.00	27.80	\$1,279.36	1.00	\$1,872.00	37.00	\$1,110.00	0.00	\$0.00	2.00	52.00	\$2,527.98	6,172.00	\$1,975.04	\$9,564.58	
070913326265	HARRISON, MICHAEL L ELIZABETH B HARRISON 132 S HANCOCK ST MADISON, WI 53703-3415	132.5	Hancock St	30.13	S Hancock St	---	---	No	70.00	\$99.40	80.00	\$383.20	0.00	\$0.00	1.00	30.13	\$1,386.58	0.50	\$936.00	16.00	\$400.00	0.00	\$0.00	1.00	30.13	\$976.51	2,374.00	\$759.68	\$4,941.38	
070913326273	DAMONCH, EDWARD R 134 S HANCOCK ST MADISON, WI 53703-3418	134.5	Hancock St	17.58	S Hancock St	---	---	No	70.00	\$99.40	80.00	\$383.20	0.00	\$0.00	1.00	17.58	\$809.03	0.50	\$936.00	16.00	\$400.00	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$3,642.20	
070913326281	ROCKEY, SAMUEL & LARA HENDERSON 136 S HANCOCK ST MADISON, WI 53703	136.5	Hancock St	17.58	S Hancock St	---	---	No	80.00	\$113.60	85.00	\$407.15	0.00	\$0.00	1.00	17.58	\$809.03	1.00	\$1,872.00	20.50	\$553.50	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$4,769.85	
070913326299	DRAKE, THOMAS B 138 S HANCOCK ST MADISON, WI 53703	138.5	Hancock St	17.58	S Hancock St	---	---	No	40.00	\$56.80	90.00	\$431.10	0.00	\$0.00	1.00	17.58	\$809.03	1.00	\$1,872.00	20.50	\$553.50	0.00	\$0.00	1.00	17.58	\$569.77	1,390.00	\$444.80	\$4,737.00	
070913326306	HANCOCK COURT COM ASSN C/O DOUGLAS ZARBOCK 136 S HANCOCK ST MADISON, WI 53703	140.5	Hancock St	0.00	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	115.30	\$0.00	12,730.00	\$0.00	\$0.00	
07091337014	PASCHKE, KAREN A 152 S HANCOCK ST MADISON, WI 53703	152.5	Hancock St	7.196	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	7.20	\$331.16	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	7.20	\$349.83	794.49	\$381.36	\$1,732.85	
07091337022	STEFFES, ALEX 150 S HANCOCK ST MADISON, WI 53703	150.5	Hancock St	5.948	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	5.95	\$273.73	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	5.95	\$289.16	656.70	\$315.22	\$1,548.61	
07091337030	OSKUTA, DANIEL E 148 S HANCOCK ST MADISON, WI 53703-3418	148.5	Hancock St	6.902	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	6.90	\$317.63	0.25	\$468.00	7.50	\$202.50	0.00	\$0.00	1.50	6.90	\$335.54	762.03	\$365.78	\$1,689.45	
07091337048	MCGINSEN TRUST, ANDREA F 140 S HANCOCK ST # B MADISON, WI 53703	140.5	Hancock St	8.591	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.59	\$395.36	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	8.59	\$417.65	948.51	\$455.29	\$1,948.80	
07091337056	BLOOM, LINDA S 140 S HANCOCK ST UNIT C MADISON, WI 53703-3418	140.5	Hancock St	10.831	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	10.83	\$498.44	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	10.83	\$526.55	1,195.83	\$574.00	\$2,279.49	
07091337064	FREEL, JUSTIN 142 S HANCOCK ST # B MADISON, WI 53703	142.5	Hancock St	8.591	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.59	\$395.36	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	8.59	\$417.65	948.51	\$455.29	\$1,948.80	
07091337072	ENDERS, MICHAEL S 142 S HANCOCK ST # C MADISON, WI 53703	142.5	Hancock St	10.941	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	10.94	\$503.50	0.25	\$468.00	8.50	\$212.50	0.00	\$0.00	1.50	10.94	\$531.90	1,207.97	\$579.83	\$2,295.73	
07091337080	RAPPE, MANDY I MARK W RAPPE 144 S HANCOCK ST # 1 MADISON, WI 53703	144.5	Hancock St	8.825	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.83	\$406.13	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.83	\$429.03	974.35	\$467.69	\$2,733.84	
07091337098	JENSEN, CLINT ALAN 144 S HANCOCK ST # 2 MADISON, WI 53703	144.5	Hancock St	8.430	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.43	\$387.95	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.43	\$409.82	930.74	\$446.75	\$2,675.53	
07091337105	DRUCKENBROD, JESSE JENNIFER SEMELKA 146 S HANCOCK ST # 1 MADISON, WI 53703	146.5	Hancock St	8.599	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.60	\$395.73	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.60	\$418.04	949.40	\$455.71	\$2,700.48	
07091337113	DEAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	146.5	Hancock St	8.430	S Hancock St	Residence	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	8.43	\$387.95	0.50	\$936.00	16.50	\$495.00	0.00	\$0.00	1.50	8.43	\$409.82	930.74	\$446.75	\$2,675.53	
07091337858	DEAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	148.5	Hancock St	1.726	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$58.88	0.00	\$0.00	1.00	1.73	\$79.43	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.73	\$83.91	190.56	\$91.47	\$352.44	
07091337866	ROCKEY, SAMUEL & LARA HENDERSON 136 S HANCOCK ST MADISON, WI 53703-3418	148.5	Hancock St	1.564	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$58.88	0.00	\$0.00	1.00	1.56	\$7													

07091337923	PASCHKE, KAREN A 152 S HANCOCK ST MADISON, WI 53703	152 S Hancock St Condo	1.843	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.84	\$84.81	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.84	\$89.60	203.48	\$97.67	\$349.71
07091337931	MOGENSEN TRUST, ANDREA F 140 S HANCOCK ST # B MADISON, WI 53703	152 S Hancock St Condo	1.564	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.56	\$71.98	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.56	\$76.03	172.68	\$82.89	\$308.52
07091337949	ENDERS, NICHOLAS S 142 S HANCOCK ST # C MADISON, WI 53703	152 S Hancock St Condo	1.880	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.88	\$86.52	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.88	\$91.40	207.57	\$99.63	\$355.17
07091337957	DRUCKENBROD, JESSE JENNIFER SERRAVALLO 146 S HANCOCK ST # 1 MADISON, WI 53703	152 S Hancock St Condo	1.726	S Hancock St	Garage unit	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	1.73	\$79.43	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	1.73	\$83.91	190.56	\$91.47	\$332.44
07091337965	KAPPE, MANDY I MARK W KAPPE 144 S HANCOCK ST # 1 MADISON, WI 53703	142 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
07091337973	JENSEN, CLINT ALAN 144 S HANCOCK ST # 2 MADISON, WI 53703	140 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
07091337981	OSMAN, BRIAN D 146 S HANCOCK ST UNIT 2 MADISON, WI 53703	140 S Hancock St Condo	0.940	S Hancock St	Parking	---	No	12.50	\$17.75	12.50	\$59.88	0.00	\$0.00	1.00	0.94	\$43.26	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.50	0.94	\$45.70	103.78	\$49.82	\$216.40
070913327015 GEF II	STATE BLDG COMM 7TH FLR 102 E WILSON ST MADISON, WI 53703	101 S Webster St Condo	286.00	S Webster St	235.00 25.30	E Main St S Butler St	Yes	550.00	\$781.00	0.00	\$0.00	750.00	\$3,210.00	1.00	260.30	\$11,979.01	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	2.00	235.00	\$7,616.35	27,104.00	\$8,673.28	\$32,259.64
070913328013 GEF I	STATE BLDG COMM 7TH FLR 101 E WILSON ST MADISON, WI 53703	201 E Washington Ave Condo	264.00	E Washington Ave	234.20 25.80	E Main St S Butler St	Yes	1,085.00	\$1,540.70	185.00	\$886.15	1,000.00	\$4,280.00	1.00	260.00	\$11,965.20	0.00	\$0.00	0.00	\$0.00	5.00	\$16,000.00	2.00	234.20	\$7,590.42	35,640.00	\$11,404.80	\$53,667.27
070913334010	CORNER HOUSE CONDOMINIUM ASSOC INC 102 S FRANKLIN ST # B MADISON, WI 53703	102 S Franklin St Condo	0.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913335018	HORTON, RYAN J KARIN JONCH-CLAUSEN 11 N FRANKLIN AVE MADISON, WI 53705-3601	102 S Franklin St Condo	13.75	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	14.43	\$664.15	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$664.15
070913335026	GOLOSINSKI, ELIZABETH ANN 102 S FRANKLIN ST # B MADISON, WI 53703	102 S Franklin St Condo	13.75	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	14.43	\$664.15	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$664.15
070913334028	FLUCK, MICHAEL SARAH CINA-FLUCK 9324 DEER CREEK DR TAMPA, FL 33647	104 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334036	STEAKLEY, JAMES D MOLYESSTRASSE 8 7155 WALKERKIRCH GERMANY, IL	106 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334044	RENO, STEVEN 108 S FRANKLIN ST MADISON, WI 53703	108 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334052	OSBORN, DANIEL J 110 S FRANKLIN ST MADISON, WI 53703-3414	110 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334060	NEPUL, LAURA H 112 S FRANKLIN ST MADISON, WI 53703-3414	112 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334078	REYNOLDS, DENNIS 114 S FRANKLIN ST MADISON, WI 53703-3414	114 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334086	FITZGERALDS TR, BARBARA H 116 S FRANKLIN ST MADISON, WI 53703	116 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334094	CHIRACK, KENNETH J 118 S FRANKLIN ST MADISON, WI 53703-3414	118 S Franklin St Condo	17.50	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334101	STITT REVOCABLE TRUST 120 S FRANKLIN ST MADISON, WI 53703-3414	120 S Franklin St Condo	18.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.68	\$31.38	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$31.38
070913334119	CANAL PLACE HOMOWNERS ASSOC INC C/O D REYNOLDS 114 S FRANKLIN ST MADISON, WI 53703	122 S Franklin St Condo	0.00	S Franklin St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070913338012	CITY OF MADISON WATER UT WELL # 17 119 E OLIN AVE MADISON, WI 53713-1431	201 S Hancock St Condo	71.60	S Hancock St	---	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	71.60	\$3,295.03	1.00	\$1,872.00	29.00	\$870.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$6,037.03
070913338020	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS S36 210 MLK JR BLVD RM 115 MADISON, WI 53703-3342	499 E Wilson St Condo	0.01	E Wilson St	67.01	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	67.01	\$3,083.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$3,083.80
070913233028	STATE OF WI WISDOT 1890 E JOHNSON ST MADISON, WI 53704	551 E Wilson St Condo	40.00	E Wilson St	33.00	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070924201373	STATE OF WI WISDOT 1890 E JOHNSON ST MADISON, WI 53704	331 S Broom St Condo	38.59	S Broom St	31.00	S Hancock St	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
070924213013	CITY OF MADISON ENGINEER WALKWAYS & BIKEPATHS S36 210 MLK JR BLVD RM 115 MADISON, WI 53703-3342	314 S Hancock St Condo	68.00	S Hancock St	---	---	No	250.00	\$355.00	150.00	\$718.50	0.00	\$0.00	1.00	68.00	\$3,129.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$4,202.86
070924213112	RUBIN III EAST WILSON LLC C/O WILSON RES INV LLC PO BOX 620994 MADISON, WI 53762-0994	327 E Wilson St Condo	132.50	E Wilson St	84.75	S Hancock St	Yes	50.00	\$71.00	0.00	\$0.00	0.00	\$0.00	1.00	84.75	\$3,900.20	2.00	\$3,744.00	75.00	\$2,250.00	0.00	\$0.00	0.00	0.00	\$0.00	0.00	\$0.00	\$9,965.20
Totals								10,003.50	\$14,204.97	4,057.00	\$19,433.03	5,675.00	\$24,289.00	---	4,142.28	\$188,487.75	49.75	\$93,132.00	1,722.50	\$44,224.50	15.00	\$48,000.00	---	2,405.87	\$99,479.85	258,009.89	\$99,463.63	\$630,714.73

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
) ss.
 COUNTY OF DANE)

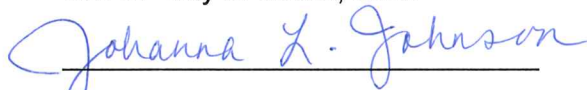
ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 18th day of March, 2025 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 **EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025** attached hereto.

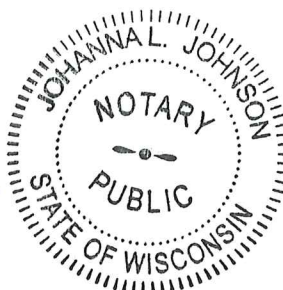
2. He delivered the envelopes to the custody of the Mail Room of the Dane County Printing and Services Division, 210 Martin Luther King, Jr. Blvd., in the city of Madison, Dane County Wisconsin, for postage and depositing in the United States Mail.


 Isaac Gabriel

Subscribed and sworn to before me
 this 18th day of March, 2025



Johanna L. Johnson
 Notary Public, State of Wisconsin
 My Commission expires: January 8, 2026





City of Madison

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

Master

File Number: 87631

File ID: 87631

File Type: Resolution

Status: Council Public Hearing

Version: 1

Reference:

Controlling Body: BOARD OF PUBLIC WORKS

File Created Date : 03/19/2025

File Name: Approving Plans, Specifications, And Schedule Of Assessments For Pflaum Road Resurfacing Assessment District - 2025.

Final Action:

Title: Approving Plans, Specifications, And Schedule Of Assessments For Pflaum Road Resurfacing Assessment District - 2025. (District 15)

Notes: Steve Sonntag

CC Agenda Date: 04/15/2025

Agenda Number: 19.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Pflaum Resurfacing 2025 Exhibit.pdf, BPW Mailing.pdf, 14781_BPW Notes_032725pdf.pdf, 87631 Public Comment Registrants Report.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/19/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
	Notes: Board of Public Works (4/2/25), Common Council (4/15/25).						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text: A motion was made by Clausius, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 87631

Fiscal Note

The proposed resolution approves plans, specifications, and assessments and authorizes the Board of Public Works to advertise and receive bids for the Pflaum Road Resurfacing Assessment District - 2025. The total estimated cost of the project is \$4,697,750 comprised of \$4,324,483.40 in City costs and \$373,266.60 in assessments. Funding for the City portion of costs is available in the 2025 Adopted Capital Budgets for Engineering - Major Streets (Munis #14781 - \$3,145,250) and Water Utility (Munis #15169 - \$1,552,500). No additional appropriation is required.

Title

Approving Plans, Specifications, And Schedule Of Assessments For Pflaum Road Resurfacing 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 Pflaum Road Resurfacing Assessment District - 2025, pursuant to a resolution of the Common Council, Resolution No. 25-00150, ID No 87252, adopted 3/14/25, which resolution was adopted thereto, and the provisions of the Madison General Ordinances and the Wisconsin Statutes in such case made and provided, and the Common Council being fully advised.

BE IT RESOLVED:

1. That the City at large is justly chargeable with and shall pay the sum of \$4,324,483.40 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 grant of easements from the adjacent Owners as necessary for public improvement 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 Pflaum Road Resurfacing Assessment District - 2025, and that the amount of the special assessment therefore has been determined as to each parcel of real estate affected thereby and a statement of the same is on file with the City Clerk; it is proposed to collect the same in eight (8) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4.0 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 therefrom in the manner prescribed in Sec. 66.0703(12), Wisconsin Statutes, within forty (40) days of the day of the final determination of the Common Council, said date being the date of adoption of this resolution."

PFLAUM ROAD RESURFACING 2025



This aerial map displays a residential neighborhood in Bloomington, Indiana, with property boundaries and owner information overlaid. The map features several streets, including Pflaum Road, Kamm Lane, Herro Lane, and Spanem Avenue. Key locations include Sennett Middle School and La Follette High School. A proposed RRFB is marked on Pflaum Road. Numerous property owners are listed, including Sennett Middle School, La Follette High School, and various individuals and LLCs.

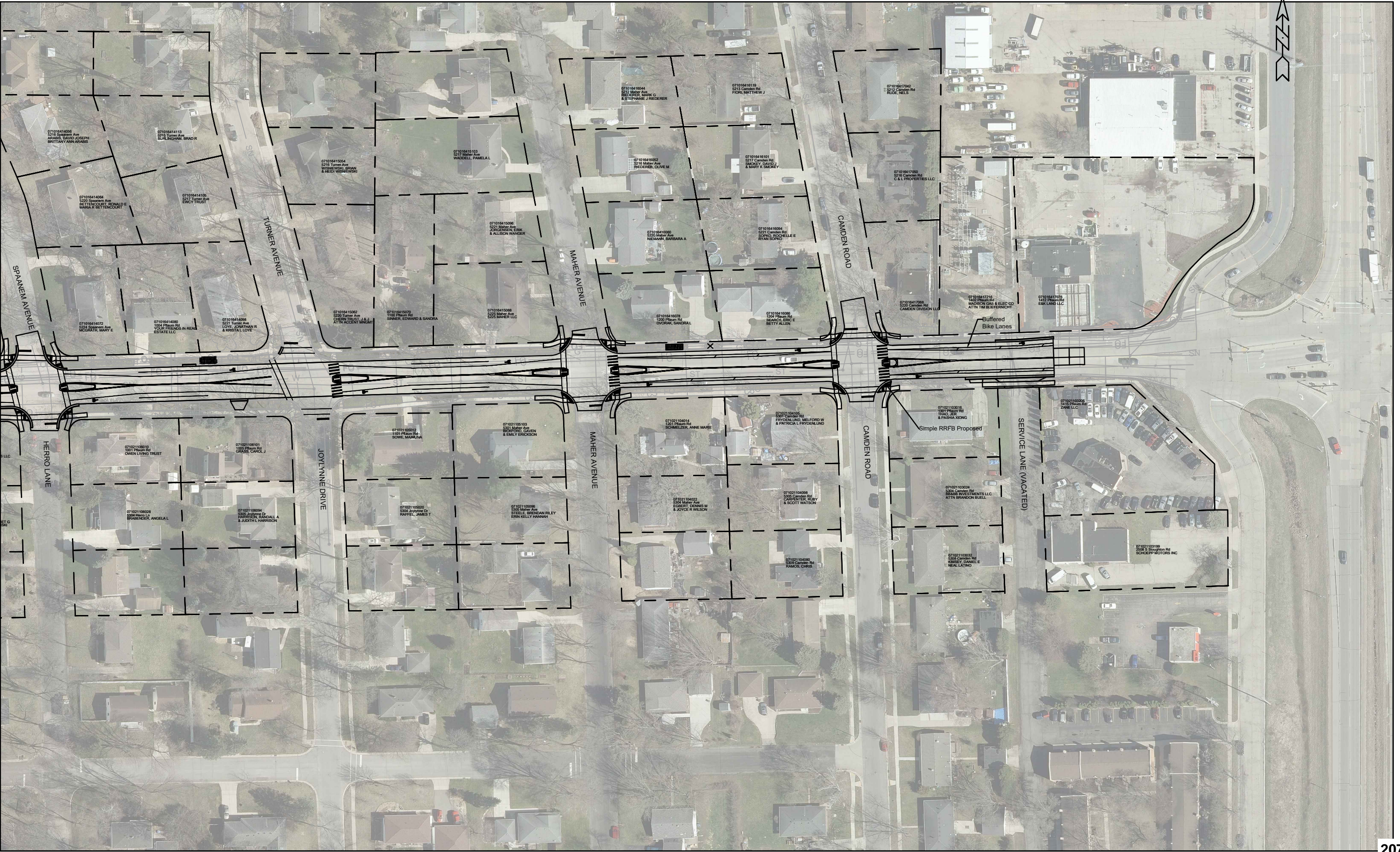
Property Owners and Addresses:

- 07101630090: 702 Pflaum Rd, Madison Metro School Dist, LaFollette & Sennett
- 07101630094: 708 Pflaum Rd, Town of Blooming Grove Cemetery
- 07101630097: 709 Pflaum Rd, Town of Blooming Grove Cemetery
- 071016413008: 5217 Spanem Ave, West Leslie D
- 071016413040: 5221 Spanem Ave, Sierra Jose Arturo
- 071016414064: 5220 Spanem Ave, Bettencourt, Ronald E, Maria R Bettencourt
- 071016414072: 5225 Spanem Ave, Accatita, Mary E
- 071016414080: 5204 Pflaum Rd, Your Friends Estate LLC
- 071016413016: 507 Pflaum Rd, Bartels705 LLC
- 071016413024: 504 Pflaum Rd, Hartson, Lisa L
- 071016413032: 5225 Spanem Ave, Camden Place LLC
- 07102120109: 505 Pflaum Rd, Rence, Properties LLC
- 071021108010: 1301 Pflaum Rd, Owen Living Trust
- 071021108028: 5204 Pflaum Rd, Grabender, Angela L
- 071021202181: 808 Pflaum Rd, Kosmet, Deborah, Nathaniel Brimeyer
- 071021202173: 5305 Kamm Ln, Kosmet, Deborah, Nathaniel Brimeyer
- 071021201018: 501 Pflaum Rd, Pflaum LLC, Jason Stindish
- 071021201026: 5304 Kamm Ln, Ponty, Patricia L
- 071021201092: 5302 Kamm Ln, Kurelan, Margaret G, Sandra L Chylinski
- 071021202206: 705 Pflaum Rd, Shankar Lakshmanan
- 071021202222: 705 Pflaum Rd, Vind, Bette A
- 071021202214: 709 Pflaum Rd, Blum, Tara
- 071021202230: 701 Pflaum Rd, Wincome Condominium Assn, J J Lusmann
- 071021202016: 601 Pflaum Rd, Shirts, Jeanne M
- 071021202004: 5304 Groveland Ter, Roman, Alison J, Daniel C McNeely
- 071021203163: 5303 Groveland Ter, Foelker, Meghan M, Marilyn Foelker
- 071021203189: 550 Pflaum Rd, Fochs, Matthew A
- 071021203171: 550 Pflaum Rd, Sorenson, Roger & Donna

Other Labels:

- Sennett Middle School
- La Follette High School
- Simple RRFB Proposed
- PFLAUM ROAD
- KAMM LANE
- HERRO LANE
- SPANEM AVENUE
- GROVELAND TERRACE

PFLAUM ROAD RESURFACING 2025





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

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

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

Deputy Division Manager
Kathleen M. Cryan

Principal Architect
Amy Loewenstein Scanlon, AIA

Principal Engineer 2
Janet Schmidt, P.E.

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

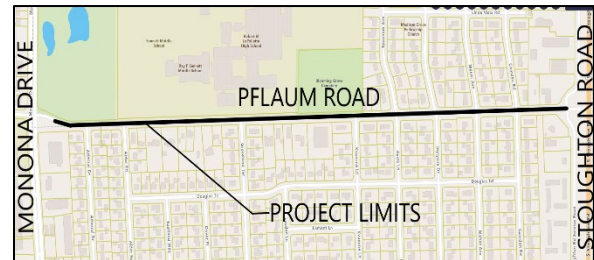
Financial Manager
Steven B. Danner-Rivers

March 21, 2025

To: Property Owners along Pflaum Road

Re: Proposed Street Construction Project & Public Hearing

The City of Madison is planning a 2025 construction project for Pflaum Road from S Stoughton Road to Monona Drive. Enclosed with this letter is a fact sheet with some details on the proposed project. Also enclosed is a notification for the Public Hearing before the Board of Public Works. The date, time and location of the public hearing is on the notification.



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

Below is a preliminary Schedule of Assessments, which shows the estimated costs for your property adjacent to the project. The Schedule of Assessments for all properties adjacent to the project is available on the project webpage at: <https://www.cityofmadison.com/engineering/projects/pflaum-road> 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 4% 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 Steve Sonntag, Project Manager, (608) 267-1997, ssonntag@cityofmadison.com. This includes requests relating to the Public Hearing and operations of construction.

Sincerely,

James M. Wolfe, P.E.
City Engineer

Project Name: Pflaum Road Resurfacing Assessment District – 2025

Project Limits: Pflaum Road From South Stoughton Road Service Road to Monona Drive

Project ID: 14781

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/pflaum-road>; a hard copy can be mailed to you upon request. The full Schedule includes greater details for the cost determination.

Language Translation Services:

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

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

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

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

JMW:sms
cc by email:

Dina Nina Martinez-Rutherford, District 15 Alder
Mark Moder, City Engineering
Tom Lynch, Traffic Engineering
Ali Heinritz, City Traffic Engineering
Taletha Skar, IT Department
Hannah Mohelnitzky, City Engineering
Aaron Leair, City Forestry
Michael Ott, Police Department
Amanda J Nagel ajinagel@madison.k12.wi.us
Laura Hauptli lchauptli@madison.k12.wi.us
Heidi Koch heidi.koch@firstgroup.com
Scott Chehak Sachehak@madison.k12.wi.us
MMSD Transportation transportation@madison.k12.wi.us

Steve Sonntag, City Engineering
Janet Schmidt, City Engineering
Tom Mohr City Traffic Engineering
Nathan Mendez, Water Utility
Tim Sobota, Madison Metro Transit
Charles Romines, Streets Division
Bill Sullivan, Fire 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

Ady Zwieg, City Engineering
Erin Geter, City Engineering
Sean Malloy, City Traffic Engineering
Adam Wiederhoeft, Water Utility
Lorissa Banuelos, Common Council
Jeff Heinecke, City Forestry
Jennifer Hannah, Police Department

**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, APRIL 2, 2025 AT 5:30 P.M.**, the Board of Public Works will be held remotely and the public can attend using a laptop or call in by phone. If you would like instruction on how to participate, please email boardofpublicworks@cityofmadison.com. The Board will consider any objections that may be filed in writing or in person and hear all persons desiring to be heard, and;

That special assessments may be paid over an eight (8) year period, with the owner paying 1/8 of the principal each year plus four (4%) 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

EAST MAIN STREET AND SOUTH HANCOCK STREET ASSESSMENT DISTRICT – 2025

PFLAUM ROAD RESURFACING ASSESSMENT DISTRICT - 2025

By Order of the Board of Public Works
Madison, Wisconsin

PUB: WSJ **March 21, 2025**



Department of Public Works
Engineering Division

Fact and Details Sheet: PFLAUM ROAD CONSTRUCTION

PROJECT CONTACTS

» **Project Manager:** Steve Sonntag
608-267-1997, ssonntag@cityofmadison.com

Project Details – Proposed Work

Sanitary Sewer: The existing sanitary main will be replaced along Pflaum Road. Sanitary laterals will be replaced from the new main to the property line (*sanitary laterals assessable*). 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 listed to the right.

Water Main: The City will replace water main which is in poor condition and reconnect water services to the new main.

Storm Sewer: The existing storm sewer will be replaced as needed and new storm sewer will be installed as necessary to adequately drain the street. If you are aware of any existing private storm sewer or private connections (either to the curb or to a structure) from your property, please contact Erin Geter, 608-266-4058, egeter@cityofmadison.com. Please note that private storm connections are assessable to the property owner.

Street: The City will replace all the pavement, gravel base, replace concrete terrace walks (*concrete walk between curb and sidewalk*), and spot replace curb and gutter, sidewalk as needed, and replace driveway aprons as needed (*10 ft. pavement, terrace walks, and driveway aprons are assessable*). The City is proposing to maintain the existing width on Pflaum road (44 Ft. from curb to curb).

New medians are planned at the following intersections: Camden Road, Maher Ave, Joylynne Dr/Turner Ave, Herro Ln/Spaanem Ave, Kvamme Ln, Groveland Terrace and Alder Rd, to help improve pedestrian crossings, and to provide some additional traffic calming. Bike lanes will be installed on both sides of Pflaum Road from South Stoughton Road to Monona Drive. Future meeting(s) will be held to finalize the pavement marking plans.

Driveway Aprons: Driveway aprons that are in poor condition or impacted by other work will be replaced with concrete. Driveway widths will be replaced per the City of Madison standard detail (*driveway aprons assessable*).

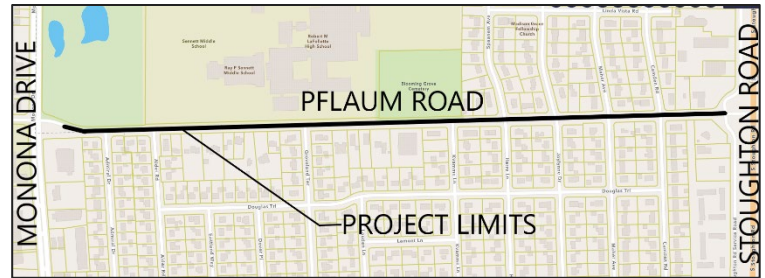
Bus pads: No new bus pads will be installed within the project limits.

Metro Transit Operations: This project will also be coordinated with Madison Metro, Sennett Middle school and LaFollette High School to accommodate school drop-off and pick-up. Additionally, we are looking into the possibility of phasing construction over the next 2 years to meet the needs of Metro and the school.

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

Assessments: The project will have special assessments for the street construction. The assessments are a special charge for work being done that has a 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 assessment bill will be mailed in 2026 to adjacent property owners. The bill is calculated based on measured quantities for driveway aprons removed and replaced during construction. The bill is calculated based on measured quantities for driveway aprons, pavement, and terrace walks which are based on 2025 street improvement rates and will carry over to the final assessment. The 10-ft. of pavement reconstruction

Project Location Map



Item	Property Owner Share	City Share
10' Pavement Replacement*	100%	0%
10' Pavement Resurfacing*	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 assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.		

is defined as 10-ft. of street width across the property frontage. The sanitary sewer laterals and private storm sewer connections will also be billed based on bid prices and measured quantities during construction. The property payment options include payment by lump sum or over 8 years with 4 percent interest.

Trees: Efforts are being made in the street and utility design to save as many of the existing trees as possible. There are 9 planned tree removals due to poor condition ((1200 Pflaum Road -1 Norway Maple), (5221 Turner Avenue-1 Norway Maple), (905 Pflaum Road-1 Maple), (901 Pflaum Road- 1 Norway Maple), (725 Pflaum Road- 2 Norway Maples), (503 Pflaum Road-1 Norway Maple), (423 Pflaum Road-1 Norway Maple), (407 Pflaum Road- 1 Norway Maple)). If, during 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 that remain may have the roots trimmed during construction.

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 to fill-out a second questionnaire. Sign-up for project email updates on the website. <https://www.cityofmadison.com/engineering/projects/pflaum-road>

Construction Schedule & Impacts

Tentative Schedule: July 2025 – November 2025 and the summer of 2026 when school is not in session. Allowed work hours are 7am to 7pm Mon-Sat and 10am to 7pm Sun.

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

Water Shut-offs: An average of two water shut-offs are expected for each property within the project limits. A minimum of 48 hours of notice will be provided prior to the shutoffs. Each shutoff may last up to 8 hours, but typically last about 4 hours. The water will be shutoff when the new main is connected into the existing system and connecting the services to the new main. 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 concrete terrace walkways (area between sidewalk and curb) will be replaced as needed with the project (terrace walkways assessable), unless the property owner requests that they are removed. Existing landscaping plantings, raised planting beds, stone or brick pavers, and wood retaining walls, etc. 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 and reinstalled by you after construction is complete. If left in place, these items will be removed by the contractor. The contractor will not replace or reinstall these items following completion of the project. Please contact the project manager to request the removal of an existing concrete terrace walkway or to evaluate the impacts of construction in the right-of-way.

City of Madison Engineering Division - Preliminary Schedule of Assessments

Date: Tuesday, March 4, 2025
Project ID: 14781
Project Name: Pflaum Road Resurfacing Assessment District - 2025
Project Description: Street Construction of Pflaum Road From Sout hStoughton Road Service Road to Monona Drive

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

								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
Parcel Information				Frontage				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 or % Interest	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.42	per SF	\$4.79	per SF	\$4.28	per SF	\$46.02	per LF		\$1,500.00	per Each	\$25.00		per LF	\$3,000.00	per Each
								SF	Cost	SF	Cost	SF	Cost	Factor	LF	Cost	Each	Cost	LF		Cost	Each	Cost
071016300974	TOWN OF BLOOMING GROVE CEMETARY 1880 S STOUGHTON RD MADISON, WI 53716	798 Pflaum Rd	517.30	Pflaum Rd	0.00	---	No	0.00	\$0.00	110.00	\$526.90	0.00	\$0.00	1.00	517.30	\$23,806.15	1.00	\$1,500.00	36.00	\$900.00	0.00	\$0.00	\$26,733.05
071016300982	CITY OF MADISON PARKS MONONA GOLF COURSE 330 E LAKESIDE ST MADISON, WI 53715	105 E Dean Ave	658.34	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	450.00	\$20,709.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$20,709.00
071016300990	MADISON METRO SCHOOL DIST LAFOLLETTE & SENNETT 545 W DAYTON ST MADISON, WI 53703-1991	502 Pflaum Rd	1449.39	Pflaum Rd	0.00	---	No	8005.00	\$11,367.10	325.00	\$1,556.75	7680.00	\$32,870.40	1.00	1449.39	\$66,700.93	3.00	\$4,500.00	122.60	\$3,065.00	0.00	\$0.00	\$120,060.18
071016413016	BARTELS705 LLC 405 NICHOLS RD MONONA, WI 53716	900 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	29.00	\$725.00	0.00	\$0.00	\$5,676.50
071016413024	HARTSON, LISA L 1976 NORA RD COTTAGE GROVE, WI 53527	904 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	190.00	\$910.10	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	26.30	\$657.50	0.00	\$0.00	\$6,519.10
071016413032	CAMDEN PLACE LLC 2925 FOREST DOWN MADISON, WI 53711-5294	5225 Spaanem Ave	165.00	Spaanem Ave	74.30	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	74.30	\$1,709.64	1.00	\$1,500.00	29.00	\$725.00	0.00	\$0.00	\$3,934.64
071016414072	MCGRATH, MARY E 5224 SPAANEM AVE MADISON, WI 53716-2842	5224 Spaanem Ave	130.00	Spaanem Ave	83.20	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	83.20	\$1,914.43	1.00	\$1,500.00	34.30	\$857.50	0.00	\$0.00	\$4,271.93
071016414080	YOUR FRIENDS IN REAL ESTATE LLC 1812 PARK ST MIDDLETON, WI 53562	1004 Pflaum Rd	83.20	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	83.20	\$3,828.86	1.00	\$1,500.00	39.00	\$975.00	0.00	\$0.00	\$6,303.86
071016414098	LOYE, JONATHAN R & KRISTA L LOYE 5 RANCH HOUSE LN MADISON, WI 53716-2471	5221 Turner Ave	129.50	Turner Ave	86.20	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	86.20	\$1,983.46	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,983.46
071016415062	CHERN TRUST, J & J ATTN ACCENT MNGMT 2317 S STOUGHTON RD MADISON, WI 53716	5220 Turner Ave	175.00	Turner Ave	56.60	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	56.60	\$1,302.37	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,302.37
071016415070	SINNER, EDWARD & SANDRA 1100 PFLAUM RD MADISON, WI 53716-2830	1100 Pflaum Rd	70.00	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	70.00	\$3,221.40	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,221.40
071016415088	5225 MAHER LLC 924 E MIFFLIN ST MADISON, WI 53703	5225 Maher Ave	120.00	Maher Ave	149.70	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	149.70	\$3,444.60	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,444.60
071016416078	DVORAK, SANDRA L 1200 PFLAUM RD MADISON, WI 53716-2832	1200 Pflaum Rd	130.00	Pflaum Rd	85.00	Maher Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071016416086	SEARCY, ERIC E BETTY ALLEN 1204 PFLAUM RD MADISON, WI 53716	1204 Pflaum Rd	130.00	Pflaum Rd	85.00	Camden Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071016417068	WOOD PROPERTY TRUST 3016 WAUNONA WAY MADISON, WI 53713	5220 Camden Rd	136.40	Camden Rd	62.38	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	62.38	\$1,435.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,435.36
071016417076	DAHM NO 70 LLC STE 100 11700 EXIT 5 PKWY FISHERS, IN 46037	1412 Pflaum Rd	325.22	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	40.00	\$1,840.80	2.00	\$3,000.00	60.60	\$1,515.00	0.00	\$0.00	\$6,355.80
071016417216	MADISON GAS & ELEC CO ATTN TIM BLIEFERNICHT PO BOX 1231 MADISON, WI 53701-1231	1402 Pflaum Rd	95.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	95.00	\$4,371.90	1.00	\$1,500.00	32.50	\$812.50	0.00	\$0.00	\$6,684.40
071021103016	THAO, JER & PASHIA XIONG 5 JUBILEE CIR MADISON, WI 53718	1301 Pflaum Rd	130.00	Pflaum Rd	79.00	Camden Rd	Yes	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,278.70
071021103173	GLENDALE TOWNHOMES INC 3008 WAUBESA AVE MADISON, WI 53711	1306 Tompkins Dr	50.00	Pflaum Rd	0.00	---		0.00	\$0.00	240.00	\$1,149.60	0.00	\$0.00	1.00	50.00	\$2,301.00	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,450.60
071021103206	ZANE LLC 1415 PFLAUM RD MADISON, WI 53716	1415 Pflaum Rd	103.75	Pflaum Rd	0.00	---		0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	18.00	\$828.36	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$828.36

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 @	
Parcel No./ Zoning	Owner Name/ Mailing Address	Situs Address/ Parcel Location	LF or % Interest	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$46.02 Factor	per LF LF	Cost	\$1,500.00 Each	per Each Cost	\$25.00 LF	per LF Cost	\$3,000.00 Each	per Each Cost	
071021104014	SCHMELZER, ANNE MARIE 1201 PFLAUM RD MADISON, WI 53716-2831	1201 Pflaum Rd	130.00	Pflaum Rd	90.00	Maher Ave	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021104105	FRYDENLUND, MELFORD W & PATRICIA L FRYDENLUND 5301 CAMDEN RD MADISON, WI 53716-3201	5301 Camden Rd	81.00	Camden Rd	130.00	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021105012	SOWE, MAIMUNA 1101 PFLAUM RD MADISON, WI 53716	1101 Pflaum Rd	130.00	Pflaum Rd	77.00	Joylynne Dr	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	77.00	\$1,771.77	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,771.77
071021105103	BICKFORD, GAVEN & EMILY ERICKSON 5301 MAHER AVE MADISON, WI 53716	5301 Maher Ave	83.68	Maher Ave	130.00	Pflaum Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021106010	OWEN LIVING TRUST 1001 PFLAUM RD MADISON, WI 53716-2827	1001 Pflaum Rd	130.00	Pflaum Rd	77.00	Herro Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021106101	GRASS, CAROL J 1005 PFLAUM RD MADISON, WI 53716-2827	1005 Pflaum Rd	130.00	Pflaum Rd	77.00	Joylynne Dr	Yes	0.00	\$0.00	160.00	\$766.40	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,757.70
071021201018	901 PFLAUM LLC % JASON STANDISH 924 E MIFFLIN ST MADISON, WI 53703	901 Pflaum Rd	138.50	Pflaum Rd	79.50	Kvamme Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	138.50	\$3,186.89	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,186.89
071021201109	RENGEL PROPERTIES LLC % MADISON PROPERTY MGMT 1202 REGENT ST MADISON, WI 53715	905 Pflaum Rd	130.00	Pflaum Rd	77.00	Herro Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	130.00	\$2,991.30	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$2,991.30
071021202016	SHILTS, JEANNE M 601 PFLAUM RD MADISON, WI 53716-2164	601 Pflaum Rd	131.00	Pflaum Rd	79.90	Groveland Ter	Yes	100.00	\$142.00	100.00	\$479.00	0.00	\$0.00	0.50	131.00	\$3,014.31	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,635.31
071021202181	KREMER, DEBORAH NATHANIEL BRIMEYER 809 PFLAUM RD MADISON, WI 53716-2168	809 Pflaum Rd	158.50	Pflaum Rd	73.60	Kvamme Ln	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	158.50	\$3,647.09	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,647.09
071021202199	WISCONSIN TELEPHONE CO ASSISTANT SECRETARY 722 N BROADWAY FLR 16 MILWAUKEE, WI 53202-4396	729 Pflaum Rd	200.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	200.00	\$9,204.00	3.00	\$4,500.00	96.60	\$2,415.00	0.00	\$0.00	\$16,119.00
071021202206	LIEN, RACHEL SHANKAR LAKSHMANAN 725 PFLAUM RD MADISON, WI 53716	725 Pflaum Rd	122.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	120.00	\$574.80	0.00	\$0.00	1.00	122.00	\$5,614.44	1.00	\$1,500.00	31.40	\$785.00	0.00	\$0.00	\$8,474.24
071021202214	BLUM, TARA 711 PFLAUM RD MADISON, WI 53716	709 Pflaum Rd	70.00	Pflaum Rd	0.00	---	No	150.00	\$213.00	150.00	\$718.50	0.00	\$0.00	1.00	70.00	\$3,221.40	1.00	\$1,500.00	31.70	\$792.50	0.00	\$0.00	\$6,445.40
071021202222	VIND, BETTE A 707 PFLAUM RD MADISON, WI 53716	705 Pflaum Rd	70.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	155.00	\$742.45	0.00	\$0.00	1.00	70.00	\$3,221.40	1.00	\$1,500.00	32.00	\$800.00	0.00	\$0.00	\$6,263.85
071021202230	WINSOME CONDOMINIUM ASSN % J GAUSMANN 703 PFLAUM RD MADISON, WI 53716-2166	701 Pflaum Rd Notation Parcel - See Below	99.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.00	99.00	\$0.00	1.00	\$0.00	30.00	\$0.00	0.00	\$0.00	\$0.00
071021226016	FREIBERG, DAVID A & GWEN 701 PFLAUM RD # 2 MADISON, WI 53716	701 Pflaum Rd Condo	50.0%	Pflaum Rd	0.00	---	No	100.00	\$142.00	100.00	\$479.00		\$0.00			\$2,277.99		\$750.00		\$375.00		\$0.00	\$4,023.99
071021226024	FREIBERG, DAVID A GWEN E FREIBERG 701 PFLAUM RD MADISON, WI 53716	703 Pflaum Rd Condo	50.0%	Pflaum Rd	0.00	---	No	105.00	\$149.10	105.00	\$502.95		\$0.00			\$2,277.99		\$750.00		\$375.00		\$0.00	\$4,055.04
071021203171	PODESZWA ROYCE WANTA REBECCA 509 PFLAUM ROAD MADISON, WI 53716	509 Pflaum Rd	131.30	Pflaum Rd	85.00	Groveland Ter	Yes	0.00	\$0.00	80.00	\$383.20	0.00	\$0.00	0.50	131.30	\$3,021.21	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$3,404.41
071021203189	FOCHS, MATTHEW A 505 PFLAUM RD MADISON, WI 53716	505 Pflaum Rd	75.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	80.00	\$383.20	0.00	\$0.00	1.00	75.00	\$3,451.50	1.00	\$1,500.00	23.70	\$592.50	0.00	\$0.00	\$5,927.20
071021203197	PEARCE-HAYDEN, AMY 501 PFLAUM RD MADISON, WI 53716-2162	501 Pflaum Rd	57.03	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	57.03	\$2,624.52	1.00	\$1,500.00	24.50	\$612.50	0.00	\$0.00	\$4,737.02

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								Street Reconstruction Items						Sanitary Sewer Items				Storm Sewer Item		Total Assessment			
Parcel Information			Frontage					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 or % Interest	Frontage Streets	LF	Frontage Streets	Multiple Frontage	\$1.42 SF	per SF Cost	\$4.79 SF	per SF Cost	\$4.28 SF	per SF Cost	\$46.02 Factor	per LF LF	Cost	\$1,500.00 Each	per Each Cost	\$25.00 LF		per LF Cost	\$3,000.00 Each	per Each Cost
071021203204	KALLAS, KAYLA ALEXANDER ARENDT 423 PFLAUM RD MADISON, WI 53716	423 Pflaum Rd	62.41	Pflaum Rd	No	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	62.41	\$2,872.11	1.00	\$1,500.00	24.80	\$620.00	0.00	\$0.00	\$4,992.11
071021203212	SAUNDERS, AARON & KRISTEN 419 PFLAUM RD MADISON, WI 53716	419 Pflaum Rd	61.00	Pflaum Rd	No	---	No	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	1.00	61.00	\$2,807.22	1.00	\$1,500.00	25.10	\$627.50	0.00	\$0.00	\$5,222.12
071021203220	SCHARPING TRUST, J & C 415 PFLAUM RD MADISON, WI 53716-2161	415 Pflaum Rd	135.30	Pflaum Rd	No	---	No	15.00	\$21.30	60.00	\$287.40	15.00	\$64.20	1.00	135.30	\$6,226.51	1.00	\$1,500.00	24.70	\$617.50	0.00	\$0.00	\$8,716.91
071021203238	PLASTER, JAMES R & GAYELYNN PLASTER 411 PFLAUM RD MADISON, WI 53716-2161	411 Pflaum Rd	129.30	Pflaum Rd	No	---	No	90.00	\$127.80	90.00	\$431.10	0.00	\$0.00	1.00	129.30	\$5,950.39	1.00	\$1,500.00	23.90	\$597.50	0.00	\$0.00	\$8,606.79
071021203246	SKAGGS, BRENT L 407 PFLAUM RD MADISON, WI 53716	407 Pflaum Rd	65.00	Pflaum Rd	No	---	No	0.00	\$0.00	60.00	\$287.40	0.00	\$0.00	1.00	65.00	\$2,991.30	1.00	\$1,500.00	23.10	\$577.50	0.00	\$0.00	\$5,356.20
071021203254	AMEZCUA, ROBERTO & DENNIS L SOKOLIK 405 PFLAUM RD MADISON, WI 53716	405 Pflaum Rd	64.25	Pflaum Rd	132.10	Alder Rd	Yes	20.00	\$28.40	0.00	\$0.00	20.00	\$85.60	0.50	64.25	\$1,478.39	1.00	\$1,500.00	23.10	\$577.50	0.00	\$0.00	\$3,669.89
071021203262	MURDY, JOSHUA ANTHONY JESSICA ANN MURDY 503 PFLAUM RD MADISON, WI 53716	503 Pflaum Rd	84.24	Pflaum Rd	0.00	---	No	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	1.00	84.24	\$3,876.72	1.00	\$1,500.00	24.20	\$605.00	0.00	\$0.00	\$5,981.72
071021204137	YEDRO, TIANA & OSCAR A YEDRO 209 PFLAUM RD MADISON, WI 53716	209 Pflaum Rd	80.00	Pflaum Rd	100.00	Alder Rd	Yes	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	0.50	80.00	\$1,840.80	0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$1,840.80
071021204145	SMITH, BENJAMIN J 205 PFLAUM RD MADISON, WI 53716-2159	205 Pflaum Rd	80.00	Pflaum Rd	0.00	---	No	0.00	\$0.00	85.00	\$407.15	0.00	\$0.00	1.00	80.00	\$3,681.60	1.00	\$1,500.00	28.40	\$710.00	0.00	\$0.00	\$6,298.75
TOTALS								8,585.00	\$12,190.70	2,330.00	\$11,160.70	7,715.00	\$33,020.20	---	6,696.10	\$251,482.50	29.00	\$43,500.00	876.50	\$21,912.50	0.00	\$0.00	\$373,266.60

AFFIDAVIT OF MAILING

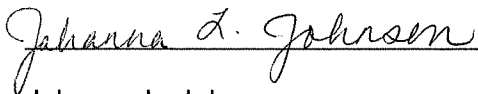
STATE OF WISCONSIN)
) ss.
 COUNTY OF DANE)

ISAAC GABRIEL, being first duly sworn on oath, deposes and says that:

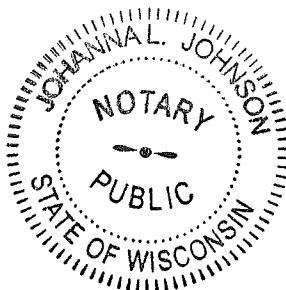
1. He is an Program Assistant 1 with the Office of the City Engineer, City of Madison, Dane County, Wisconsin, and did on the 21st day of March, 2025 placed in envelopes addressed to each interested owner of respective addresses as indicated by attached assessment list, a true and correct copy of the notice of assessments for their property for the project titled **PFLAUM ROAD RESURFACING ASSESSMENT DISTRICT - 2025** attached hereto.
2. He 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.


 Isaac Gabriel

Subscribed and sworn to before me
 this 21st day of March, 2025



Johanna L. Johnson
 Notary Public, State of Wisconsin
 My Commission expires: January 8, 2026



Pflaum Road Resurfacing Assessment District - 2025

Project Engineer	Steve Sonntag 608-267-1997	Alder: Martinez-Rutherford (District 15)
Project Limits	Pflaum Road: Monona Dr to South Stoughton Road	
Street	Existing	Proposed
Project Type: Resurfacing		
Last Surfaced	Surfaced 2014 (Monona Dr to Walgreen driveway) Surfaced 1979 (Walgreens driveway to Alder Rd) Surfaced 2000 (Alder Rd to Concrete Pavement just west of South Stoughton Road Service Rd)	
Pavement Rating	4-5 out of 10	Replace asphalt pavement
Curb Rating	4-8 out of 10	Replace curb and gutter as needed
Surface Type	Asphalt Surface	5.5" Asphalt
Width/Lanes	44' (Monona Dr to South Stoughton Road) 2-way traffic.	44' between curb faces. 47' (Entire school Frontage). 2-way traffic.
Green Infrastructure	Existing	Proposed
	None	None
Storm Sewer	Existing	Proposed
Work Required: Replace storm sewer pipe and inlets and install private storm connects as needed.		
Size	18" (west End) 24-36"(Turner Ave To Camden Rd)	12" -36"
Material	RCP	RCP
Year	1925-1965 west-end, 24-36" Turner Ave to Camden	2025 & 2026
Sanitary Sewer	Existing	Proposed
Work Required: Replace sanitary main and laterals		
Size	8"	8"
Material	Concrete and Clay	PVC
Year	1954-57	2025 & 2026
Water Main	Existing	Proposed
Work Required: Replace main and Services		
Size	6-8"	8"
Material	Cast Iron	Ductile Iron
Year	1950	2025 & 2026
Parking		
Existing Parking Conditions: Parking both sides of street Proposed Parking: remain as is at this time considering removing to accommodate buffered bike lanes		
Street Lighting & Signals	Existing	Proposed
Street Lighting	On wood poles	Existing street lights to remain.
Signals	N/A	N/A
Tree Removals	9 trees to be removed due to their poor condition:((1200 Pflaum Road -1 Norway Maple), (5221 Turner Avenue-1 Norway Maple), (905 Pflaum Road-1 Maple), (901 Pflaum Road- 1 Norway Maple), (725 Pflaum Road- 2 Norway Maples), (503 Pflaum Road-1 Norway Maple), (423 Pflaum Road-1 Norway Maple), (407 Pflaum Road- 1 Norway Maple))	
Rain Garden Information:	None proposed	
Public Informational Metting:	March 13-A few residents would like to see more buffered bike lanes	
Transportation Commision:	March 19- approved geometrics but would like to see revised marking plans to include buffered bike lanes where feasible	
Safety Improvements:	Medians will be installed at many intersection and new RRBS's at Camden Rd and Alder Rd and replace the RRFB at Groveland Ter. We also propose to widen the sidewalk from 5' to 8' along the frontage of the school to Monona Drive which will tie into the existing bikpath along Monona Drive.	
Traffic Detours:	No posted detours are planned	
Real Estate Requirements:	Easement on School ROW to install sidewalk and widen the roadway to accommodate bus pull out for student drop-off and pick-up	
Costs		
Total Cost	\$4,700,000.00	
Adjacent Property Assessments	\$375,000.00	

City Share

\$4,325,000.00

Assessment Policy

Assessment Policy Item	City Share	Property Owners' Share
Pavement Reconstruction - 10 Ft Width*	0%	100%
Pavement Reconstruction - Remaining Width	100%	0%
Driveway Aprons & Terrace Walkways	50%	50%
Curb & Sidewalk	0%	100%
Sidewalk Ramps	100%	0%
Sanitary & Storm Sewer Main	100%	0%
Sanitary Laterals to Property Line	75%	25%
Water Main and services	100%	0%
Storm Sewer Main	100%	0%
Private Storm Sewer Connections	0%	100%
*Pavement Reconstruction assessed per linear ft. of frontage. 50% discount for single or two-family corner lots fronting two streets.		

Assessments payable in one lump sum or over a period of 8 years, with 4% interest charged on unpaid balance

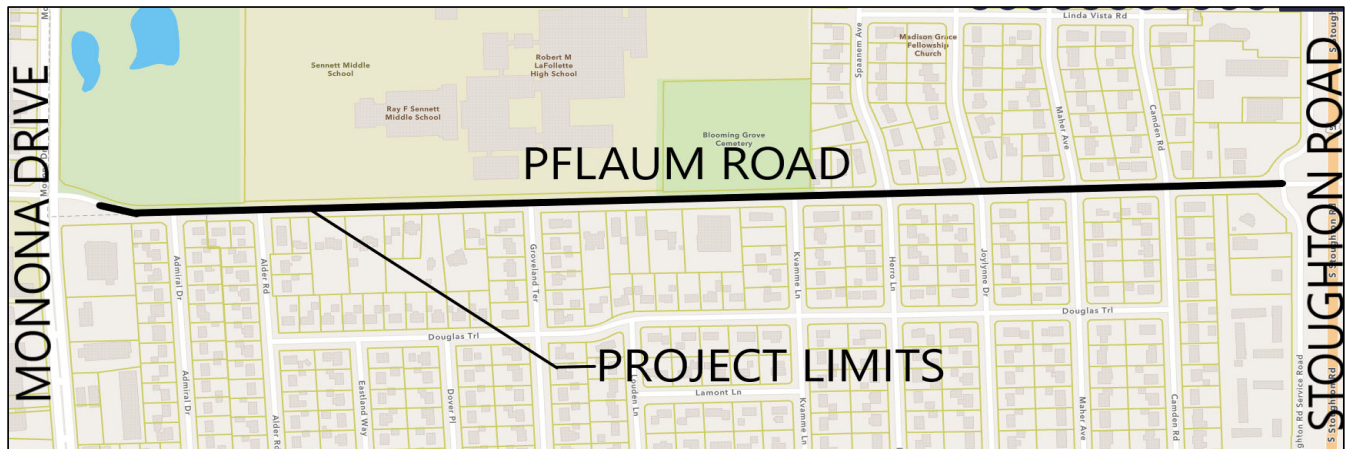
Schedule

Anticipated Start Date
Project duration

Late July 2025
Approximately 3 Months in 2025 & 3 months summer of 2026

Correspondence

We held a PIM on March 13th and received several emails regarding the need for buffered bike lanes.



Public Comment Registrants Report

04/02/2025 04:30 PM - Board of Public Works				Representing Organization			Lobbying	
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 7 Approving Plans, Specifications, And Schedule Of Assessments For Pflaum Road Resurfacing Assessment District - 2025. (District 15)								
7 04/02/25 10:03 AM	Leland Pan District: 19 1706 Laurel Crest Madison, WI 53705	Neither support nor oppose	Yes	No				
		Support: 0 Opposed: 0 Neither: 1 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 24 Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement. (District 6)								
24 04/02/25 04:22 PM	Linda Lehnertz District: Unknown S Paterson Madison, WI 53703	Neither support nor oppose	Yes	No				
		Support: 0 Opposed: 0 Neither: 1 Counts distinct registrants and removes duplicate votes						
Total Registrants: 2								

Meeting Watch List (6)

Name	Registration Time
1. Carol Steinhart	04/02/2025 11:22 AM
2. Mikayla Bowe	04/02/2025 04:30 PM
3. Pilar Gomez-Ibanez	04/02/2025 04:31 PM
4. SDR	04/02/2025 04:36 PM
5. Mike Verveer	04/02/2025 04:43 PM
6. Janet	04/02/2025 05:11 PM



City of Madison

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

Master

File Number: 87450

File ID: 87450

File Type: Ordinance

Status: Council Public
Hearing

Version: 1

Reference:

Controlling Body: PLAN
COMMISSION

File Created Date : 03/04/2025

File Name: Hotel Motel Zoning

Final Action:

Title: Amending various sections of Chapter 28 of the Madison General Ordinances related to lodging to allow hotel and motel rentals of thirty days or more.

Notes: 6938HotelMotel

CC Agenda Date: 03/11/2025

Agenda Number: 20.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: 87450 Body, Staff Comments

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	3/4/2025	Michael Haas	Approved as to Form	3/24/2025
1	2	3/4/2025	Maggie McClain	Approve	3/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/04/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (Public Hearing - 4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/11/2025	Referred for Public Hearing	PLAN COMMISSION		04/07/2025	
	Action Text: This Ordinance was Referred for Public Hearing to the PLAN COMMISSION						
1	PLAN COMMISSION	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass

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

Notes: On a motion by Mendez, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the zoning text amendment to the Common Council. The motion to recommend approval passed by voice vote/other.

Text of Legislative File 87450

Fiscal Note

No City appropriation required.

Title

Amending various sections of Chapter 28 of the Madison General Ordinances related to lodging to allow hotel and motel rentals of thirty days or more.

Body

DRAFTER'S ANALYSIS: This proposed change amends sections of the Zoning Code, Chapter 28, to allow for hotels to rent fifty percent (50%) of their rooms for stays of thirty (30) consecutive days or more, which is currently allowed for motels. This would provide some additional flexibility while preserving the difference between hotels and apartments and preventing the hotel use from being used to bypass Parks Impact Fee requirements. To allow this, 'Hotel' and 'Motel' are combined as a single definition in MGO Sec. 28.211 and a supplemental regulation for this new use category is created in MGO Sec. 28.151.

Please see Legistar File No. 87450 Body in Attachments.

DRAFTER’S ANALYSIS: This proposed change amends sections of the Zoning Code, Chapter 28, to allow for hotels to rent fifty percent (50%) of their rooms for stays of thirty (30) consecutive days or more, which is currently allowed for motels. This would provide some additional flexibility while preserving the difference between hotels and apartments and preventing the hotel use from being used to bypass Parks Impact Fee requirements. To allow this, ‘Hotel’ and ‘Motel’ are combined as a single definition in MGO Sec. 28.211 and a supplemental regulation for this new use category is created in MGO Sec. 28.151.

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

1. Table 28D-2 entitled “Mixed-Use and Commercial Districts” of Section 28.061 entitled “Mixed-Use and Commercial Districts” of the Madison General Ordinances is amended by amending therein the following:

Mixed-Use and Commercial Districts									
	LMX	NMX	TSS	MXC	CC-T	CC	RMX	THV	Supplemental Regulations Sec. 28.151
Commercial Recreation, Entertainment and Lodging									
Hotel, inn , motel		C	C	P	P	P	P		<u>Y</u>

2. Table 28E-2 entitled “Downtown and Urban Districts” of Section 28.072 entitled “Downtown District Uses” of the Madison General Ordinances is amended by amending therein the following:

Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec. 28.151

Commercial Recreation, Entertainment and Lodging						
Hotel, inn , motel	P		P			<u>Y</u>

3. Table 28F-1 entitled “Employment Districts” of Section 28.082 entitled “Employment District Uses” of the Madison General Ordinances is amended by amending therein the following:

Employment Districts							
	TE	SE	SEC	EC	IL	IG	Supplemental Regulations Sec. 28.151
Commercial Recreation, Entertainment and Lodging							
Hotel, inn , motel	C	C	C	C			<u>Y</u>

4. Table 28G-1 of Section 28.091 entitled “Special District Uses” of the Madison General Ordinances is amended by amending therein the following:

	A	UA	CN	PR	AP	MC	Supplemental Regulations Sec. 28.151
Accessory Uses and Structures							
Hotel, inn , motel, hostel					P/C		<u>Y</u>
<u>Hostel</u>					<u>P/C</u>		

5. Section 28.151 entitled “Supplemental Regulations” of the Madison General Ordinances is amended by creating therein the following:

~~“Hotel. Motel.~~ A maximum of fifty percent (50%) of rooming units may be occupied by non-transient guests for thirty (30) consecutive days or more.”

6. Section 28.211 entitled “Definitions” of the Madison General Ordinances is amended by amending therein the following:

~~“Hotel. Inn Motel. A building containing rooming units~~ An establishment providing rooming units for temporary lodging accommodations (less than 30 days duration) to the general public, with rooms having access to the outside through an interior hallway connected to the main lobby of the building and for tourists, transient or semi-permanent lodgers and which may provide additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.”

~~“Motel. A building containing rooming units designed primarily for providing sleeping accommodations for transient and semi-permanent lodgers, with rooms having a separate entrance providing direct access to the outside and with automobile parking located adjacent to or near sleeping rooms. A maximum of fifty percent (50%) of a motel's rooming units may be occupied by non-transient guests (30 days or more).”~~



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [87450](#) (Hotel Motel Rentals of 30 Days or More)

Prepared By: Zoning and Planning Staff

[87450](#) - This amendment would allow hotels to rent up to 50% of their rooms for stays of 30 consecutive days or more. The zoning code currently allows motels, but not hotels, to rent up to 50% of their rooms to non-transient guests (occupancy for 30 days or more). Some hotel operators have requested similar flexibility.

Staff believes that this additional flexibility could allow for some additional shorter-term housing options for residents or longer-term lodging options for visitors. Including the 50% limit maintains a clear difference between hotels and motels and multi-family housing, preventing the hotel, motel use from being used to avoid paying required Parks Impact Fees.

A few zoning code simplifications are also proposed. Currently, the zoning code makes a distinction between the two uses of motel and hotel based on their architecture. However, the only regulatory difference is that motels are allowed to rent up to 50% of their rooms to non-transient guests (occupancy for 30 days or more) while hotels are not. With the same 50% allowance being added for hotels, the two uses can be combined into one use "Hotel, motel." A definition is created for the combined use.

Additionally, standard practice in the zoning code is for regulations specific to a use to be located within the supplemental regulations (MGO 28.151), rather than the definitions section (MGO 28.211). A new supplemental regulation is created for hotels and motels to specify that a maximum of 50% of rooming units may be occupied by non-transient guests for 30 consecutive days or more.

Staff supports this amendment.



City of Madison

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

Master

File Number: 87899

File ID: 87899

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: Mayor's Office

File Created Date : 04/10/2025

File Name: Amending the 2025 Adopted Sustainability Improvements Capital Fund Budget and authorizing the Mayor and City Clerk to amend the contract Sustain Dane, Inc. for Administering the Efficiency Navigator Program 2024-2026.

Final Action:

Title: Amending the 2025 Adopted Sustainability Improvements Capital Fund Budget and authorizing the Mayor and City Clerk to amend the contract Sustain Dane, Inc. for Administering the Efficiency Navigator Program 2024-2026.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 21.

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

Effective Date:

Attachments:

Enactment Number:

Author: Dr. Jessica Price

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/10/2025	Maggie McClain	Approve	4/30/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	04/10/2025	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - 15 VOTES REQUIRED				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - 15 VOTES REQUIRED							

Text of Legislative File 87899

Fiscal Note

The proposed resolution authorizes transferring \$73,984 from assigned General Fund balance into the Community Development Block Grant (CDBG) fund and amending the 2025 Adopted Budget for the Sustainability Improvements capital program (Munis #10563) to appropriate a total of \$499,017 in CDBG funds for the Efficiency Navigator Program contracted through Sustain Dane, Inc. The resolution further authorizes the execution of an amendment to the contract with Sustain Dane, Inc. for the administration of the Efficiency Navigator Program.

Between 2009 and 2013, the City was awarded formula grants through the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) Program. These funds were appropriated within the CDBG fund and originally administered by the Community Development Division. EECBG funds are now being administered by the Sustainability program team within the Mayor's Office. Funds were originally utilized for loans that facilitated energy improvements. As the loans have been repaid, the principal on the loan was deposited into the CDBG fund. The principal repayments total \$425,033. In completing the reporting requirements for loans that had been dispersed utilizing EECBG, it was discovered that the interest had been deposited into the General Fund rather than the CDBG fund. The interest totals \$73,984. This resolution authorizes the transfer of the interest amount from the General Fund into the CDBG fund. Combined with the principal repayment amount, the funds will be repurposed for the Efficiency Navigator Program and will be added to the 2025 Adopted Sustainability Capital Improvement program budget.

Title

Amending the 2025 Adopted Sustainability Improvements Capital Fund Budget and authorizing the Mayor and City Clerk to amend the contract Sustain Dane, Inc. for Administering the Efficiency Navigator Program 2024-2026.

Body

WHEREAS, the City of Madison was awarded formula grant funding from the U.S. Department of Energy's (DOE) Energy Efficiency and Conservation Block Grant (EECBG) Program in 2009-2013 into the CDBG Fund Budget; and,

WHEREAS, \$499,017 of this funding remains available to support building energy efficiency retrofits; and,

WHEREAS, \$73,984 of this total is in assigned general fund balance and needs to be transferred to the CDBG Fund; 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;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council authorizes the Mayor and City Clerk to amend the contract with Sustain Dane, Inc. for administering the Efficiency Navigator program to add \$499,017.

BE IT FURTHER RESOLVED that the \$73,984 can be transferred from assigned general fund balance to the CDBG fund.

BE IT FURTHER RESOLVED that the 2025 Adopted Sustainability Improvements Capital Fund Budget is amended to appropriate \$499,017 within the CDBG fund.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized to execute associated agreements or related transactions with DOE.



City of Madison

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

Master

File Number: 87615

File ID: 87615

File Type: Appointment

Status: Unfinished
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 03/19/2025

File Name: 4-15-2025 Resident committee appointments (DRC)

Final Action:

Title: Report of the Mayor submitting resident committee appointments (introduction 3-25-2025; action 4-15-2025).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 22.

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	03/19/2025	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 4/15/25					
1	COMMON COUNCIL	03/25/2025	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 87615

Title

Report of the Mayor submitting resident committee appointments (introduction 3-25-2025;

action 4-15-2025).

Body

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

DISABILITY RIGHTS COMMISSION

BRETT MAKI (18th A.D.) - appoint to the remainder of a three-year term, and to a full three-year term, to the position of Adult City Resident succeeding Paris Echoles. Brett Maki is a disability rights advocate and volunteers with the Wisconsin Board for People with Developmental Disabilities. He currently serves as the vice-president of the Youth Leadership Forum.

CURRENT TERM EXPIRES: 4-30-2025

NEXT FULL TERM EXPIRES: 4-30-2028

REBECCA BACK (4th A.D.) - appoint to the remainder of a three-year term to the position of Adult City Resident succeeding Phillip A. Morgan. Rebecca Back is a genetics graduate student at the UW-Madison. She has served as an epilepsy awareness advocate with the Epilepsy Foundation.

TERM EXPIRES: 4-30-2027

Respectfully submitted,

Satya Rhodes-Conway
Mayor



City of Madison

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

Master

File Number: 87812

File ID: 87812

File Type: Appointment

Status: Mayoral Business

Version: 1

Reference:

Controlling Body: Mayor's Office

File Created Date : 04/06/2025

File Name: 5-6-2025 Resident committee appointments

Final Action:

Title: Report of the Mayor submitting resident committee appointments (introduction 4-15-2025; action 5-6-2025).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 23.

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	04/09/2025	Referred for Introduction				
	Action Text: This Appointment was Referred for Introduction						
	Notes: Confirm 5/6/25.						

Text of Legislative File 87812

Title

Report of the Mayor submitting resident committee appointments (introduction 4-15-2025; action 5-6-2025).

Body

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

BOARD OF PUBLIC WORKS

TIMOTHY MEISENHEIMER (6th A.D.) - appoint to a two-year term to the position of Second Alternate succeeding Maria Delestre. Tim Meisenheimer is a certified arborist and is the manager of electric construction operations for Madison Gas & Electric. He is a member of the Tree Canopy Collaborative and Madison College's Tree Care Technician Advisory Committee. He also serves on the Tenney Lapham Neighborhood Parks Committee.
TERM EXPIRES: 4-30-2027

HOUSING POLICY COMMITTEE

JILLIAN B. HAYES (6th A.D.) - appoint to a one-year term to the position of Resident Member. Jillian Hayes works in real estate management and development with Stone House Development. She previously chaired the City's Housing Strategy Committee. In addition, she has volunteered with both the Tenant Resource Center and Porchlight Products.
TERM EXPIRES: 4-30-2026

MICHAEL P. TARBY (6th A.D.) - appoint to a one-year term to the position of Resident Member. Mike Tarby is a resident relations coordinator/leasing agent with Steve Brown Apartments. He is also a member of Madison is for People - an organization whose mission is building "a more affordable and sustainable Madison."
TERM EXPIRES: 4-30-2026

LAUREL C. NOACK (15th A.D.) - appoint to a one-year term to the position of Resident Member. Laurel Noack is a digital strategist with Moore Digital. She previously served as the digital strategy director for former state senator Melissa Agard and has significant public service communications experience.
TERM EXPIRES: 4-30-2026

HEATHER J. ALLEN (13th A.D.) - appoint to a two-year term to the position of Resident Member. Heather Allen is the Wisconsin policy director for Elevate - a non-profit organization focused on ensuring clean and renewable energy is affordable and accessible. She serves on the board of Wisconsin Conservation Voters.
TERM EXPIRES: 4-30-2027

PAUL R. AYLESWORTH (11th A.D.) - appoint to a two-year term to the position of Resident Member. Paul Aylesworth is an associate director of the Affordable & Sustainable Housing Development track at the UW Department of Real Estate & Urban Land Economics. He previously worked for the Women's Community Revitalization Project - focusing on creating/preserving affordable housing for low-income women and their families.
TERM EXPIRES: 4-30-2027

Currently serving on: Madison Development Corporation Board of Directors

HANNAH L. RENFRO (11th A.D.) - appoint to a two-year term to the position of Resident Member. Hannah Renfro is the executive director of the Tenant Resource Center. She previously served on the City's Landlord & Tenant Issues Committee.
TERM EXPIRES: 4-30-2027

MADISON ARTS COMMISSION

REN K. LADASSOR (13th A.D.) - appoint to the remainder of a three-year term to the position of Member succeeding Rae Senarighi. Ren LaDassor is a fiber artist. She currently works as an event manager at Overture Center for the Arts; a costume designer with Forward Theater; and in graphic design and outreach development for Just Coffee Coop. She is a member of her neighborhood water cooperative board.

TERM EXPIRES: 4-30-2027

MADISON FOOD POLICY COUNCIL

MATHEW N. SALBEGO (3rd A.D.) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Angelina Mico. Mathew Salbego is a masters candidate in Organic Agriculture & Food Systems at the University of Hohenheim. He is also a cook at Zuppas Café & Catering.

TERM EXPIRES: 10-1-2027

SISTER CITY COLLABORATION COMMITTEE

DAINA ZEMLIAUSKAS-JUOZEVICIUS (13th A.D.) - reappoint to a three-year term to the position of Sister City Representative. First Appointed 2-1-2011.

TERM EXPIRES: 2-1-2028

CHARLES J. JAMES (11th A.D.) - reappoint to a three-year term to the position of Sister City Representative. First Appointed 2-28-2012.

TERM EXPIRES: 2-1-2028

RAHEL DESALEGNE (9th A.D.) - reappoint to a three-year term to the position of Member. First appointed 2-5-2019.

TERM EXPIRES: 2-1-2028

Respectfully submitted,

Satya Rhodes-Conway
Mayor



City of Madison

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

Master

File Number: 87813

File ID: 87813

File Type: Appointment

Status: Mayoral Business

Version: 1

Reference:

Controlling Body: Mayor's Office

File Created Date : 04/06/2025

File Name: 4-15-2025 Alder committee appointments

Final Action:

Title: Report of the Mayor submitting alder committee appointments

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 24.

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	04/09/2025	RECOMMEND TO COUNCIL TO CONFIRM				
Action Text:		This Appointment was RECOMMEND TO COUNCIL TO CONFIRM					
Notes:		Confirm 4/15/25 (with at least 2/3 votes)					

Text of Legislative File 87813

Title

Report of the Mayor submitting alder committee appointments

Body

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

NOTE: Appointments will be made available no later than Tuesday (4/15/2025).



City of Madison

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

Master

File Number: 85939

File ID: 85939

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 September 16, 2025

Final Action:

Title: Confirming the Madison Common Council meeting formats through September
16, 2025:

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)
7/1/25 - Hybrid (Virtual & CCB 201)
7/15/25 - Hybrid (Virtual & CCB 201)
8/5/25 - Hybrid (Virtual & CCB 201)
9/2/25 - Hybrid (Virtual & CCB 201)
9/16/25 - Hybrid (Virtual & CCB 201)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 25.

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

Text of Legislative File 85939

Title

Confirming the Madison Common Council meeting formats through September 16, 2025:

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)
7/1/25 - Hybrid (Virtual & CCB 201)
7/15/25 - Hybrid (Virtual & CCB 201)
8/5/25 - Hybrid (Virtual & CCB 201)
9/2/25 - Hybrid (Virtual & CCB 201)
9/16/25 - Hybrid (Virtual & CCB 201)



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: 07/01/2025

Agenda Number: 26.

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, 011525_CC_public_comments.pdf, Greater Madison Chamber of Commerce Comments.pdf, Madison Alcohol Advisory Council Comments 1.14.25.pdf, Public Health Madison Dane County comments.pdf, Alcohol_Retailers_remove_Class_A_buffer__April_2024.pdf, Davies Comments.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.			
1	COMMON COUNCIL	01/14/2025	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	ALCOHOL LICENSE REVIEW COMMITTEE	01/15/2025	Re-refer	ALCOHOL LICENSE REVIEW COMMITTEE	Pass
	Action Text:	A motion was made by Verveer, seconded by Farley, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.			
	Notes:	Re-refer to the March 19, 2025 Alcohol License Review Committee, Common Council April 15, 2025.			
	Role Call Vote:				
	Ayes (4): Martinez-Rutherford, Verveer, Barushok, Farley				
	Nos (2): Knox, Carter				
	Abstain (1): Westra				
		Ayes: 4	Dina Nina Martinez-Rutherford; Michael E. Verveer; Colin R. Barushokand Kathryn M. Farley		
		Noes: 2	Isadore Knox Jr.and Sheri Carter		
		Abstentions: 1	Amy L. Westra		
1	COMMON COUNCIL	01/28/2025	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	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	Re-refer		Pass
	Action Text:	A motion was made by Barushok, seconded by Verveer, to Re-refer to the ALCOHOL LICENSE REVIEW COMMITTEE meeting on June 18, 2025. The motion passed by voice vote/other.			
	Notes:	Re-refer to the Alcohol License Review Committee meeting on June 18, 2025.			

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

WARNING AND DISCLAIMER: THE WISCONSIN ALCOHOL POLICY PROJECT PROVIDES TECHNICAL ASSISTANCE, TOOLS, AND TRAININGS. THE WISCONSIN ALCOHOL POLICY PROJECT DOES NOT PROVIDE LEGAL ADVICE, LEGAL COUNSEL, OR LEGAL REPRESENTATION. READING THE CONTENT PROVIDED BY THE WISCONSIN ALCOHOL POLICY PROJECT DOES NOT ESTABLISH AN ATTORNEY-CLIENT RELATIONSHIP. CONTACTING THE WISCONSIN ALCOHOL POLICY PROJECT OR PROVIDING IT OR ITS STAFF WITH INFORMATION DOES NOT ESTABLISH AN ATTORNEY-CLIENT RELATIONSHIP. IF YOU NEED LEGAL REPRESENTATION, YOU SHOULD CONSULT WITH YOUR OWN ATTORNEY.

ⁱ Babor, Thomas F. and others, *Alcohol: No Ordinary Commodity: Research and public policy*, 3rd ed. p 145 (Oxford, 2022; online ed., Oxford Academic, 19 Jan. 2023),

<https://doi.org/10.1093/oso/9780192844484.001.0001>, accessed 6 May 2023.

ⁱⁱ Babor, *et al.*, p. 134; Johnson, T. H., & Snowden, A. J. (2023). Neighborhood Ecological Models of Alcohol Outlet Density and Male-on-Female Domestic Violence: Accounting for Adjacent Place and Neighborhood Characteristics. *Journal of Drug Issues*, 0(0).

<https://doi.org/10.1177/00220426231159016>, accessed 11 May 2023.

ⁱⁱⁱ Babor, *et al.*, p. 135.

^{iv} Babor, *et al.*, p. 134.

^v Rowland, B., Evans-Whipp, T., Hemphill, S. A., Leung, R., Livingston, M., & Toumbourou, J. W. (2016). The density of alcohol outlets and adolescent alcohol consumption: An Australian longitudinal analysis. *Health & Place*, 37, 43-49.

<https://doi.org/10.1016/j.healthplace.2015.11.004>

^{vi} Babor, *et al.*, p. 93.

^{vii} Aleksandra J. Snowden, Exploring violence: The role of neighborhood characteristics, alcohol outlets, and other micro-places, *Social Science Research*, Volume 82, 2019, pp 181-194, ISSN 0049-089X, <https://doi.org/10.1016/j.ssresearch.2019.04.018>.

^{viii} Johnson, T. H., & Snowden, A. J. (2023). Neighborhood Ecological Models of Alcohol Outlet Density and Male-on-Female Domestic Violence: Accounting for Adjacent Place and Neighborhood Characteristics. *Journal of Drug Issues*, 0(0).

<https://doi.org/10.1177/00220426231159016>

^{ix} *Id.*



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.

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June 24, 2024

To Members of the Madison City ALRC,

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

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

- I am in support of decreasing Alcohol Outlet Density, and urge the ALRC to address policy gaps in this area. In addition to the comments on page 226 of the Agenda packet, I wish to suggest that geographical/distance rules should include COMMUNITY HEALTH CLINICS and COMMUNITY CENTERS in addition to schools, churches, hospitals, and libraries.
- I recommend the ALRC discuss why they use 300 feet should be the appropriate distance for a new Class A outlet from one of these entities, and perhaps consider recommending that it be extended to be the same distance as the other proposed distances of 1,320 feet from the parcel boundaries.

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

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

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

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

-

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

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

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

Thank you for considering.

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

From: Dan Nordstrom
To: Knox Jr., Isadore; Michael Donnelly; Verveer, Michael; 3katfar3@gmail.com; Verbick, Jim; James Boxrud; colin@barushok.com; amanda.jovaag@wisc.edu; McReynolds, Amber; awestra@gmail.com; Myadze, Charles
Cc: Vidaver, Regina; Madison, Sabrina; Rummel, Marsha
Subject: Re: ALRC Comments
Date: Wednesday, June 26, 2024 10:16:10 AM

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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

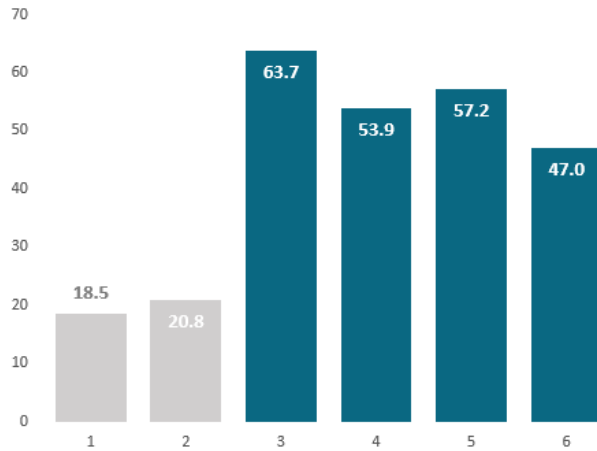
- Active
- Pending

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

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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

From: [Nels Rude](#)
To: [licensing; All Alders](#)
Subject: Opposition to City of Madison Alcohol Density Ordinance
Date: Tuesday, January 14, 2025 4:38:23 PM
Attachments: [Madison Alcohol Advisory Council Memo 1.14.25.pdf](#)

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

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Alders and Alcohol License Review Committee Members,

Please accept the attached comment letter from the Madison Alcohol Advisory Council regarding the proposed alcohol outlet density ordinance (File #83669).

Thank you for your consideration.

Nels Rude
Madison Alcohol Advisory Council
220 S. Hamilton St.
Madison, WI 53703
(608) 512-1280
nr@thekammergroup.com

MADISON ALCOHOL ADVISORY COUNCIL



To: City of Madison Common Council
City of Madison Alcohol License Review Committee

From: Madison Alcohol Advisory Council

Date: January 14, 2025

Subject: Opposition to Proposed City of Madison Ordinance Related to Geographic Limitations on “Class A” and Class “A” License Applications

As members of the alcohol beverage industry, we write to reiterate our opposition to the proposed ordinance (File #83669) to impose geographic limitations on “Class A” and Class “A” license applications.

While the goal of addressing excessive alcohol use and 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 Alcohol License Review Committee and Common Council to reject 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 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. As noted in the recent Racial Equity and Social Justice Initiative Analysis, and public comments, this has the potential to increase drunk driving rates. 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 ALRC and 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: [David Aguayo](#)
To: [licensing](#)
Subject: Opposition to File #83669
Date: Wednesday, January 15, 2025 9:44:38 AM

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

Members of the Alcohol Licensing Review Committee:

The Greater Madison Chamber of Commerce Board of Directors remains opposed to 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

Greater Madison Chamber of Commerce

david@madisonbiz.com

608-443-1963 (O)

202-340-8446 (C)

[Schedule a meeting with me](#)

MADISON ALCOHOL ADVISORY COUNCIL



To: City of Madison Common Council
City of Madison Alcohol License Review Committee

From: Madison Alcohol Advisory Council

Date: January 14, 2025

Subject: Opposition to Proposed City of Madison Ordinance Related to Geographic Limitations on “Class A” and Class “A” License Applications

As members of the alcohol beverage industry, we write to reiterate our opposition to the proposed ordinance (File #83669) to impose geographic limitations on “Class A” and Class “A” license applications.

While the goal of addressing excessive alcohol use and 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 Alcohol License Review Committee and Common Council to reject 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 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. As noted in the recent Racial Equity and Social Justice Initiative Analysis, and public comments, this has the potential to increase drunk driving rates. 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 ALRC and 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.

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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.

MEMORANDUM

DATE: January 15, 2025

TO: Alcohol License and Review Committee (ALRC)

FROM: Julia Olsen, Supervisor, Substance Use Prevention and Harm Reduction Unit

SUBJECT: **Geographic limitations on “Class A” and Class “A” license applications**

Public Health Madison and Dane County supports efforts to reduce youth access to alcohol and lower the burden of alcohol in Dane County.

With the introduced amendments to Section 38.05(9)(a) and creating 38.05(b) and (c) of City of Madison ordinance to limit alcohol retail outlets by geographic proximity, the City of Madison is taking a proactive stance backed by evidence-based research, to reduce the burden of alcohol.

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. i

According to the Wisconsin Alcohol Policy Project, multiple studies have shown that the more alcohol is available in a neighborhood, the more adolescents consume alcohol. ii 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. iii 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.

Public Health believes that this extension of geographic limitations from the already established 300ft of schools, churches, hospitals, and libraries benefits Public Health and reduces the burden of alcohol in Dane County.

<https://doi.org/10.1093/oso/9780192844484.001.0001>, accessed 6 May 2023.

i 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)

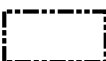
ii Babor, et al., p. 134.

iii 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.2015.11.00>

**Liquor Stores and Convenience Stores
with Class A Licenses**

 Ineligible Areas

 Eligible Areas

 City of Madison

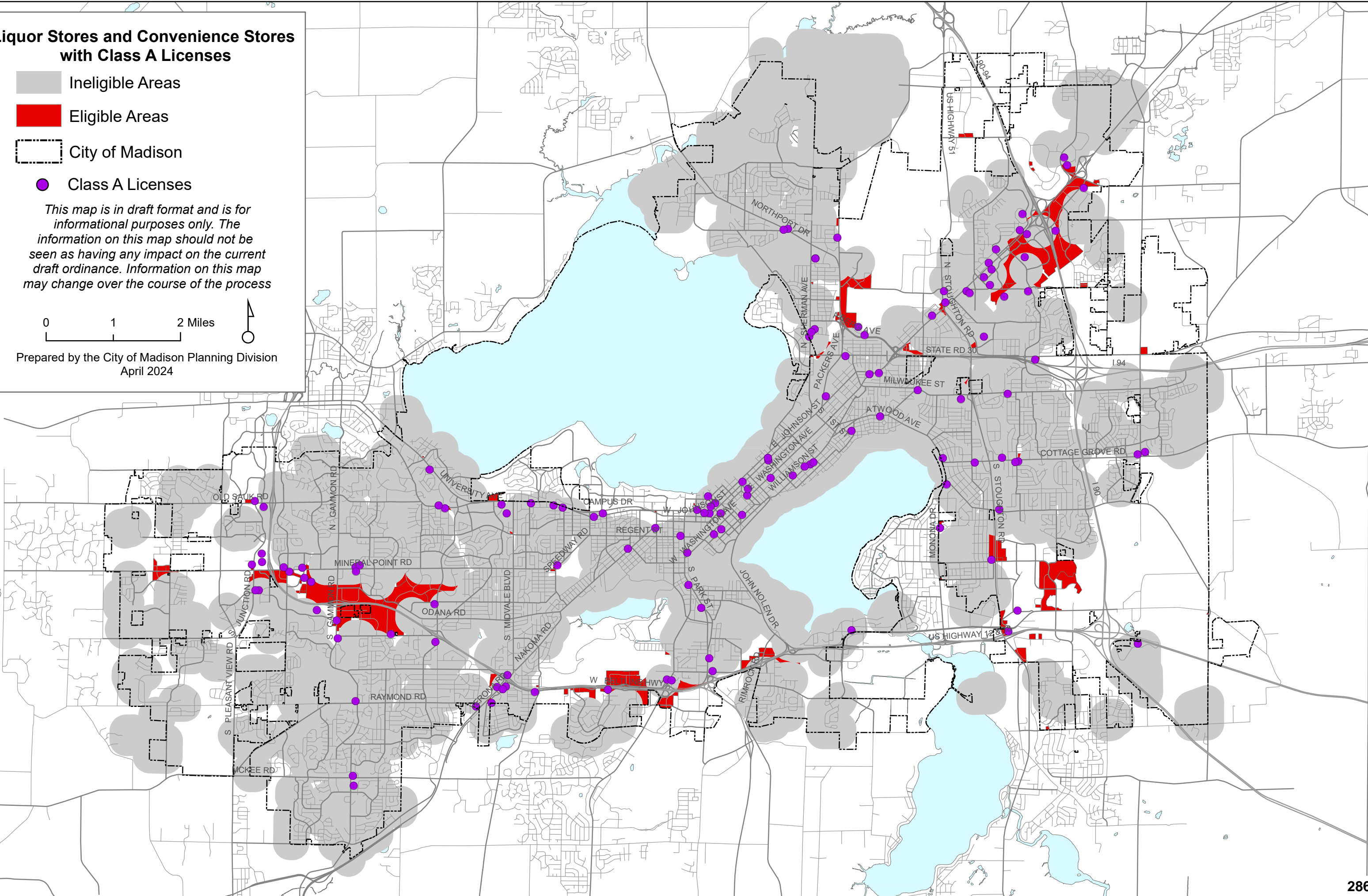
 Class A Licenses

This map is in draft format and is for informational purposes only. The information on this map should not be seen as having any impact on the current draft ordinance. Information on this map may change over the course of the process

0 1 2 Miles



Prepared by the City of Madison Planning Division
April 2024



From: [Nicholas Davies](#)
To: [licensing](#); [Vidaver, Regina](#); [Field, Derek](#); [Madison, Sabrina](#)
Subject: 83669 - Emphasize groceries alongside liquor sales
Date: Sunday, March 16, 2025 4:51:25 PM
Attachments: [image.png](#)

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

Dear ALRC and item sponsors,

A few things I want to highlight about this item:

1. It's not about liquor store density

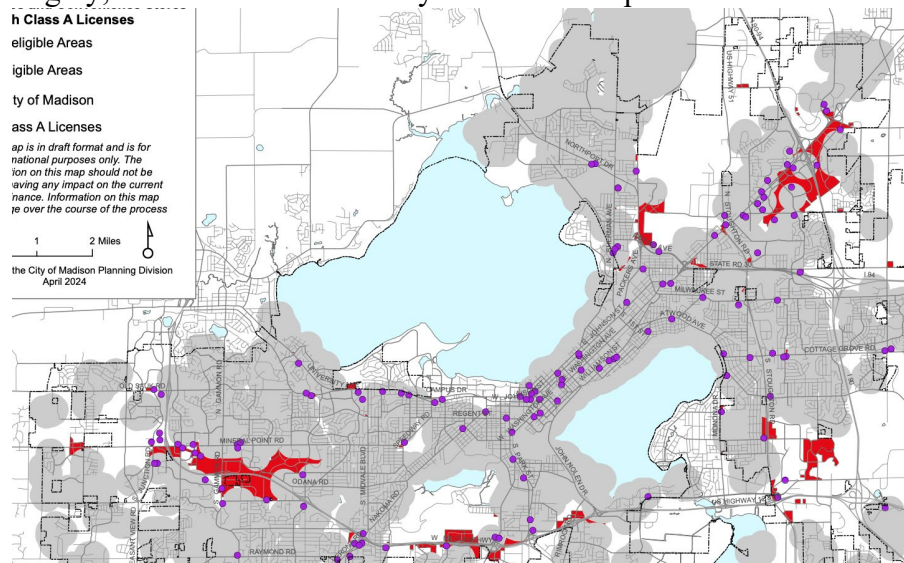
First off, the proposed ordinance doesn't directly address the density of liquor stores in relation to each other, which is a shame, because that was (allegedly) the initial impetus for it, after the city received an umpteenth application for the same short stretch of E. Wash.

2. The intent is total prohibition

At the January meeting where this was discussed, Alder Vidaver shared that the agenda here is to eliminate liquor stores (and alcohol sales more broadly) from Madison entirely, and that the criteria about proximity to parks was chosen simply because the parks network covers so much of the city.

3. This produces an inequitable area of effect.

This map (also attached in Legistar) shows the areas where liquor stores would be prohibited in gray, and the areas where they would still be permitted in red:



The areas in red coincide, to a sad/hilarious extent, with currently-underserved areas of the city, and equity priority areas. A lot of these areas are also along high speed roads, incentivizing people to drive to get their drinks.

4. The grocery loophole is non-specific

Another way to look at this item would be the effect it will more likely have: in order to get approved under this new ordinance, liquor stores will be required to include non-liquor products as their token "groceries".

If that were the framing/intent of the ordinance--to require that liquor stores provide community value and convenience for non-drinkers as well--I would be entirely in support of it. But then why include the "distance from parks" measurement at all? Why not apply that requirement city-wide?

Many liquor stores already stock things other than liquor. For example, Steve's has a lot of meat, cheese, chocolates, jams, and more, beyond the typical non-alcoholic mixers. Not fresh produce though. It's not a one-stop grocery where you can find what you need for a balanced diet.

Based on these factors, I see a couple viable paths forward for this item:

A. Carry on as is

When this gets to the full council, there may not be a majority that shares the hard-line prohibitionist agenda. But if the true goal is to performatively raise awareness of alcohol's effect on public health--more so than actually adopting an ordinance--maybe that's fine (no judgement here!).

B. Pivot to limiting the density of the licenses themselves

This might more directly address the root cause of the issue in particular locations like the E. Wash corridor. Being a more limited change, it could be easier to get buy-in.

C. Pivot to a city-wide "grocery-liquor-combo-store" ordinance

The difficulty with this approach will be figuring out to what extent the city can get away with requiring groceries in these stores. The ordinance could specify certain categories of goods, like fresh vegetables. Alternatively, class A licenses could be granted on a percent-food-percent-drink sales basis, like class B licenses already are. Or percentage of floor space perhaps. This could face push-back from retailers who really only want to stick to the business model they're used to.

I'll be interested to see how this continues to evolve, and I hope it can become something that serves Madison well.

Thank you,

Nick Davies
3717 Richard St



City of Madison

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

Master

File Number: 87204

File ID: 87204

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 02/13/2025

File Name:

Final Action:

Title: 21+ Entertainment License
Trek Hospitality LLC • dba Mansion Hill Inn
Capacity (in/out): 50/0
424 N Pinckney St • Agent: Terrance Barrett
Class B Combination Liquor & Beer • 100% alcohol, 0% food
Police Sector 400 (District 2)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 27.

Sponsors:

Effective Date:

Attachments: LICENT-2024-00394 App_Redacted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Table				Pass
	Action Text: A motion was made by Carter, seconded by Barushok, to Table. The motion passed by voice vote/other.						
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Take Off The Table				Pass
	Action Text: A motion was made by Verveer, seconded by Knox Jr., to Take Off The Table. The motion passed by voice vote/other.						

1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Refer	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	Pass
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Action Text: A motion was made by Westra, seconded by Knox Jr., to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER			Pass
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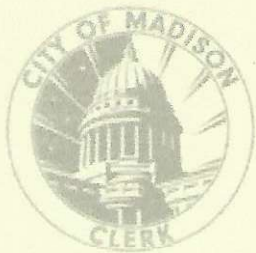
Action Text: A motion was made by Barushok, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

One registration in support.

Text of Legislative File 87204

Title

21+ Entertainment License
Trek Hospitality LLC • dba Mansion Hill Inn
Capacity (in/out): 50/0
424 N Pinckney St • Agent: Terrance Barrett
Class B Combination Liquor & Beer • 100% alcohol, 0% food
Police Sector 400 (District 2)



Entertainment License

Permanent

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

licensing@cityofmadison.com
608-266-4601

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

(Agenda Item Number)

(Legistar file number)

LICENT- **2024-00394**
(License number)

2 **400**
(Alder District #) (Police Sector)
Office Use Only

Type of entertainment license: ☒ Entertainment License (21+) ☐ Visual & Performing Arts License (18+)

Licensed Premises Information

This application modifies existing alcohol license number (if applicable): **72440-80168**
(Class B license only)

Business dba Name: **Mansion Hill Inn**

Licensed Address: **424 N Pinckney Street, Madison WI, 53703**

Premise Capacity: **50** Liquor/Beer Agent Name: **TERRANCE BARRETT**

100% Alcohol, **0%** Food, **0%** Other Alder, District #: **2** Police Sector: **Central**

Corporate Information

Business Legal Name (as on WI State Sellers Permit): **Trek Hospitality LLC**

Business Mailing Address: **424 N Pinckney Street, Madison WI, 53703**

Business Contact Name, Position: **Terrance Barrett, General Manager**

Business Phone: **608-255-0172** Business Email: **terrance_barrett@trekbikes.com**

Corporate Officers, Partners, or Sole Proprietor's information:

Name	Address	Title
Mark Joslyn	801 W Madison St, Waterloo WI 53594	VP of HR & IT

☒ Security Plan attached (21+ must complete page 2, 18+ must completed pages 2 and 3)

☒ I have contacted Zoning (zoning@cityofmadison.com, 608-266-4551) for necessary approvals.

☒ I certify that this information is true and correct to the best of my knowledge.

X Terrance Barrett
Signature

5/13/24
Date

☐ Orange sign and business card issued
☐ "License Renewals & Changes" brochure with next steps issued
Office Use Only

Entertainment and Security Information

Live entertainment includes (check all that apply): ☒ Live Music ☐ Disc Jockey ☐ Designated Dance Floor

Live entertainment does not include non-amplified or acoustic music performed by a single artist, or performances where an uncompensated patron sings along with a machine that plays pre-recorded music, commonly known as karaoke.

Type of live entertainment to be offered: live music

Number of security personnel and how they will be utilized: _____

5 staff maintain security of permis and they allow patrons into building and check ID's

Description of clothing to identify security personnel: staff wear all black

Plan to handle control and clearance of the parking lot during hours of operation and at closing time: _____

parking lot used by Inn guests only, guests for live entertainment must use street parking

How will the entrance line be managed and controlled: _____

entrance is at a locked door, managed by an innkeeper; lines do not form, people are let in as they come

Plan for unruly patrons, intoxicated patrons, and physical disturbances: _____

will be asked to leave by management; police will be contacted if patrons refuse to leave premise

Underage drinking and fake ID plan: _____

check ID's at door for anyone who looks to be younger than 21; event is for 21+

Plan to control and supervise patrons under twenty-one (21) years of age: _____

not allowed on premise during live entertainment

How will orderly appearance and operation of the premises be maintained in regard to litter and noise: _____

staff of Mansion Hill Inn consistently maintain cleanliness fo the space and live music ends at 9pm

Management Personnel

Name	Date of Birth	Name	Date of Birth
Terrance Barrett			



City of Madison

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

Master

File Number: 87228

File ID: 87228

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: ALCOHOL
LICENSE REVIEW
COMMITTEE

File Created Date : 02/15/2025

File Name:

Final Action:

Title: Operator License Application
Shawna Maciejewski - Establishment where employed: Woodman's

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 28.

Sponsors:

Effective Date:

Attachments: LICOPR-2024-00957 MACIEJESKI_Redacted.pdf,
LICOPR-2024-00957 MACIEJESKI_Redacted
Background Report.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	02/19/2025	Table				Pass
	Action Text: A motion was made by Carter, seconded by Westra, to Table. The motion passed by voice vote/other.						
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Take Off The Table				Pass
	Action Text: A motion was made by Verveer, seconded by Knox Jr., to Take Off The Table. The motion passed by voice vote/other.						
1	ALCOHOL LICENSE REVIEW COMMITTEE	02/19/2025	Refer	ALCOHOL LICENSE REVIEW COMMITTEE		03/19/2025	Pass

Action Text: A motion was made by Westra, seconded by Knox Jr., to Refer to the ALCOHOL LICENSE REVIEW COMMITTEE. The motion passed by voice vote/other.

1	ALCOHOL LICENSE REVIEW COMMITTEE	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER	Pass
---	-------------------------------------	------------	--	------

Action Text: A motion was made by Barushok, seconded by Carter, to RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER. The motion passed by voice vote/other.

Appearance by Shawna Maciejewski

Text of Legislative File 87228

Title

Operator License Application

Shawna Maciejewski - Establishment where employed: Woodman's

Operator Application for Licenses to expire 6/30/2026

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

☒ Operator License (\$80).

☐ Operator License with two month Provisional License issued today (\$95).

Office use:	LICOPR-2024-00957		BST Date 9.25.26	
Filling out your application <ul style="list-style-type: none"> An Operator License is a privilege, not a right. Any false answers or omissions may result in the denial of your application. This application must be filled out accurately and completely. If you have any doubt as to whether to include the facts of a specific incident it is recommended that you disclose the information. If you are unsure about how to respond to any questions on this form, check with the City Clerk for clarification. Your application will not be processed until you deal with outstanding warrants. You can obtain information regarding your arrest and conviction record from the police department, the court with which you interacted, or the Wisconsin Circuit Court Access website at www.wcca.wicourts.gov/index.xsl (CCAP may not provide a comprehensive list of ALL arrests and convictions). 				
Review of your application <ul style="list-style-type: none"> The Madison Police Department will perform a background check to verify that the information you have provided is complete and accurate. If there are concerns about your arrest and/or conviction record as it relates to your application, or if it appears that you falsified or omitted information from your application, you may be called to appear before the Alcohol License Review Committee. If you are asked to appear but choose not to do so, your application may be denied. Meetings of the Alcohol License Review Committee are open to the public and televised. 				
First Name	M. I.	Last Name		
Shawna Maciejewski	RS	Maciejewski		
Residence: Street Address	City	State	Zip	
[REDACTED]	Middleton	WI	53562	
Phone	Date of Birth	Birth Place (City, State)		Sex
[REDACTED]	[REDACTED]	Tucson Arizona		
Driver's License Number (State & Number)	Place of employment and phone #	Email Address		
	Woodmans 608 244 6630			
Other names, aliases or birthdates ever used:				
Cites and States lived in since age 18, including where you now reside:		From:	To:	
Tucson Arizona		From: 2019	To: 2021	
Madison Wisconsin		From: 2021	To: 2023	
Middleton Wisconsin		From: 2023	To: 2024	
Sun Prairie Wisconsin		From: 2018	To: 2019	
-over-				

Shawna RS Maciejeski : [REDACTED]
 Guideline(s) 2(B), 5

State	Date	Description	Pending	Conviction	Fel/Misd/Ord
WI	01/02/2021	Credit Card- Theft by Receipt 21CF37 Columbia County Sheriff		03/23/23	Misd A
WI	06/03/2021	Theft Moveable Property x 2 Sauk Co 21CM645 Sauk County Sheriff		05/10/2022	Misd A x 2
WI	8/9/2021	Vehicle Owners Liability for Fleeing a Traffic Officer Madison PD		01/27/2022	Muni
WI	10/20/2021	County Obstructing/Resisting an Officer Dane County 21CM2124 Madison PD		06/02/2022	Forf U

Completed by: [REDACTED] Date Completed 11/11/2024

☐ Submit to Council

☐ Additional Info Required/ Resubmit application

☒ Submit to ALRC

☐ Other Action: _____

Captain Initials: ALK Date: 11/11/24

Master

File Number: 87418

File ID: 87418

File Type: Ordinance

Status: Items Referred

Version: 1

Reference:

Controlling Body: BOARD OF
HEALTH FOR
MADISON AND
DANE COUNTY

File Created Date : 03/03/2025

File Name: Private Ambulance Service License Requirement

Final Action:

Title: Amending Section 9.34(13) of the Madison General Ordinances related to Licensing of Private Ambulance Services to remove licensing requirement of private ambulance services until a new procedure is developed.

Notes: 6746PrivateAmbulanceService

CC Agenda Date: 03/11/2025

Agenda Number: 29.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: Avery Schulman

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/3/2025	Michael Haas	Approved as to Form	3/21/2025
1	2	3/5/2025	Ryan Pennington	Approve	3/21/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/03/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction Notes: Board of Health for Madison and Dane County (4/2/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/11/2025	Referred	BOARD OF HEALTH FOR MADISON AND DANE COUNTY			
	Action Text: This Ordinance was Referred to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY						

Text of Legislative File 87418

Fiscal Note

No City appropriation required.

Title

Amending Section 9.34(13) of the Madison General Ordinances related to Licensing of Private Ambulance Services to remove licensing requirement of private ambulance services until a new procedure is developed.

Body

DRAFTER'S ANALYSIS: The proposed change will remove section 9.34 from effect and reinstate the section once the City updates its procedures and forms for the licensing of private ambulance services.

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

1. Subsection (13) entitled "Effective Date" of Section 9.34 entitled "Licensing of Private Ambulance Services" of the Madison General Ordinances is amended as follows:

"(13) Effective Date. This ordinance shall become effective ninety (90) days from the date of publication, but operators already operating need not be licensed until forty-five (45) days from said date. To permit the City to develop updated procedures and forms related to the application process, this section shall not be in effect until July 1, 2025 unless reinstated earlier by action of the Common Council."



City of Madison

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

Master

File Number: 87565

File ID: 87565

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/14/2025

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 the Dane County Jail Consolidation Project Concrete Deck Pours.

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 the Dane County Jail Consolidation Project Concrete Deck Pours. (District 4)

Notes:

CC Agenda Date: 03/25/2025

Agenda Number: 30.

Sponsors: Michael E. Verveer

Effective Date:

Attachments: Affidavit of Mailing - Public Notice 2025.03.20.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	3/19/2025	Robert Mulcahy	Approve	3/20/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/19/2025	Referred for Introduction		03/25/2025		
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (4/2/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.						

1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
	Action Text: A motion was made by Stern, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT a noise variance for five pours between the dates of May 1, 2025 - January 31, 2026, starting at 6 a.m.- 10 p.m. each of the five dates. Contractor will give two week notification via email to City, Alder and Stakeholders, REPORT OF OFFICER. The motion passed by voice vote/other.			
	Notes: No public comment. A motion was made by Stern, seconded by Williams, to RECOMMEND TO COUNCIL TO ADOPT a noise variance for five pours between the dates of May 1, 2025 - January 31, 2026, starting at 6 a.m.- 10 p.m. on each of the five dates. The Contractor will provide two week notification via email to City, Alder and Stakeholders, REPORT OF OFFICER. The motion passed by voice vote/other.			

Text of Legislative File 87565

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 the Dane County Jail Consolidation Project Concrete Deck Pours. (District 4)

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 Dane County Jail Consolidation Project Concrete Deck Pours, Miron Construction is requesting permission for the selected Contractor to perform work outside the hours of 7:00 AM to 7:00 PM for hours of 6:00 AM - 10:00 PM for 6 different pours occurring approximately once a month in April, May, June, July, August, and September because we would like to start early since the pours in question are approximately 700 yards of concrete and we would like to get an early start for a number of reasons, including: we would like to take advantage of the cooler temperatures earlier in the day due to the size of the pours, and the work is located in a high traffic volume area and due to the number of concrete trucks required we would like to avoid considerable traffic disruptions and delays during the afternoon rush hour with trucks coming and going.

The proposed activities beyond the hours of 7:00 AM to 7:00 PM are as follows: (list of work activities outside of hours)

- 1) Setting up concrete pumps (Minimal noise)
- 2) Concrete pumps running (Minimal Noise)
- 3) Concrete trucks coming and going when empty (Backup Alarms-Moderately Invasive Noise)
- 4) Concrete trucks exiting site and driving to Henry St. to scrape chutes and rinse chutes (NO EXTENSIVE DRUM WASHOUT TO OCCUR - Backup Alarms-Moderately Invasive Noise)

NOW THEREFORE BE IT RESOLVED, that construction work, with associated noise impacts, between the hours of 7:00 PM to 7:00 AM along 114 W. Wilson St for up to 6 days during the summer of 2025 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

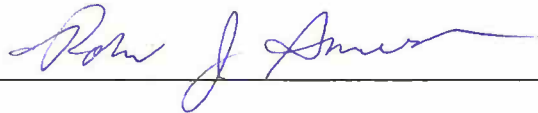
7:00 PM are limited to those activities identified in this resolution and the hours specified, and

BE IT FURTHER RESOLVED, that the approval of that construction work, as provided in this resolution shall expire on October 31, 2025.

AFFIDAVIT OF MAILING

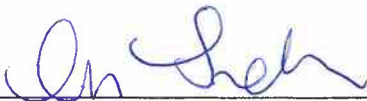
Robin Inman confirms that:

1. She is a Team Project Accountant at Miron Construction Co, Inc., and did, on the day of March 20th, 2025, place in envelopes and address recipients, as indicated by the attached list, a notice of public hearing for the Dane County Jail Consolidation project located at 114 W. Wilson St., Madison, WI.
2. She delivered the envelopes to the United States Post Office to be mailed via USPS First Class mail.



Robin Inman

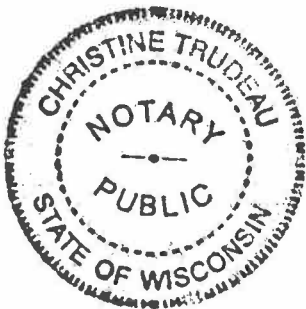
Subscribed and sworn to before me
this 20th day of March, 2025.



Notary's name

Notary Public, State of Wisconsin

My Commission expires: 10/3/26





Building Excellence.

MIRON CONSTRUCTION CO., INC.

811 E. Washington Ave., Suite 600
Madison, WI 53703

PH 608.203.2700 FX 608.203.2200

MIRON-CONSTRUCTION.COM

03/19/2025

To: Residents Near the Dane County Jail Consolidation Project

Re: Noise Variance Request for the Dane County Jail Consolidation Concrete Deck Pours Public Hearing

Site Address: 114 W. Wilson St. Madison, WI

Dear Neighbors,

Miron Construction has been working with the City of Madison and is requesting permission to perform work outside the hours of 7:00 AM to 7:00 PM and is proposing the hours of 6:00 AM – 10:00 PM for 6 different concrete pours occurring approximately once a month in April, May, June, July, August, and September.

A public hearing will be held on this noise ordinance variance request, before the Board of Public Works at 5:00 PM on April 02nd, 2025 in room 108 of the City/County Building, 210 Martin Luther King Jr. Blvd.

If you have any questions regarding this work, please contact David Barrow at (920) 969-7392 or david.barrow@miron-construction.com

Sincerely,

David Barrow
Senior Project Manager
Miron Construction Co., Inc.



STAY GROUNDED : THINK BIG : RALLY TOGETHER : DIG DEEP : BUILD LEGACIES

Parcel	XRefParcel	SitusAddress	MailingName1	MailingName2	MailingAddress	MailingCityStZip	OwnerOccupied	PropertyCl	dup_type
070923118016	070923118016	100 S Fairchild St	DANE COUNTY HIGHWAY &	TRANS - PARKING RAMP	210 MLK JR BLVD #114	MADISON, WI 537		Exempt	Unique
070923119014	070923119014	105 W Main St	MUZZEY'S COMPANY LLC	C/O JACK P WILLIAMS	105 W MAIN ST	MADISON, WI 537		Commercial	Unique
070923119014	070923119014	105 W MAIN ST	OCCUPANT		105 W MAIN ST	MADISON, WI 537		Commercial	
070923119022	070923119022	111 W Main St	LAR-DOL ENTREPRENEURS INC	% LARRY E LICHT	123 W MAIN ST	MADISON, WI 537		Commercial	Unique
070923119022	070923119022	111 W MAIN ST	OCCUPANT		111 W MAIN ST	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W Main St	LICHTE LIVING TRUST,	LARRY E & DELORES A	123 W MAIN ST	MADISON, WI 537		Commercial	Unique
070923119030	070923119030	115 W MAIN ST	OCCUPANT		115 W MAIN ST	MADISON, WI 537		Commercial	
070923119030	070923119030	116 S HAMILTON ST	OCCUPANT		116 S HAMILTON ST	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W MAIN ST UNIT 2N	OCCUPANT		115 W MAIN ST UNIT 2N	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W MAIN ST UNIT 2S	OCCUPANT		115 W MAIN ST UNIT 2S	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W MAIN ST UNIT 2SW	OCCUPANT		115 W MAIN ST UNIT 2SW	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W MAIN ST UNIT 2W	OCCUPANT		115 W MAIN ST UNIT 2W	MADISON, WI 537		Commercial	
070923119030	070923119030	115 W MAIN ST UNIT 3	OCCUPANT		115 W MAIN ST UNIT 3	MADISON, WI 537		Commercial	
070923119048	070923119048	117 W Main St	LICHTE LIVING TRUST,	LARRY E & DELORES A	123 W MAIN ST	MADISON, WI 537		Commercial	Duplicate
070923119048	070923119048	117 W MAIN ST	OCCUPANT		117 W MAIN ST	MADISON, WI 537		Commercial	
070923119056	070923119056	119 W Main St	LICHTE LIVING TRUST,	LARRY E & DELORES A	123 W MAIN ST	MADISON, WI 537		Commercial	Duplicate
070923119056	070923119056	119 W MAIN ST	OCCUPANT		119 W MAIN ST	MADISON, WI 537		Commercial	
070923119064	070923119064	121 W Main St	LICHTE LIVING TRUST,	LARRY E & DELORES A	123 W MAIN ST	MADISON, WI 537		Commercial	Duplicate
070923119064	070923119064	121 W MAIN ST UNIT 1	OCCUPANT		121 W MAIN ST UNIT 1	MADISON, WI 537		Commercial	
070923119064	070923119064	121 W MAIN ST UNIT 2	OCCUPANT		121 W MAIN ST UNIT 2	MADISON, WI 537		Commercial	
070923119064	070923119064	121 W MAIN ST UNIT 3	OCCUPANT		121 W MAIN ST UNIT 3	MADISON, WI 537		Commercial	
070923119072	070923119072	123 W Main St	LICHTE LIVING TRUST,	LARRY E & DELORES A	123 W MAIN ST	MADISON, WI 537		Commercial	Duplicate
070923119072	070923119072	123 W MAIN ST	OCCUPANT		123 W MAIN ST	MADISON, WI 537		Commercial	
070923119080	070923119080	111 S Fairchild St	LAR-DOL ENTREPRENEURS INC		123 W MAIN ST	MADISON, WI 537		Commercial	Duplicate
070923120011	070923120011	203 S Henry St	JEFF AND SAL LLC		411 SUMMIT RD	MADISON, WI 537		Commercial	Unique
070923120011	070923120011	203 S HENRY ST UNIT 1	OCCUPANT		203 S HENRY ST UNIT 1	MADISON, WI 537		Commercial	
070923120011	070923120011	203 S HENRY ST UNIT 2	OCCUPANT		203 S HENRY ST UNIT 2	MADISON, WI 537		Commercial	
070923120011	070923120011	203 S HENRY ST UNIT 3	OCCUPANT		203 S HENRY ST UNIT 3	MADISON, WI 537		Commercial	
070923120011	070923120011	203 S HENRY ST UNIT 4	OCCUPANT		203 S HENRY ST UNIT 4	MADISON, WI 537		Commercial	
070923120011	070923120011	203 S HENRY ST UNIT 5	OCCUPANT		203 S HENRY ST UNIT 5	MADISON, WI 537		Commercial	
070923120029	070923120029	205 S Henry St	JEFF AND SAL LLC		411 SUMMIT RD	MADISON, WI 537		Commercial	Duplicate
070923120029	070923120029	205 S HENRY ST UNIT C	OCCUPANT		205 S HENRY ST UNIT C	MADISON, WI 537		Commercial	
070923120029	070923120029	205 S HENRY ST UNIT D	OCCUPANT		205 S HENRY ST UNIT D	MADISON, WI 537		Commercial	
070923120029	070923120029	207 S HENRY ST UNIT A	OCCUPANT		207 S HENRY ST UNIT A	MADISON, WI 537		Commercial	
070923120029	070923120029	207 S HENRY ST UNIT B	OCCUPANT		207 S HENRY ST UNIT B	MADISON, WI 537		Commercial	
070923120037	070923120037	211 S Henry St	BARRACUDA UNIT OWNERS	% MADISON PROPERTY MNGMNT	1202 REGENT ST	MADISON, WI 537		Commercial	Unique
070923179018	070923120037	211 S Henry St	ABRAHAMS, ALEXANDRA C		211 S HENRY ST # 304	MADISON, WI 537		Residential	Unique
070923179026	070923120037	211 S Henry St	DR HOME SOLUTIONS LLC		211 S HENRY ST # 502	MADISON, WI 537		Residential	Unique
070923179034	070923120037	211 S Henry St	KRUZEL, EMILIA K		211 S HENRY ST # 203	MADISON, WI 537		Residential	Unique
070923179042	070923120037	211 S Henry St	YIP, JACK		211 S HENRY ST # 601	MADISON, WI 537		Residential	Unique
070923179050	070923120037	211 S Henry St	VANGALIS JR, JASON DENNIS	MARC LAWRENCE NUDEL	211 S HENRY ST # 603	MADISON, WI 537		Residential	Unique
070923179068	070923120037	211 S Henry St	GORDON, MICHAEL & AUDREY		211 S HENRY ST # 204	MADISON, WI 537		Residential	Unique
070923179076	070923120037	211 S Henry St	JEFCOATE, COLIN R		211 S HENRY ST # 303	MADISON, WI 537		Residential	Unique
070923179084	070923120037	211 S Henry St	OPPS REVOCABLE TRUST,	THOMAS & MARY JANE	211 S HENRY ST # 503	MADISON, WI 537		Residential	Unique
070923179092	070923120037	232 S Hamilton St	JQC PROPERTIES LLC		232 S HAMILTON ST	MADISON, WI 537		Commercial	Unique
070923179092	070923120037	232 S HAMILTON ST	OCCUPANT		232 S HAMILTON ST	MADISON, WI 537		Commercial	
070923179109	070923120037	211 S Henry St	STITES ALISON	LEVERTY JAMES TYLER	211 S. HENRY ST UNIT 104	MADISON, WI 537		Residential	Unique
070923179117	070923120037	230 S Hamilton St	PHILPOTT, JACQUELINE		5300 MANILA AVE	OAKLAND, CA 946		Commercial	Unique
070923179117	070923120037	230 S HAMILTON ST	OCCUPANT		230 S HAMILTON ST	MADISON, WI 537		Commercial	
070923179125	070923120037	211 S Henry St	G4 IRREVOCABLE GRANTOR TR		1231 W EVERGREEN DR	DEERFIELD, WI 53		Residential	Unique
070923179133	070923120037	211 S Henry St	MARTIN, ADAM		211 S HENRY ST # 202	MADISON, WI 537		Residential	Unique
070923179141	070923120037	211 S Henry St	KRUZEL, EMILIA K		211 S HENRY ST # 203	MADISON, WI 537		Residential	Duplicate
070923179159	070923120037	211 S Henry St	GORDON, MICHAEL & AUDREY		211 S HENRY ST # 204	MADISON, WI 537		Residential	Duplicate
070923179167	070923120037	211 S Henry St	WHEELER, KATHERINE E		211 S HENRY ST # 301	MADISON, WI 537		Residential	Unique
070923179175	070923120037	211 S Henry St	YOGENDRAN, LASHIKA	& SUBRAMANIAM YOGENDRAN	211 S HENRY ST # 302	MADISON, WI 537		Residential	Unique
070923179183	070923120037	211 S Henry St	JEFCOATE, COLIN R		211 S HENRY ST # 303	MADISON, WI 537		Residential	Duplicate
070923179191	070923120037	211 S Henry St	ABRAHAMS, ALEXANDRA C		211 S HENRY ST # 304	MADISON, WI 537		Residential	Duplicate

070923179208	070923120037	211 S Henry St	HOLM, NICHOLAS	ANDREA HOLM	211 S HENRY ST # 401	MADISON, WI 537	Residential Unique
070923179216	070923120037	211 S Henry St	INDRA STEVEN M.		1832 SUMMIT AVE	MADISON, WI 537	Residential Unique
070923179224	070923120037	211 S Henry St	JONATHAN N. BOUMSTEIN AND		733 FOXFIELD ROAD	OREGON, WI 5357	Residential Unique
070923179232	070923120037	211 S Henry St	KAIA C. BAKKEN TRUST DATE		211 S HENRY STREET, UNIT	MADISON, WI 537	Residential Unique
070923179240	070923120037	211 S Henry St	DAWN R. MOSCONI RESTATED		211 S. HENRY ST. # 501	MADISON, WI 537	Residential Unique
070923179258	070923120037	211 S Henry St	DR HOME SOLUTIONS LLC		211 S HENRY ST # 502	MADISON, WI 537	Residential Duplicate
070923179266	070923120037	211 S Henry St	Withheld pursuant to sec.	Withheld pursuant to sec.	211 S HENRY ST # 503	MADISON, WI 537	Residential Unique
070923179274	070923120037	211 S Henry St	YIP, JACK		211 S HENRY ST # 601	MADISON, WI 537	Residential Duplicate
070923179282	070923120037	211 S Henry St	CHRISTOPHER M. AND PATRIC		N2379 HAFEMEISTER LANE	ANTIGO, WI 54405	Residential Unique
070923179290	070923120037	211 S Henry St	Withheld pursuant to sec.	Withheld pursuant to sec.	211 S HENRY ST # 603	MADISON, WI 537	Residential Unique
070923120053	070923120053	204 S Hamilton St	WIS ASSOC OF HOMES AND	SERVICES FOR THE AGING	204 S HAMILTON ST	MADISON, WI 537	Commercial Unique
070923120053	070923120053	204 S HAMILTON ST	OCCUPANT		204 S HAMILTON ST	MADISON, WI 537	Commercial
070923120061	070923120061	208 S Hamilton St	LUMINOUS CONDO ASSN	C/O JASON IVERSON	205 N GAMMON RD	MADISON, WI 537	Commercial Unique
070923180015	070923120061	208 S Hamilton St	LUMINOUS LIVE WORK LLC	C/O CHRISTOPHER GOSCH	5540 SALTER CT	WAUNAKEE, WI 53	Commercial Unique
070923180015	070923120061	208 S HAMILTON ST	OCCUPANT		208 S HAMILTON ST	MADISON, WI 537	Commercial
070923180023	070923120061	210 S Hamilton St	LUMINOUS LIVE WORK LLC	C/O CHRISTOPHER GOSCH	5540 SALTER CT	WAUNAKEE, WI 53	Commercial Duplicate
070923180023	070923120061	210 S HAMILTON ST	OCCUPANT		210 S HAMILTON ST	MADISON, WI 537	Commercial
070923180031	070923120061	214 S Hamilton St	LUMINOUS LIVE WORK LLC	C/O CHRISTOPHER GOSCH	5540 SALTER CT	WAUNAKEE, WI 53	Commercial Duplicate
070923180031	070923120061	214 S HAMILTON ST	OCCUPANT		214 S HAMILTON ST	MADISON, WI 537	Commercial
070923180049	070923120061	218 S Hamilton St	TWO 18 HOLDINGS LLC		218 S HAMILTON ST	MADISON, WI 537	Commercial Unique
070923180049	070923120061	218 S HAMILTON ST	OCCUPANT		218 S HAMILTON ST	MADISON, WI 537	Commercial
070923180057	070923120061	220 S Hamilton St	ARCHER PROPERTY GROUP LLC		2619 E NEWBERRY BLVD	MILWAUKEE, WI 5	Commercial Unique
070923180057	070923120061	220 S HAMILTON ST	OCCUPANT		220 S HAMILTON ST	MADISON, WI 537	Commercial
070924201183	070924201183	1 W Wilson St	STATE OF WISCONSIN	BUILDING COMMISSION	101 S WEBSTER ST FLR 8	MADISON, WI 537	Exempt Unique
070924201183	070924201183	1 W WILSON ST UNIT 1000	OCCUPANT		1 W WILSON ST UNIT 1000	MADISON, WI 537	Exempt
070924201208	070924201208	111 W Wilson St	RH & EH CARPENTER HOLDCO	LLC	102 W WILSON ST	MADISON, WI 537	Commercial Unique
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070924201208	070924201208	111 W WILSON ST UNIT 108	OCCUPANT		111 W WILSON ST UNIT 108	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 205	OCCUPANT		111 W WILSON ST UNIT 205	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 210	OCCUPANT		111 W WILSON ST UNIT 210	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 305	OCCUPANT		111 W WILSON ST UNIT 305	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 306	OCCUPANT		111 W WILSON ST UNIT 306	MADISON, WI 537	Commercial
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070924201208	070924201208	111 W WILSON ST UNIT 404	OCCUPANT		111 W WILSON ST UNIT 404	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 405	OCCUPANT		111 W WILSON ST UNIT 405	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 506	OCCUPANT		111 W WILSON ST UNIT 506	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 508	OCCUPANT		111 W WILSON ST UNIT 508	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 510	OCCUPANT		111 W WILSON ST UNIT 510	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 602	OCCUPANT		111 W WILSON ST UNIT 602	MADISON, WI 537	Commercial
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070924201208	070924201208	111 W WILSON ST UNIT 110	OCCUPANT		111 W WILSON ST UNIT 110	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 12	OCCUPANT		111 W WILSON ST UNIT 12	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 17	OCCUPANT		111 W WILSON ST UNIT 17	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 20	OCCUPANT		111 W WILSON ST UNIT 20	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 201	OCCUPANT		111 W WILSON ST UNIT 201	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 202	OCCUPANT		111 W WILSON ST UNIT 202	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 204	OCCUPANT		111 W WILSON ST UNIT 204	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 206	OCCUPANT		111 W WILSON ST UNIT 206	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 207	OCCUPANT		111 W WILSON ST UNIT 207	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 208	OCCUPANT		111 W WILSON ST UNIT 208	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 301	OCCUPANT		111 W WILSON ST UNIT 301	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 302	OCCUPANT		111 W WILSON ST UNIT 302	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 304	OCCUPANT		111 W WILSON ST UNIT 304	MADISON, WI 537	Commercial
070924201208	070924201208	111 W WILSON ST UNIT 307	OCCUPANT		111 W WILSON ST UNIT 307	MADISON, WI 537	Commercial

307

070924201240	070924201240	139 W WILSON ST UNIT 502	OCCUPANT		139 W WILSON ST UNIT 502	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 503	OCCUPANT		139 W WILSON ST UNIT 503	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 504	OCCUPANT		139 W WILSON ST UNIT 504	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 505	OCCUPANT		139 W WILSON ST UNIT 505	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 506	OCCUPANT		139 W WILSON ST UNIT 506	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 507	OCCUPANT		139 W WILSON ST UNIT 507	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 508	OCCUPANT		139 W WILSON ST UNIT 508	MADISON, WI 5370	Commercial
070924201240	070924201240	139 W WILSON ST UNIT 206	OCCUPANT		139 W WILSON ST UNIT 206	MADISON, WI 5370	Commercial
070924201373	070924201373	331 S Broom St	STATE OF WI WISDOT	%WSOR	1890 E JOHNSON ST	MADISON, WI 5370	Exempt Unique
070924201381	070924201381	175 W Wilson St	WILSON 100 LLC		1741 COMMERCIAL AVE	MADISON, WI 5370	Commercial Unique
070924201381	070924201381	179 W WILSON ST UNIT 200	OCCUPANT		179 W WILSON ST UNIT 200	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 201	OCCUPANT		179 W WILSON ST UNIT 201	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 202	OCCUPANT		179 W WILSON ST UNIT 202	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 206	OCCUPANT		179 W WILSON ST UNIT 206	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 208	OCCUPANT		179 W WILSON ST UNIT 208	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 210	OCCUPANT		179 W WILSON ST UNIT 210	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 212	OCCUPANT		179 W WILSON ST UNIT 212	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 217	OCCUPANT		179 W WILSON ST UNIT 217	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 219	OCCUPANT		179 W WILSON ST UNIT 219	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 221	OCCUPANT		179 W WILSON ST UNIT 221	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 223	OCCUPANT		179 W WILSON ST UNIT 223	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 225	OCCUPANT		179 W WILSON ST UNIT 225	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 229	OCCUPANT		179 W WILSON ST UNIT 229	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 300	OCCUPANT		179 W WILSON ST UNIT 300	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 301	OCCUPANT		179 W WILSON ST UNIT 301	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 302	OCCUPANT		179 W WILSON ST UNIT 302	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 303	OCCUPANT		179 W WILSON ST UNIT 303	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 304	OCCUPANT		179 W WILSON ST UNIT 304	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 306	OCCUPANT		179 W WILSON ST UNIT 306	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 308	OCCUPANT		179 W WILSON ST UNIT 308	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 310	OCCUPANT		179 W WILSON ST UNIT 310	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 312	OCCUPANT		179 W WILSON ST UNIT 312	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 314	OCCUPANT		179 W WILSON ST UNIT 314	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 316	OCCUPANT		179 W WILSON ST UNIT 316	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 317	OCCUPANT		179 W WILSON ST UNIT 317	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 318	OCCUPANT		179 W WILSON ST UNIT 318	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 319	OCCUPANT		179 W WILSON ST UNIT 319	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 320	OCCUPANT		179 W WILSON ST UNIT 320	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 321	OCCUPANT		179 W WILSON ST UNIT 321	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 322	OCCUPANT		179 W WILSON ST UNIT 322	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 323	OCCUPANT		179 W WILSON ST UNIT 323	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 324	OCCUPANT		179 W WILSON ST UNIT 324	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 325	OCCUPANT		179 W WILSON ST UNIT 325	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 326	OCCUPANT		179 W WILSON ST UNIT 326	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 922	OCCUPANT		179 W WILSON ST UNIT 922	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 923	OCCUPANT		179 W WILSON ST UNIT 923	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 924	OCCUPANT		179 W WILSON ST UNIT 924	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 925	OCCUPANT		179 W WILSON ST UNIT 925	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 927	OCCUPANT		179 W WILSON ST UNIT 927	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 928	OCCUPANT		179 W WILSON ST UNIT 928	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1000	OCCUPANT		179 W WILSON ST UNIT 1000	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1001	OCCUPANT		179 W WILSON ST UNIT 1001	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1002	OCCUPANT		179 W WILSON ST UNIT 1002	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1003	OCCUPANT		179 W WILSON ST UNIT 1003	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1004	OCCUPANT		179 W WILSON ST UNIT 1004	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1006	OCCUPANT		179 W WILSON ST UNIT 1006	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1008	OCCUPANT		179 W WILSON ST UNIT 1008	MADISON, WI 5370	Commercial
070924201381	070924201381	179 W WILSON ST UNIT 1010	OCCUPANT		179 W WILSON ST UNIT 1010	MADISON, WI 5370	Commercial

309

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311

070924206018	070924206018	1 W MAIN ST UNIT 514	OCCUPANT		1 W MAIN ST UNIT 514	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 515	OCCUPANT		1 W MAIN ST UNIT 515	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 601	OCCUPANT		1 W MAIN ST UNIT 601	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 611	OCCUPANT		1 W MAIN ST UNIT 611	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 625	OCCUPANT		1 W MAIN ST UNIT 625	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 628	OCCUPANT		1 W MAIN ST UNIT 628	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 701	OCCUPANT		1 W MAIN ST UNIT 701	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 702	OCCUPANT		1 W MAIN ST UNIT 702	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 711	OCCUPANT		1 W MAIN ST UNIT 711	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 712	OCCUPANT		1 W MAIN ST UNIT 712	MADISON, WI 5370	Commercial
070924206018	070924206018	1 W MAIN ST UNIT 720	OCCUPANT		1 W MAIN ST UNIT 720	MADISON, WI 5370	Commercial
070924206026	070924206026	7 W Main St	SEVEN WEST MAIN LLC		489 5TH AVE 6TH FLOOR	NEW YORK, NY 10011	Commercial: Unique
070924206026	070924206026	7 W MAIN ST	OCCUPANT		7 W MAIN ST	MADISON, WI 5370	Commercial
070924206076	070924206076	25 W Main St	ANCHOR PROPERTIES CONDO	URBAN LAND INTERESTS	10 E DOTY ST STE 300	MADISON, WI 5370	Commercial: Unique
070924206076	070924206076	25 W MAIN ST UNIT CDM	OCCUPANT		25 W MAIN ST UNIT CDM	MADISON, WI 5370	Commercial
070924222014	070924206076	23 W Main St	25 WEST MAIN OFFICE LLC		10 E DOTY ST STE 300	MADISON, WI 5370	Commercial: Unique
070924222014	070924206076	25 W MAIN ST UNIT 111	OCCUPANT		25 W MAIN ST UNIT 111	MADISON, WI 5370	Commercial
070924206109	070924206109	10 W Doty St	STATE JUSTICE CDM ASC INC	BUREAU OF BLDG MNGMT	PO BOX 7866	MADISON, WI 5370	Commercial: Unique
070924216025	070924206109	120 Martin Luther King Jr Blvd	FE ONE WEST MAIN MADISON	LLC	611 E WISCONSIN AVE	MILWAUKEE, WI 53201	Commercial: Duplicate
070924216025	070924206109	120 MARTIN LUTHER KING JR BLVD UNIT 2	OCCUPANT		120 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Commercial
070924216033	070924206109	120 Martin Luther King Jr Blvd	STATE OF WISCONSIN	% S SPRINGMAN DEPT OF ADM	101 E WILSON ST	MADISON, WI 5370	Exempt Unique
070924216033	070924206109	120 MARTIN LUTHER KING JR BLVD UNIT 3	OCCUPANT		120 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924216041	070924206109	19 W Main St	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Unique
070924216041	070924206109	19 W MAIN ST	OCCUPANT		19 W MAIN ST	MADISON, WI 5370	Commercial
070924216059	070924206109	120 Martin Luther King Jr Blvd	FE ONE WEST MAIN MADISON	LLC	611 E WISCONSIN AVE	MILWAUKEE, WI 53201	Commercial: Duplicate
070924216059	070924206109	120 MARTIN LUTHER KING JR BLVD UNIT 5	OCCUPANT		120 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Commercial
070924216067	070924206109	120 Martin Luther King Jr Blvd	STATE OF WISCONSIN	% S SPRINGMAN DEPT OF ADM	101 E WILSON ST	MADISON, WI 5370	Exempt Duplicate
070924216067	070924206109	120 MARTIN LUTHER KING JR BLVD UNIT 6	OCCUPANT		120 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924216075	070924206109	11 W Main St	CAPITOL CHOCOLATE LLC		2435 OLD PB RD	VERONA, WI 5359	Commercial: Unique
070924216075	070924206109	11 W MAIN ST	OCCUPANT		11 W MAIN ST	MADISON, WI 5370	Commercial
070924216083	070924206109	116 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216083	070924206109	116 MARTIN LUTHER KING JR BLVD	OCCUPANT		116 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Commercial
070924216091	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216108	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216116	070924206109	120 Martin Luther King Jr Blvd	FE ONE WEST MAIN MADISON	LLC	611 E WISCONSIN AVE	MILWAUKEE, WI 53201	Commercial: Duplicate
070924216124	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216132	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216140	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216158	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216166	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216174	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216182	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924216190	070924206109	120 Martin Luther King Jr Blvd	JUSTICE CENTER II LLC		3428 ICEAGE LN	VERONA, WI 5359	Commercial: Duplicate
070924208014	070924208014	2 W Wilson St	DANE COUNTY (59.3%)	CITY OF MADISON (40.7%)	210 MLK JR BLVD RM 114	MADISON, WI 5370	Exempt Unique
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 115	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 114	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 110	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 109	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 108	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 116	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 106B	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 106A	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 104	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 101	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 105	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924208014	070924208014	210 MARTIN LUTHER KING JR BLVD UNIT 103	OCCUPANT		210 MARTIN LUTHER KING JR BLVD	MADISON, WI 5370	Exempt
070924209012	070924209012	121 S Hamilton St	THE BASKERVILLE CDM ASSC	INC	PO BOX 2427	MADISON, WI 5370	Residential Unique
070924209012	070924209012	121 S HAMILTON ST UNIT 105R	OCCUPANT		121 S HAMILTON ST UNIT 105R	MADISON, WI 5370	Residential

070924221016	070924209012	121 S Hamilton St	CRAIG, JOHN WINCHESTER	DANIEL WINCHESTER CRAIG	121 S HAMILTON ST # 1	MADISON, WI 537	Residential Unique
070924221016	070924209012	121 S HAMILTON ST UNIT 1	OCCUPANT		121 S HAMILTON ST UNIT 1	MADISON, WI 537	Residential
070924221024	070924209012	121 S Hamilton St	DIGMANN, JENNIFER		121 S HAMILTON ST # 2	MADISON, WI 537	Residential Unique
070924221024	070924209012	121 S HAMILTON ST UNIT 2	OCCUPANT		121 S HAMILTON ST UNIT 2	MADISON, WI 537	Residential
070924221032	070924209012	121 S Hamilton St	KLEIN, JASON ROBERT		121 S HAMILTON ST # 101	MADISON, WI 537	Residential Unique
070924221032	070924209012	121 S HAMILTON ST UNIT 101	OCCUPANT		121 S HAMILTON ST UNIT 101	MADISON, WI 537	Residential
070924221040	070924209012	121 S Hamilton St	FREUND REV TRUST, SARA J	& BROCK T FREUND	8920 42ND CT	KENOSHA, WI 531-	Residential Unique
070924221040	070924209012	121 S HAMILTON ST UNIT 102	OCCUPANT		121 S HAMILTON ST UNIT 102	MADISON, WI 537	Residential
070924221058	070924209012	121 S Hamilton St	BARNES, SARAH J		121 S HAMILTON ST # 103	MADISON, WI 537	Residential Unique
070924221058	070924209012	121 S HAMILTON ST UNIT 103	OCCUPANT		121 S HAMILTON ST UNIT 103	MADISON, WI 537	Residential
070924221066	070924209012	121 S Hamilton St	BOCK, ANTHONY J	ANGELA M BOCK	121 S HAMILTON ST # 104	MADISON, WI 537	Residential Unique
070924221066	070924209012	121 S HAMILTON ST UNIT 104	OCCUPANT		121 S HAMILTON ST UNIT 104	MADISON, WI 537	Residential
070924221074	070924209012	121 S Hamilton St	D'ONGHIA, ELENA		121 S HAMILTON ST # 105	MADISON, WI 537	Residential Unique
070924221074	070924209012	121 S HAMILTON ST UNIT 105	OCCUPANT		121 S HAMILTON ST UNIT 105	MADISON, WI 537	Residential
070924221082	070924209012	121 S Hamilton St	ORTMANN, JULIE ANN	DARRYL JON ORTMANN	121 S HAMILTON ST # 106	MADISON, WI 537	Residential Unique
070924221082	070924209012	121 S HAMILTON ST UNIT 106	OCCUPANT		121 S HAMILTON ST UNIT 106	MADISON, WI 537	Residential
070924221090	070924209012	121 S Hamilton St	TRAPP, JEFFREY		121 S HAMILTON ST # 201	MADISON, WI 537	Residential Unique
070924221090	070924209012	121 S HAMILTON ST UNIT 201	OCCUPANT		121 S HAMILTON ST UNIT 201	MADISON, WI 537	Residential
070924221107	070924209012	121 S Hamilton St	MCCLOSKEY, ELIJAH D		121 S HAMILTON ST # 202	MADISON, WI 537	Residential Unique
070924221107	070924209012	121 S HAMILTON ST UNIT 202	OCCUPANT		121 S HAMILTON ST UNIT 202	MADISON, WI 537	Residential
070924221115	070924209012	121 S Hamilton St	KUECH, SARAH E GILARDI		121 S HAMILTON ST # 203	MADISON, WI 537	Residential Unique
070924221115	070924209012	121 S HAMILTON ST UNIT 203	OCCUPANT		121 S HAMILTON ST UNIT 203	MADISON, WI 537	Residential
070924221123	070924209012	121 S Hamilton St	BROWNWELL, JOSHUA M	KERRYANN DILORETO	121 S HAMILTON ST # 204	MADISON, WI 537	Residential Unique
070924221123	070924209012	121 S HAMILTON ST UNIT 204	OCCUPANT		121 S HAMILTON ST UNIT 204	MADISON, WI 537	Residential
070924221131	070924209012	121 S Hamilton St	WISDORF, LEAH F		121 S HAMILTON ST # 205	MADISON, WI 537	Residential Unique
070924221131	070924209012	121 S HAMILTON ST UNIT 205	OCCUPANT		121 S HAMILTON ST UNIT 205	MADISON, WI 537	Residential
070924221149	070924209012	121 S Hamilton St	CAPLIS BROTHERS LLC		56 GENMOOR WAY	ENGLEWOOD, CO	Residential Unique
070924221149	070924209012	121 S HAMILTON ST UNIT 206	OCCUPANT		121 S HAMILTON ST UNIT 206	MADISON, WI 537	Residential
070924221157	070924209012	121 S Hamilton St	SPELT, FLORENCE CENTINA		7326 SE 17TH AVE	PORTLAND, OR 97	Residential Unique
070924221157	070924209012	121 S HAMILTON ST UNIT 301	OCCUPANT		121 S HAMILTON ST UNIT 301	MADISON, WI 537	Residential
070924221165	070924209012	121 S Hamilton St	STASKOWSKI, PAUL A	& NICOLE K STASKOWSKI	3258 COUNTY RD JG	MOUNT HOREB, W	Residential Unique
070924221165	070924209012	121 S HAMILTON ST UNIT 302	OCCUPANT		121 S HAMILTON ST UNIT 302	MADISON, WI 537	Residential
070924221173	070924209012	121 S Hamilton St	PHELPS, JAMES J	& KELLY A PHELPS	121 S HAMILTON ST # 303	MADISON, WI 537	Residential Unique
070924221173	070924209012	121 S HAMILTON ST UNIT 303	OCCUPANT		121 S HAMILTON ST UNIT 303	MADISON, WI 537	Residential
070924221181	070924209012	121 S Hamilton St	SOLIS-LEMUS, CLAUDIA	& DANIEL PIMENTEL-ALARCON	121 S HAMILTON ST # 304	MADISON, WI 537	Residential Unique
070924221181	070924209012	121 S HAMILTON ST UNIT 304	OCCUPANT		121 S HAMILTON ST UNIT 304	MADISON, WI 537	Residential
070924221199	070924209012	121 S Hamilton St	PIMENTEL-ALARCON, DANIEL	CLAUDIA SOLIS-LEMUS	121 S HAMILTON ST # 305	MADISON, WI 537	Residential Unique
070924221199	070924209012	121 S HAMILTON ST UNIT 305	OCCUPANT		121 S HAMILTON ST UNIT 305	MADISON, WI 537	Residential
070924221206	070924209012	121 S Hamilton St	PARKS, GEOFFREY		121 S HAMILTON ST # 306	MADISON, WI 537	Residential Unique
070924221206	070924209012	121 S HAMILTON ST UNIT 306	OCCUPANT		121 S HAMILTON ST UNIT 306	MADISON, WI 537	Residential
070924221214	070924209012	121 S Hamilton St	MCMAHON, THOMAS D	& SHARON E MCMAHON	419 CONGRESS AVE	PACIFIC GROVE, CA	Residential Unique
070924221214	070924209012	121 S HAMILTON ST UNIT 401	OCCUPANT		121 S HAMILTON ST UNIT 401	MADISON, WI 537	Residential
070924221222	070924209012	121 S Hamilton St	BASKERVILLE TRUST, D & I		121 S HAMILTON ST	MADISON, WI 537	Residential Unique
070924221222	070924209012	121 S HAMILTON ST UNIT 402	OCCUPANT		121 S HAMILTON ST UNIT 402	MADISON, WI 537	Residential
070924209038	070924209038	111 S Hamilton St	LANDMARK JACKMAN BUILDING	LLC	111 S HAMILTON ST STE 17	MADISON, WI 537	Commercial Unique
070924209038	070924209038	111 S HAMILTON ST UNIT 17	OCCUPANT		111 S HAMILTON ST UNIT 17	MADISON, WI 537	Commercial
070924209038	070924209038	111 S HAMILTON ST UNIT 19	OCCUPANT		111 S HAMILTON ST UNIT 19	MADISON, WI 537	Commercial
070924209038	070924209038	111 S HAMILTON ST UNIT 30	OCCUPANT		111 S HAMILTON ST UNIT 30	MADISON, WI 537	Commercial
070924209038	070924209038	111 S HAMILTON ST UNIT 16	OCCUPANT		111 S HAMILTON ST UNIT 16	MADISON, WI 537	Commercial
070924209046	070924209046	117 S Hamilton St	ANCHOR PROPERTIES CONDO	URBAN LAND INTERESTS	10 E DOTY ST STE 300	MADISON, WI 537	Commercial Duplicate
070924222022	070924209046	122 W Doty St	25 WEST MAIN PARKING LLC		10 E DOTY ST STE 300	MADISON, WI 537	Commercial Unique
070924222030	070924209046	113 S Hamilton St	117 SOUTH HAMILTON LLC		10 E DOTY ST STE 300	MADISON, WI 537	Commercial Unique
070924222030	070924209046	117 S HAMILTON ST UNIT 601	OCCUPANT		117 S HAMILTON ST UNIT 601	MADISON, WI 537	Commercial
070924210168	070924210168	106 W Wilson St	CARPENTER CONDO ASSN	% JAMES L CARPENTER	102 W WILSON ST	MADISON, WI 537	Residential Unique
070924215019	070924210168	102 W Wilson St	222 SOUTH CARROLL HOLDCO	LLC	102 W WILSON ST	MADISON, WI 537	Commercial Unique
070924215019	070924210168	222 S CARROLL ST UNIT 311	OCCUPANT		222 S CARROLL ST UNIT 311	MADISON, WI 537	Commercial
070924215027	070924210168	112 W Wilson St	222 SOUTH CARROLL HOLDCO	LLC	102 W WILSON ST	MADISON, WI 537	Residential Duplicate
070924215027	070924210168	112 W WILSON ST UNIT 3	OCCUPANT		112 W WILSON ST UNIT 3	MADISON, WI 537	Residential

070924210192	070924210192	114 W Wilson St	DANE COUNTY	COURTHOUSE, PSB & JAIL	210 MLK JR BLVD RM 114	MADISON, WI 537	Exempt	Unique
070924210192	070924210192	115 W DOTY ST	OCCUPANT		115 W DOTY ST	MADISON, WI 537	Exempt	
070924211059	070924211059	321 S Broom St	STATE OF WI WISDOT	% WSOR	1890 E JOHNSON ST	MADISON, WI 537	Exempt	Duplicate



City of Madison

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

Master

File Number: 87610

File ID: 87610

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/18/2025

File Name: Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southea

Final Action:

Title: Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)

Notes: Jeff Quamme

CC Agenda Date: 03/25/2025

Agenda Number: 31.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments: 070823 Vicinity Map.pdf, TPP 5992-10-19.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	3/19/2025	Robert Mulcahy	Approve	3/20/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (4/2/25), Plan Commission (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Notes: Additional referral to Plan Commission.

1	BOARD OF PUBLIC WORKS	03/25/2025	Referred	PLAN COMMISSION	04/07/2025
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Action Text: This Resolution was Referred to the PLAN COMMISSION

1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER		Pass
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Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

1	PLAN COMMISSION	04/07/2025	Return to Lead with the Recommendation for Approval	BOARD OF PUBLIC WORKS	04/15/2025	04/02/2025	Pass
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Action Text: A motion was made by Mendez, seconded by Field, to Return to Lead with the Recommendation for Approval to the BOARD OF PUBLIC WORKS. The motion passed by voice vote/other.

Text of Legislative File 87610

Fiscal Note

The proposed resolution authorizes the acquisition of a Permanent Easement for Public Storm Water Management and Storm Sewer in the East Mendota-Pheasant Branch Greenway, South High Point Rd Section. The estimated cost of the acquisition of a permanent Stormwater easement is \$350,000. Funding for the easement acquisition is available in the 2025 Stormwater Utility Adopted Capital Budget (Munis #15702). No additional appropriation is required.

Title

Determining a Public Purpose and Necessity and adopting a Transportation Project Plat Number. 5992-10-19, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd for the acquisitions per the Plat of Land and Interests required. Located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Dane County, Wisconsin. (District 9)

Body

WHEREAS, the City of Madison is proposing to reconstruct Mineral Point Rd street including storm sewer improvements from the West Beltline Hwy to S High Point Rd and also reconstructing a portion of S. High Point Rd from Mineral Point Road northerly approximately 600 feet to a crossing with the East Mendota Pheasant Branch Greenway (hereinafter the "reconstruction project"); and,

WHEREAS, the City of Madison Engineering Division has established Project Number 11131 for the design and administration of the reconstruction project; and,

WHEREAS, the City of Madison Common Council adopted RES-16-00733, File ID 44304 on September 20, 2016, authorizing the Mayor and City Clerk to execute an agreement with the State of Wisconsin Department of Transportation for the improvement of Mineral Point Road (USH 12 to High Point Rd); and,

WHEREAS, the City of Madison Common Council adopted RES-22-00546, File ID 72667 on August 2, 2022, authorizing the Mayor and City Clerk to execute a revised State/Municipal Agreement with the State of Wisconsin Department of Transportation for Project I.D. 5992-10-19/20: Mineral Point Road for construction cost sharing; and,

WHEREAS, the City of Madison Common Council adopted RES-23-00686, File ID 80350 on November 7, 2023, authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and Mead & Hunt, Inc., for design engineering services for Mineral Point Road from USH 12 to S. High Point Road; and,

WHEREAS, the City of Madison Common Council adopted RES-25-00029, File ID 85825 on January 14 2025, 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; and,

WHEREAS the City of Madison Common Council adopted RES-25-00145, File ID 86997 on March 11, 2025, approving roadway geometry for the Mineral Point Road (Commerce Drive to S High Point Road) and S High Point Road (Mineral Point Road to north Greenway Drainage Property); and,

WHEREAS, the City of Madison Common Council adopted RES-25-00148, File ID 87244 on March 11, 2025, authorizing the Mayor and City Clerk to execute a revised State/Municipal Agreement with the State of Wisconsin Department of Transportation for Project I.D. 5992-10-19/20: Mineral Point Road for construction cost sharing increasing the possible Federal share of costs; and,

WHEREAS the construction project will be installing new storm sewer pipes conveying public storm water as part of the project and discharging to the said East Mendota Pheasant Branch Greenway ("Greenway"). The Greenway currently crosses and conveys public storm water drainage from public storm sewers and surrounding lands, through and across Lot 1, Dane County Certified Survey Map No. 709. The existing Greenway is not currently subject to an existing Permanent Easement for Public Storm Water Management and Storm Sewer; and

WHEREAS, the City of Madison Office of Real Estate Services of the Economic Development Division has established a Master File / Project No. 13141 to facilitate and administer the land interest acquisitions required for the Mineral Point Road - USH 12 to Highpoint Rd reconstruction as identified in Relocation Order - Transportation Project Plat Number 5992-10-19 prepared by Mead and Hunt; and,

WHEREAS, the Design Study Report (DSR) approval by the WisDOT Southwest Region Project Development Section Local Program Project Manager for the project City of Madison, Mineral Point Road USH 12 to High Point Road is pending final approval; and,

WHEREAS, a copy of the Relocation Order - Transportation Project Plat Number 5992-10-19 is attached hereto and made part of this resolution; and,

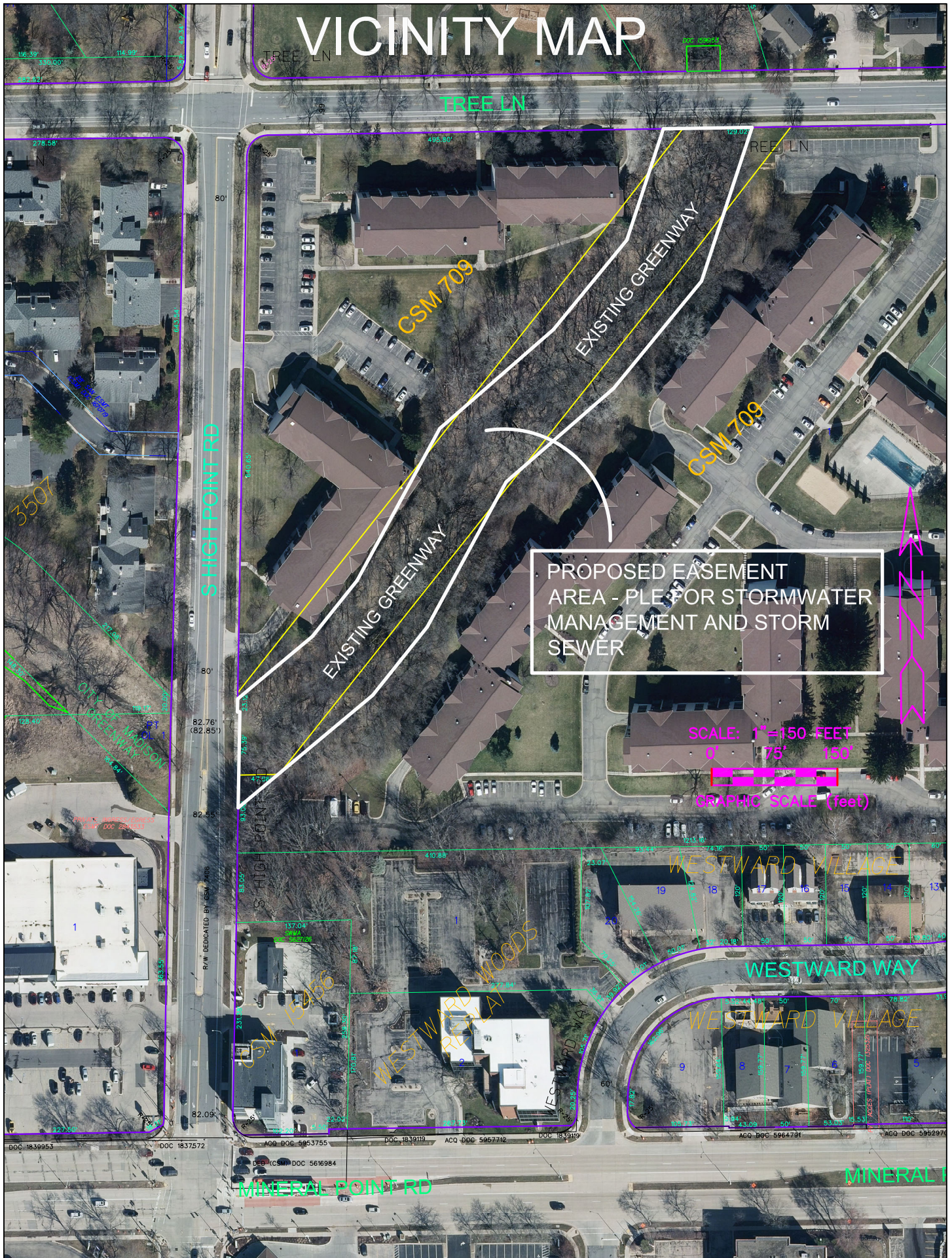
NOW THEREFORE BE IT RESOLVED, that the City of Madison, Dane County, Wisconsin, by its City Common Council and for its Relocation Order hereby resolves as follows:

1. That this Resolution is a Relocation Order in accordance with Section 32.05(1) and 62.22,

Wisconsin Statutes for the purpose of the within described public acquisition project and that this acquisition is determined to be necessary in accordance with Section 32.07(2), Wisconsin Statutes, and the acquisition shall allow for the construction of planned public improvements of the City of Madison, Mineral Point Road - USH 12 to Highpoint Rd reconstruction project.

2. That the City of Madison hereby determines that it is necessary, and a public purpose exists to acquire necessary land interests from the properties/parties as identified in the Schedule of Lands & Interests on the attached Relocation Order Map and such acquisitions are required to allow for the construction of said public improvements.
3. That the Common Council of the City of Madison, does hereby adopt this relocation order to acquire the necessary land interests required for the construction of planned public improvements associated with Engineering Division Project Number 11131, City of Madison, Mineral Point Road - USH 12 to Highpoint Rd, consisting of the attached Relocation Order Maps in accordance with Section 32.05(1) and 62.22, Wisconsin Statutes. The final approval of this relocation order and subsequent execution of the approval certificates on the Relocation Order Map are hereby contingent upon the Design Study Report (DSR) being approved. The approval certificates on Transportation Project Plat 5992-10-19 shall be executed and the relocation map recorded only upon the satisfaction of this contingency.
4. That the Office of Real Estate Services of the Economic Development Division and the City Attorney are hereby authorized to proceed by negotiation or condemnation under authority of Section 32 and 62.22 of the Wisconsin Statutes to acquire the real estate interests shown on said Relocation Order and any Uneconomic Remnant (Section 32.05(3m) of the Wisconsin Statutes) that may be subsequently determined to exist by the City of Madison. Also, the Office Real Estate Services is further authorized to obtain title reports, appraisals, survey information, environmental site assessment reports, and any other essential material or reports as may be necessary to perform due diligence in accomplishing the acquisition.
5. That the City of Madison Office of Real Estate Services Division of the Economic Development Division staff shall administer the acquisition of all land interests by Real Estate Master Project No. 13141.
6. That the City of Madison Office of Real Estate Services of the Economic Development Division is hereby authorized to execute the jurisdictional offer, lis pendens, and award of compensation if condemnation proceedings under Section 32 of the Wisconsin Statutes are necessary.
7. That the Mayor and City Clerk are authorized to sign all necessary documents to accomplish the acquisitions.

VICINITY MAP



TRANSPORTATION PROJECT PLAT NO: 5922-10-19 - 4.02

Lot 1, Certified Survey Map 709, recorded in Volume 3 of Certified Survey Maps, page 245, as Document No. 1309408, located in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 7 North, Range 8 East, in the City of Madison, Wisconsin.

RELOCATION ORDER MINERAL POINT ROAD FROM USH 12 TO S. HIGH POINT ROAD
PERMANENT LIMITED EASEMENT - S. HIGH POINT ROAD TO TREE LANE DANE COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, RECONSTRUCT, IMPROVE, OR MAINTAIN, PUBLIC STORMWATER MANAGEMENT AND STROM SEWER IMPROVEMENTS TO CONVEY PUBLIC STORM WATER FROM THE PROJECT , THE CITY OF MADISON DEEMS IT NECESSARY TO ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

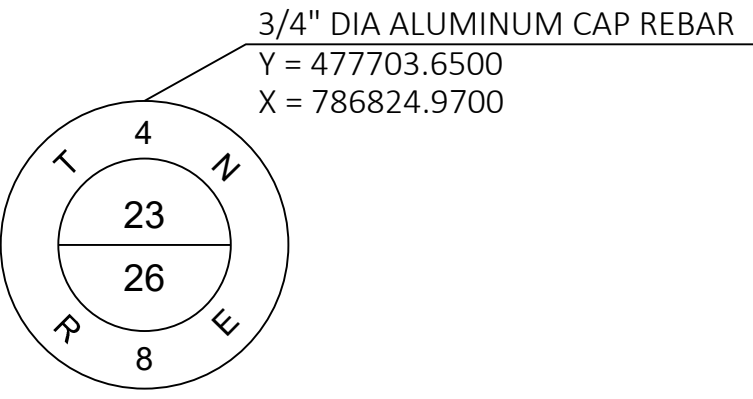
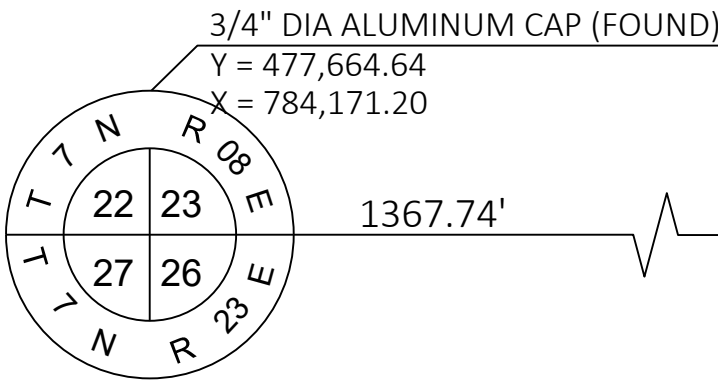
TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22 WISCONSIN STATUTES, THE CITY OF MADISON HEREBY ORDERS THAT:
1. THAT PORTION OF SAID PUBLIC STORM WATER MANAGEMENT AREA AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF MADISON FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF MADISON PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

251/0708-233-0215-7

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER (S)	INTEREST'S REQUIRED	R/W ACRES REQUIRED			P.L.E. SQ.FT
			NEW	EXISTING	TOTAL	
1	GREENBRIAR OF MADISON, LLC	P.L.E	-	-	-	95,050 FT

NOTE: OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

COORDINATE TABLE		
POINT	Y	X
201	478269.333	785587.991
202	478343.997	785677.226
203	478410.606	785730.416
204	478591.839	785829.068
205	478709.904	785964.717
206	478816.654	786052.301
207	478949.492	786095.972
208	478951.176	786201.791
209	478767.672	786141.463
210	478639.984	786036.701
211	478528.223	785908.294
212	478355.076	785814.044
213	478273.749	785749.100
214	478139.396	785588.531
200	478170.398	785547.665
300	478206.625	785588.286
400	478308.873	785713.163
500	478382.841	785772.230
600	478560.031	785868.681
700	478674.944	786000.709
800	478792.163	786096.882
900	478932.417	786142.991
1000	478950.334	786148.881



SEE DETAIL DRAWING

S HIGH POINT RD

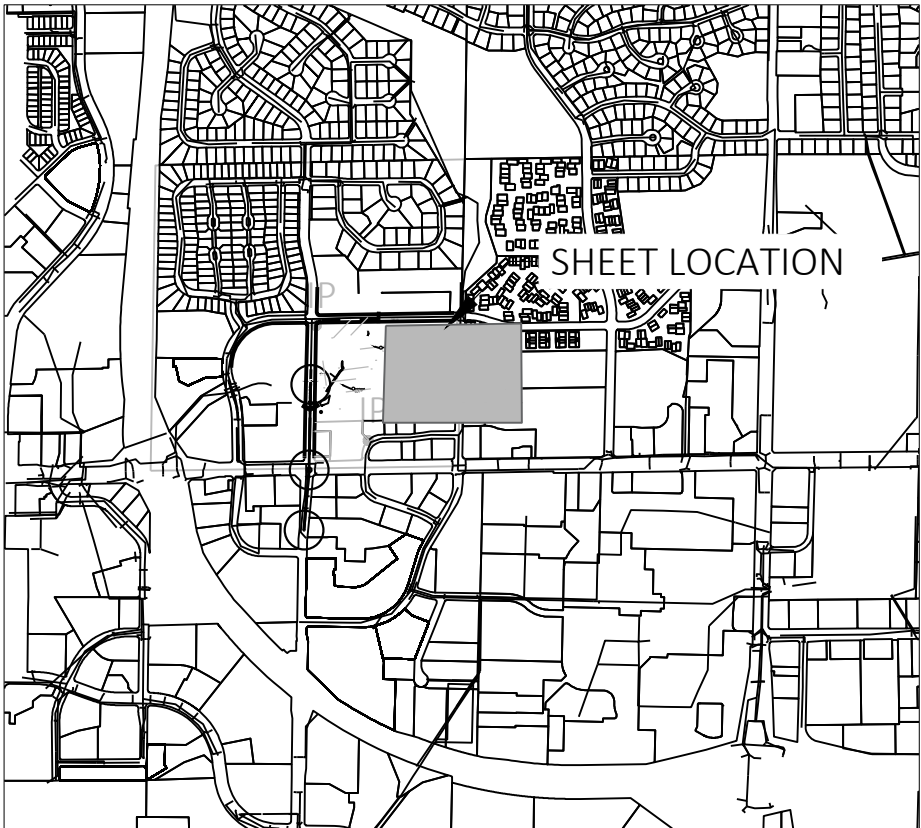
WIDTH VARIES

GREENBRIAR OF MADISON, LLC
Lot 1, Certified Survey Map 709
Document No. 1309408

PRIVATELY OWNED
RETAINING WALL

BUILDING

TEMPORARY
EASEMENT
FOR ALL PUBLIC
PURPOSES
DOC NO. 1309408



LOCATION SKETCH
NOT TO SCALE

RELOCATION ORDER APPROVED BY THE
COMMON COUNCIL RESOLUTION: RES-
FILE ID: _____

DATE: _____ CITY CLERK

EFFECTIVE _____

RELOCATION ORDER APPROVED BY THE
PLANNING COMMISSION

DATE: _____ EXECUTIVE SECRETARY

RELOCATION ORDER APPROVED BY THE
BOARD OF PUBLIC WORKS

DATE: _____ EXECUTIVE SECRETARY

Mead & Hunt

MEAD & HUNT, INC.
10700 Research Drive, Suite 155
Wauwatosa WI, 53226

I, RICK R. HILLMANN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF MADISON I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

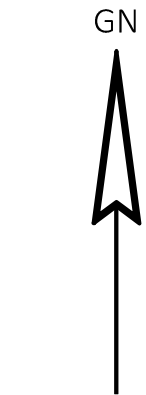
SIGNATURE: DATE: 01/27/2025
PRINT NAME: RICK R. HILLMANN
REGISTRATION NUMBER: S-3005

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE

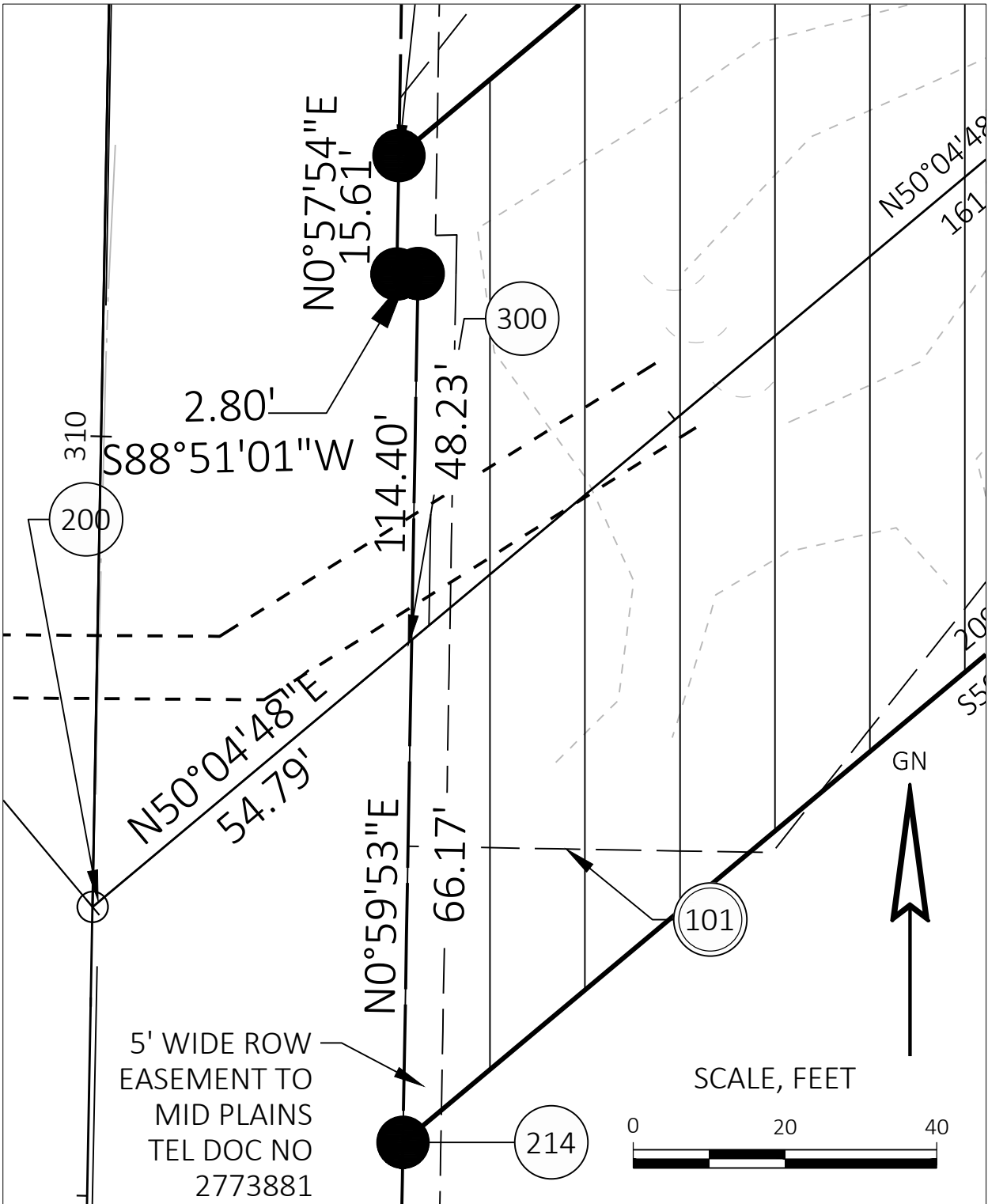
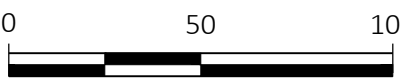
SIGNATURE: _____ DATE: 01/27/2025
PRINT NAME: _____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER (S)	INTEREST REQUIRED
100	CITY OF MADISON	RELEASE OF RIGHTS
101	MID-PLANS TELEPHONE INC. PBA TDS TELECOM	TEMPORARY RELEASE OF RIGHTS

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER: 5922-10-19-4.02

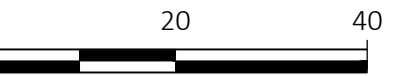


SCALE, FEET



DETAIL DRAWING

SCALE, FEET



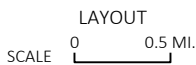
4



CONVENTIONAL ABBREVIATIONS			
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCO
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REN
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEP
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETTIC SURVEY	NGS	CURVE DATA ABBREVIATIONS	
NUMBER	NO	LONG CHORD	LCH
OUTLOT	OL	LONG CHORD BEARING	LCB
PAGE	P	RADIUS	R
POINT OF TANGENCY	PT	DEGREE OF CURVE	D
PERMANENT LIMITED	PLE	CENTRAL ANGLE	Δ/
EASEMENT		LENGTH OF CURVE	L
POINT OF BEGINNING	POB	TANGENT	T
POINT OF CURVATURE	PC	DIRECTION AHEAD	DA
		DIRECTION BACK	DB

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ / DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

WATER	_____	W
GAS	_____	G
TELEPHONE	_____	T
OVERHEAD TRANSMISSION LINES	_____	OH
ELECTRIC	_____	E
CABLE TELEVISION	_____	TV
FIBER OPTIC	_____	FO
SANITARY SEWER	_____	SAN
STORM SEWER	_____	SS
ELECTRIC TOWER	_____	<input checked="" type="checkbox"/>





City of Madison

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

Master

File Number: 87622

File ID: 87622

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/19/2025

File Name: Approving plans and specifications for public improvements necessary for the project known as 429 W Mifflin Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9652.

Final Action:

Title: Approving plans and specifications for public improvements necessary for the project known as 429 W Mifflin Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9652. (District 4)

Notes: Tim Troester

CC Agenda Date: 04/15/2025

Agenda Number: 32.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9652 BPW Exhibit.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/19/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87622

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as 429 W Mifflin Street and authorizing construction to be undertaken by the Developer, Private Contract No. 9652. (District 4)

Body

WHEREAS, the developer, Madison Development Corporation, has received the City of Madison's conditional approval a demolition permit to demolish a single-family residence, a two-family residence, and a four-unit apartment building; a conditional use in the Downtown Residential 2 (DR2) District for a multi-family dwelling with greater than eight (8) units to allow construction of a four-story, 40-unit apartment building; and a Certified Survey Map (CSM) to combine three lots into one at 423-427 West Mifflin 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 429 W Mifflin Street, with Madison 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.

**429 W Mifflin Street
Contract 9652
MUNIS 15693
Developer: Madison Development Corporation**



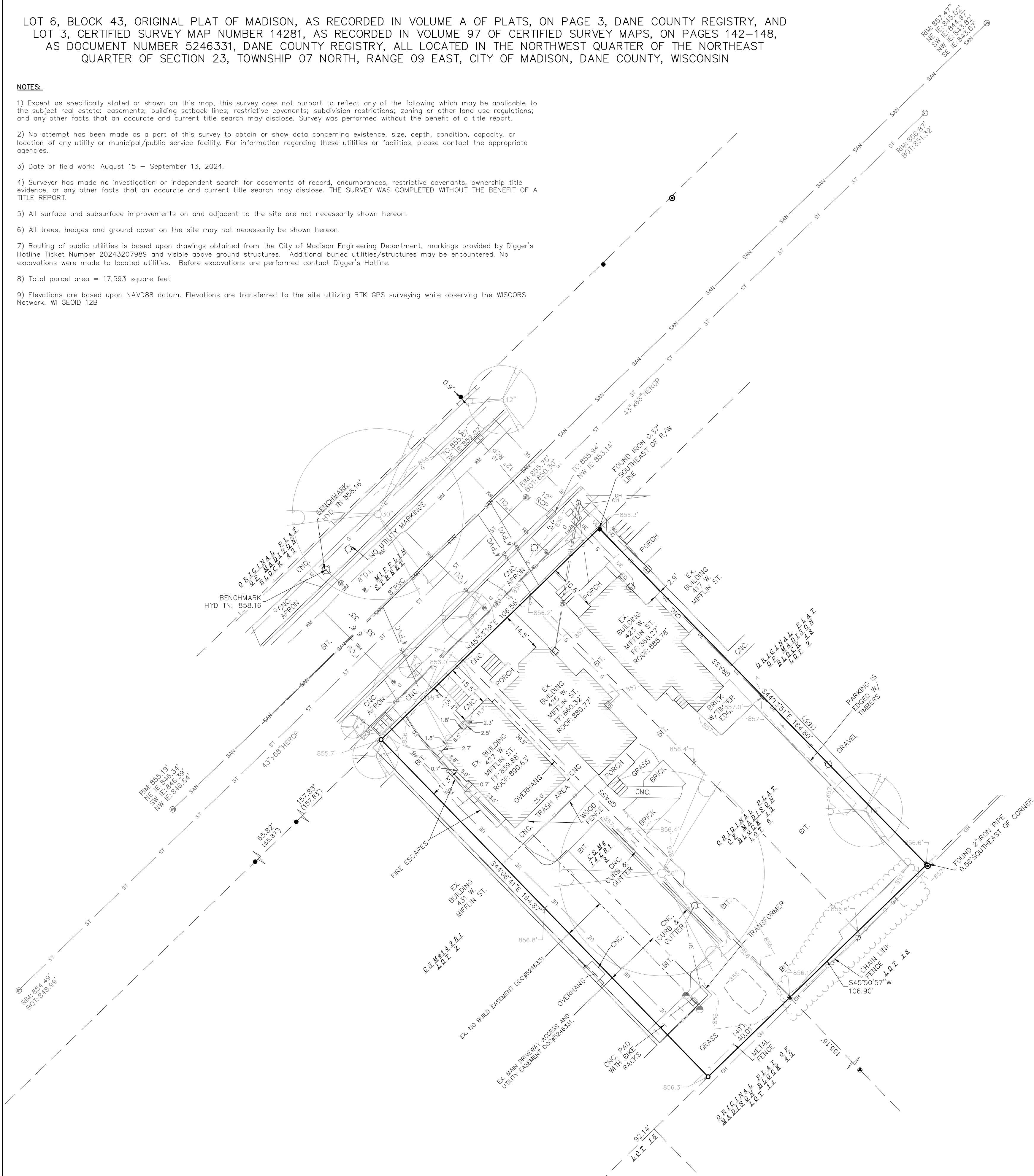
Summary of Improvements:

- Construct / restore sidewalk, street terrace, curb and gutter, and pavement as needed to serve the redevelopment per plans approved by the City Engineer.
- Install private sanitary, storm, and water service laterals to serve the redevelopment.
- Close abandoned driveways with curb and gutter.
- Construct new private drive apron on W Mifflin Street.
- Public street terrace tree protection, removals, and plantings as approved by City Forestry.
- Protect existing City owned conduit, street light electrical wiring, streetlights, and fiber facilities.
- Complete and record the required Certified Survey Map (CSM) necessary for the redevelopment.

LOT 6, BLOCK 43, ORIGINAL PLAT OF MADISON, AS RECORDED IN VOLUME A OF PLATS, ON PAGE 3, DANE COUNTY REGISTRY, AND LOT 3, CERTIFIED SURVEY MAP NUMBER 14281, AS RECORDED IN VOLUME 97 OF CERTIFIED SURVEY MAPS, ON PAGES 142-148, AS DOCUMENT NUMBER 5246331, DANE COUNTY REGISTRY, ALL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 07 NORTH, RANGE 09 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES:

- 1) Except as specifically stated or shown on this map, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose. Survey was performed without the benefit of a title report.
- 2) No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
- 3) Date of field work: August 15 - September 13, 2024.
- 4) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 5) All surface and subsurface improvements on and adjacent to the site are not necessarily shown hereon.
- 6) All trees, hedges and ground cover on the site may not necessarily be shown hereon.
- 7) Routing of public utilities is based upon drawings obtained from the City of Madison Engineering Department, markings provided by Digger's Hotline Ticket Number 20243207989 and visible above ground structures. Additional buried utilities/structures may be encountered. No excavations were made to located utilities. Before excavations are performed contact Digger's Hotline.
- 8) Total parcel area = 17,593 square feet
- 9) Elevations are based upon NAVD88 datum. Elevations are transferred to the site utilizing RTK GPS surveying while observing the WISCORS Network. WI GEOD 12B



Dial 811 or (800) 242-8511
www.DiggersHotline.com

- LEGEND**
- 1" IRON PIPE FOUND
 - 3/4" SOLID IRON ROD FOUND
 - 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
 - 1-1/2" PINCHED TOP PIPE FOUND
 - SET CHISELED "X" IN CONCRETE
 - SET MAG NAIL IN ASPHALT
 - SPOT ELEVATION
 - BURIED GAS LINE
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
 - BURIED ELECTRIC
 - BURIED FIBER OPTIC
 - WATER VALVE
 - GAS METER
 - AIR CONDITIONER
 - TV PEDESTAL
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - SIGN
 - BOLLARD
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - DECIDUOUS TREE (DBH IN INCHES)
 - CONIFEROUS TREE (DBH IN INCHES)
 - INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9266
e-mail: Mourse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DRH	SEALING BY	DRH	CHECKED BY	PJF	APPROVED	MLB
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429 W MIFFLIN
423-427 W MIFFLIN ST
MADISON, WI 53703
MADISON DEVELOPMENT CORP
550 W WASHINGTON AVENUE
MADISON, WI 53703

PROJECT #: BSE1842
PLOT DATE: 01/06/2025

REVISION DATES:
10/21/2024
01/03/2025

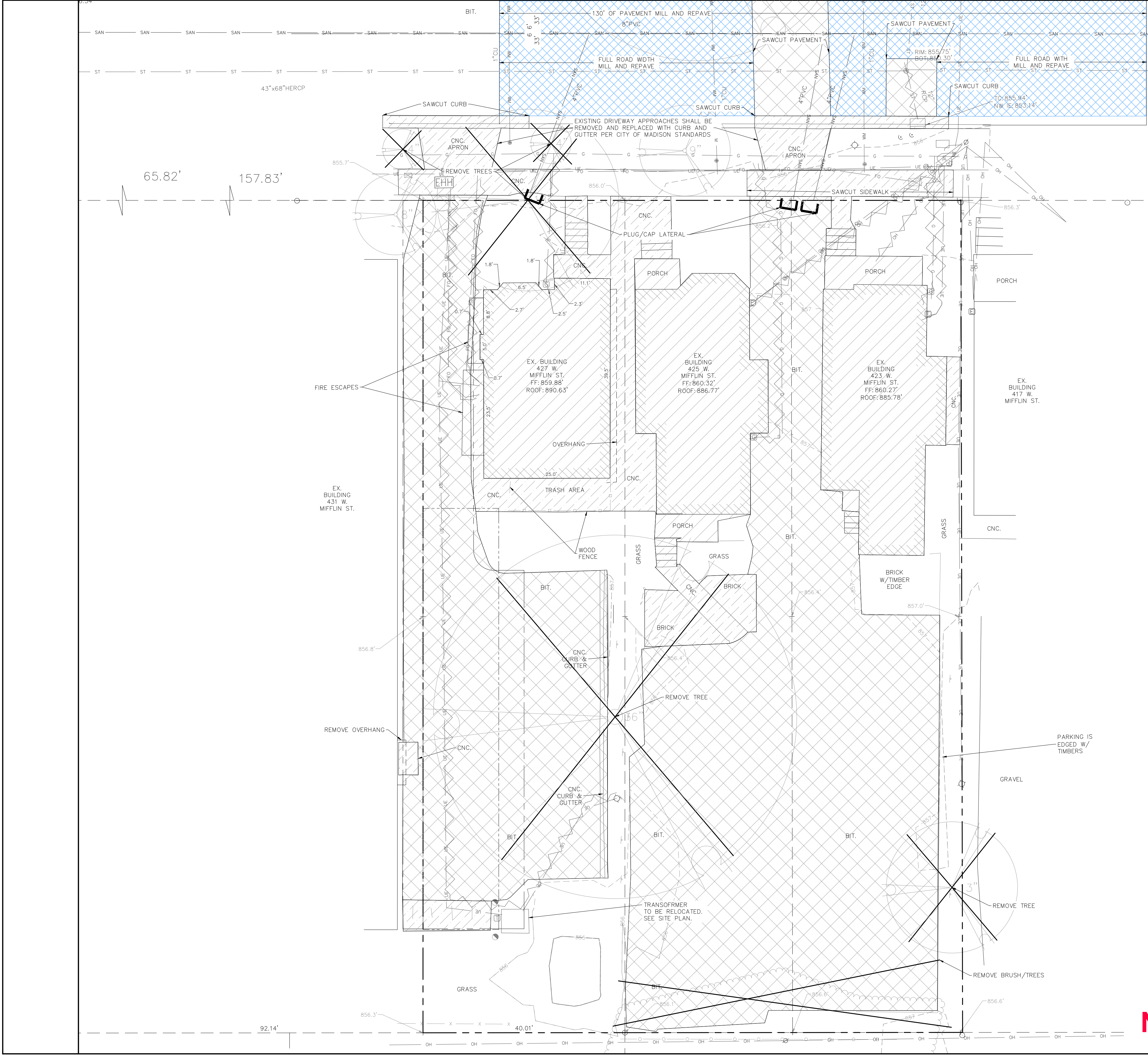
ISSUE DATES:
09/23/2024
MODIFIED LAND USE SUBMITTAL 10/21/2024
SITE PLAN REVIEW 01/03/2025

EXISTING CONDITIONS

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DRAWING NUMBER
C100

NOT FOR CONSTRUCTION

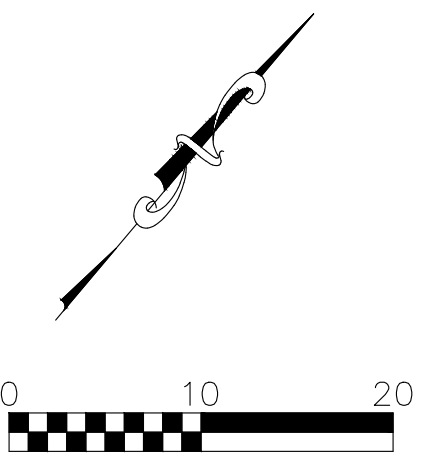


LEGEND

	REMOVE BITUMINOUS PAVEMENT		REMOVE GRAVEL
	REMOVE CONCRETE		RAZE BUILDING
	MILL AND REPAVE		PLUG/CAP LATERAL
	REMOVE UTILITY LINE		TREE REMOVAL

- DEMOLITION NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 3. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY FORCING ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE DEVELOPER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
 4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 5. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
 6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
 7. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, COVERED WALKWAYS, ETC. CONTRACTOR SHALL SUBMIT THEIR STREET OCCUPANCY PLAN TO TRAFFIC ENGINEERING FOR APPROVAL.
 8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 9. THE CONTRACTOR MAY LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS, BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR IN KIND.
 10. DAMAGE TO ALL EXISTING CONDITION TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES

Dial 811 or (800) 242-8511
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Burse
Surveying and Engineering, Inc.
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Phone: 608-250-9263
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e-mail: Mburse@BSE-INC.net
www.bursesurveyengr.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DCH	DRAWN BY	DRH	CHECKED BY	PJF	APPROVED	MLB
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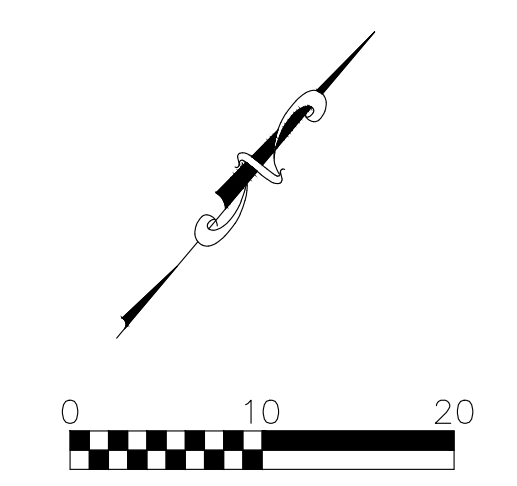
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DEMOLITION PLAN

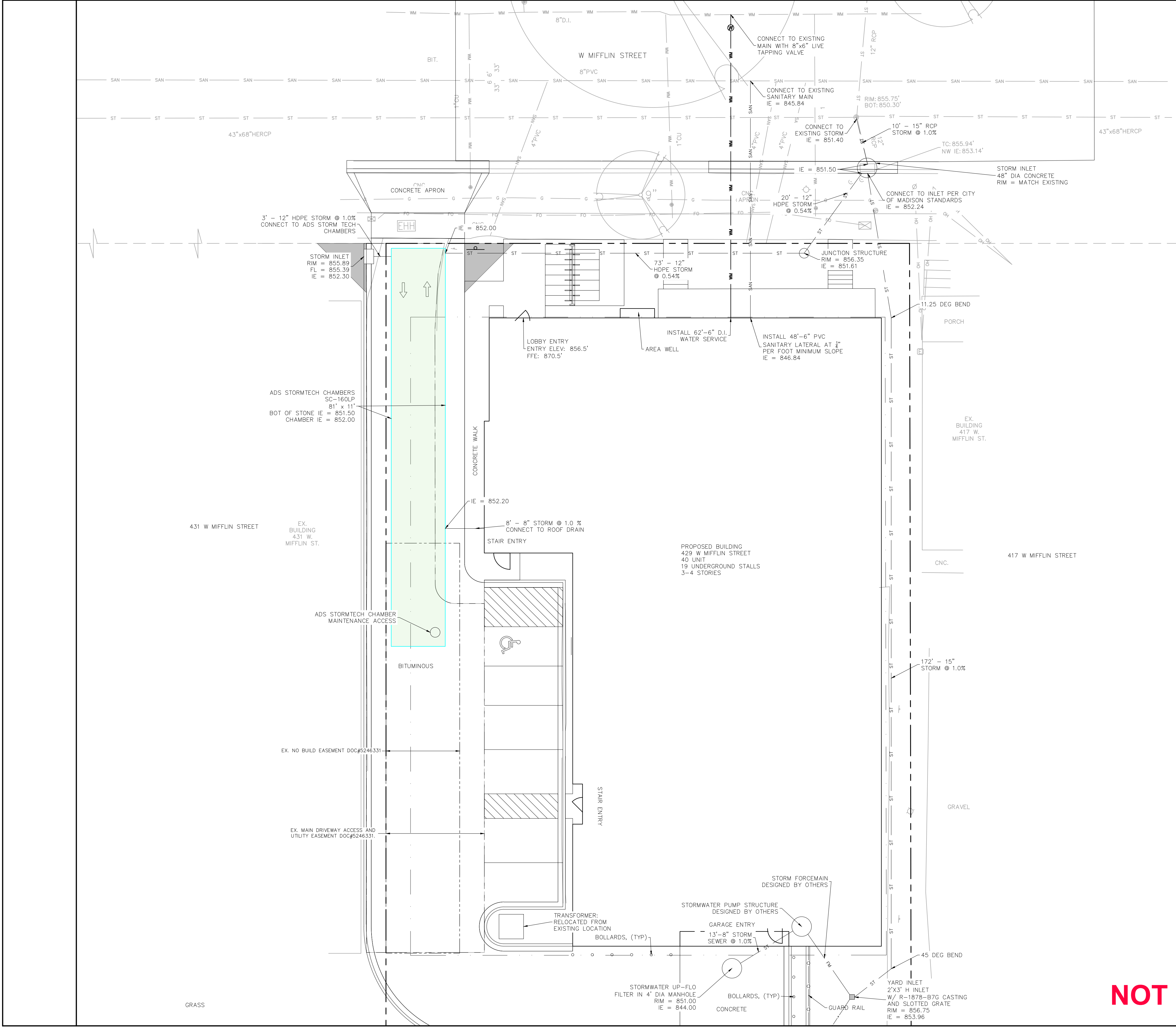
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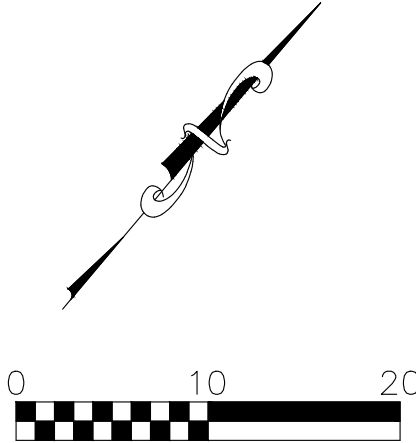
C102



- NOTES:
1. ALL PRIVATE UTILITIES (GAS, ELECTRIC, AND TELECOMMUNICATIONS) SERVING EXISTING BUILDINGS SCHEDULED FOR DEMOLITION TO BE ABANDONED OR REMOVED BY CORRESPONDING UTILITY COMPANY.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE, MARKINGS PROVIDED BY DIGGER'S HOTLINE, AND RECORD DRAWINGS FROM THE CITY OF MADISON.
 3. CONTRACTOR SHALL VERIFY THE SIZE, TYPE, SLOPE, AND INVERTS OF ALL EXISTING STORM AND SANITARY LATERALS CALLED OUT TO BE CONNECTED TO. CONTRACTOR SHALL SUBMIT THE INFORMATION ON THE PIPES TO THE CITY INSPECTOR AND PROJECT CIVIL ENGINEER.
 4. ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF MADISON'S STANDARD SPECIFICATION.
 5. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY ISSUED PLANS FOR PROJECT NO. (TBD).
 6. 4,000 SF OF EXTENSIVE GREEN ROOF WILL AUGMENT THE STORMTECH CHAMBERS & UP-FLO FILTER TO MEET THE STORMWATER MANAGEMENT GOALS.
 7. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

ADS STORMTECH CHAMBERS

DIGGERSHOTLINE
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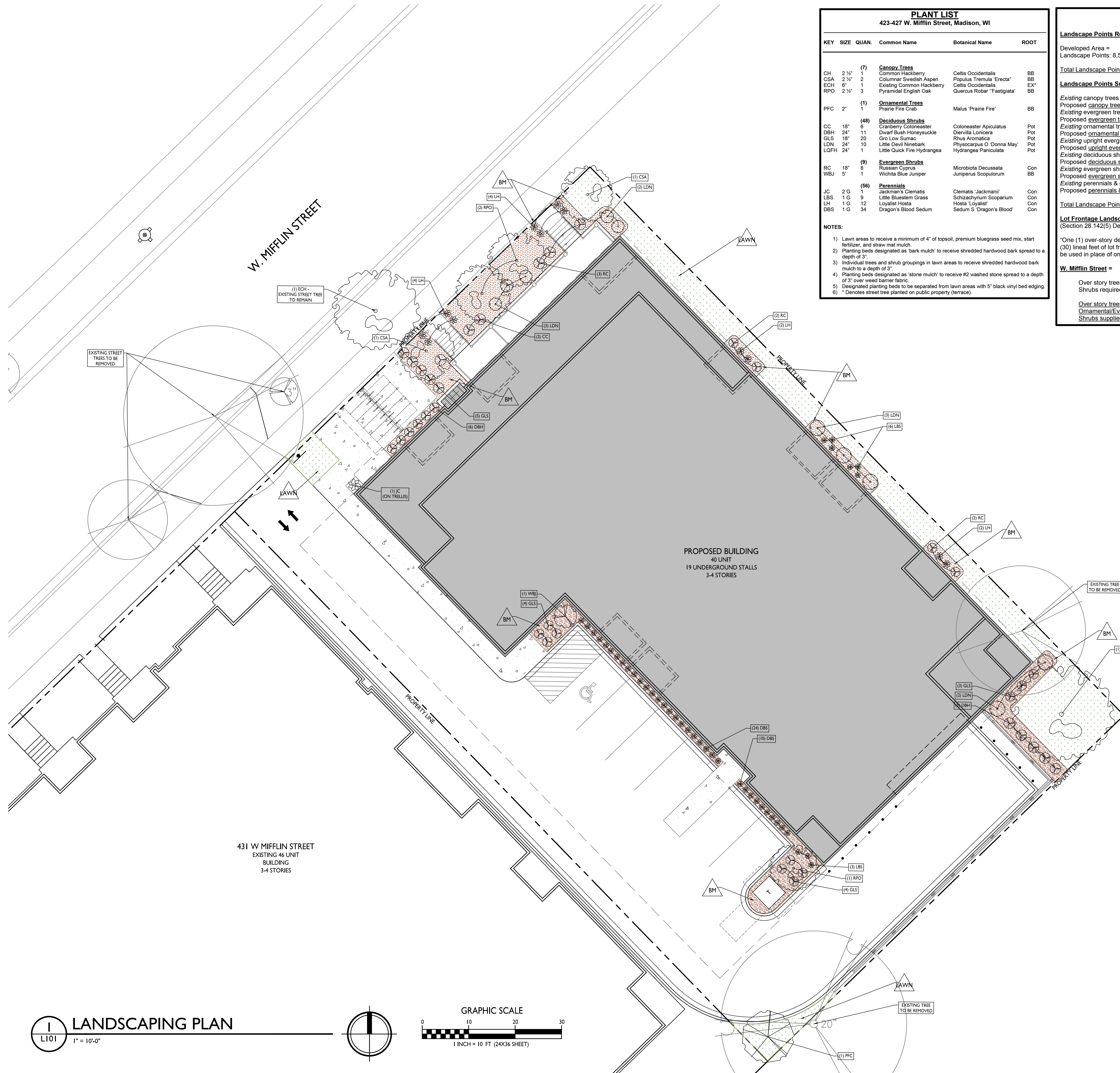
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SITE PLAN REVIEW 01/03/2025

UTILITY PLAN

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DRAWING NUMBER
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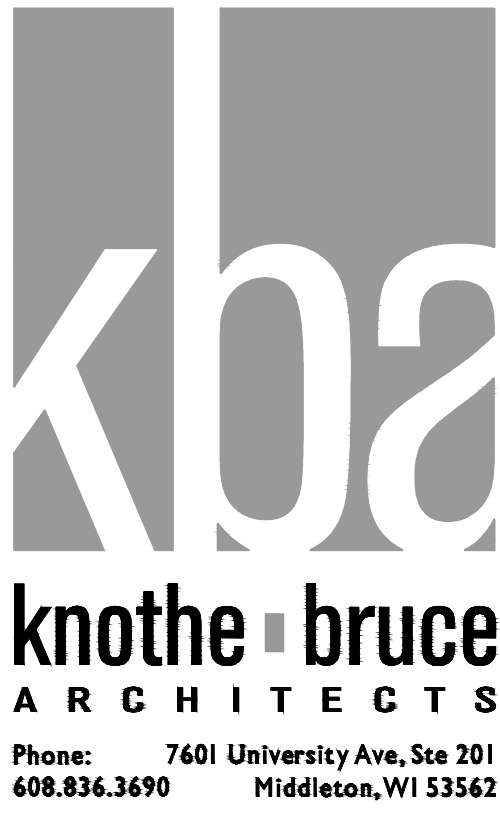


<h1 style="text-align: center;">PLANT LIST</h1> <p style="text-align: center;">423-427 W. Mifflin Street, Madison, WI</p>					
KEY	SIZE	QUAN.	Common Name	Botanical Name	ROOT
		(7)	<u>Canopy Trees</u>		
CH	2 1/2'	1	Common Hackberry	Celtis Occidentalis	BB
CSA	2 1/2'	2	Columnar Swedish Aspen	Populus Tremula 'Erecta'	BB
ECH	6'	1	Existing Common Hackberry	Celtis Occidentalis	EX*
RF	2 1/2'	3	Pyramidal English Oak	Quercus Robur 'Fastigiata'	BB
		(1)	<u>Ornamental Trees</u>		
PFC	2'	1	Prairie Fire Crab	Malus 'Prairie Fire'	BB
		(48)	<u>Deciduous Shrubs</u>		
CC	18"	6	Cranberry Cotoneaster	Cotoneaster Apiculatus	Pot
DBH	24"	11	Dwarf Bush Honeysuckle	Diervilla Lionella	Pot
OLS	18"	20	Go Low Sumac	Rhus Americana	Pot
LDN	24"	1	Little Devil Dog	Physocarpus O 'Donna May'	Pot
LOFH	24"	1	Little Quick Fire Hydrangea	Hydrangeas Paniculata	Pot
		(9)	<u>Evergreen Shrubs</u>		
RC	18"	8	Russian Cypress	Microbiota Decussata	Con
WBJ	5'	1	White Blue Juniper	Juniperus Scopulorum	Con
		(56)	<u>Perennials</u>		
JC	2 G	1	Jackson's Clematis	Clematis 'Jackmanii'	Con
LSB	1 G	3	Little Bluestem Grass	Schizachyrium Scoparium	Con
LH	1 G	4	Loyalist Hosta	Hosta Loyalist	Con
DBS	1 G	34	Dragon's Blood Sedum	Sedum S 'Dragon's Blood'	Con
NOTES:					
1) Lawn areas to receive a minimum of 4" of topsoil, premium bluegrass seed mix, start fertilizer, and straw mat mulch.					
2) Planting beds designated as 'bark mulch' to receive shredded hardwood bark spread to a depth of 3".					
3) Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark spread to a depth of 3".					
4) Planting beds designated as 'stone mulch' to receive #2 washed stone spread to a depth of 3" over weed barrier fabric.					
5) Designated planting beds to be separated from lawn areas with 5" black vinyl bed edging. * Denotes street tree planted on public property (terrace).					

LANDSCAPE WORKSHEET	
423-427 W. Mifflin Street, Madison, WI	
<u>Landscape Points Required:</u>	
Developed Area =	8,576 SF
Landscape Points: 8,576 SF / 300 X 5 =	<u>143 points</u>
<u>Total Landscape Points Required:</u>	
	<u>143 points</u>
<u>Landscape Points Supplied:</u>	
Existing canopy trees - 0 @ 35 =	0 points
Proposed canopy trees - 7 @ 35 =	245 points
Existing evergreen trees - 0 @ 35 =	0 points
Proposed evergreen trees - 0 @ 35 =	0 points
Existing ornamental trees - 0 @ 15 =	0 points
Proposed ornamental trees - 1 @ 15 =	15 points
Existing upright evergreen shrubs - 0 @ 10 =	0 points
Proposed upright evergreen shrubs - 1 @ 10 =	10 points
Existing deciduous shrubs - 0 @ 3 =	0 points
Proposed deciduous shrubs - 48 @ 3 =	144 points
Existing evergreen shrubs - 0 @ 4 =	0 points
Proposed evergreen shrubs - 9 @ 4 =	36 points
Existing perennials & grasses - 0 @ 2 =	0 points
Proposed perennials & grasses - 56 @ 2 =	112 points
<u>Total Landscape Points Supplied =</u>	
	<u>562 points</u>
<u>Lot Frontage Landscape Required:</u>	
(Section 28.142(5) Development Frontage Landscaping)	
<p>"One (1) over-story deciduous tree and five (5) shrubs shall be planted for each thirty (30) linear feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) over-story deciduous tree."</p>	
<u>W. Mifflin Street =</u>	<u>106 LF</u>
Over story trees required 259.99/30' =8.66	<u>4 trees</u>
Shrubs required (259.99/30') x 5 = 43.33	<u>18 shrubs</u>
<u>Over story trees supplied</u>	<u>7 trees</u>
<u>Ornamental/Evergreen trees supplied</u>	<u>1 tree</u>
<u>Shrubs supplied</u>	<u>58 shrubs</u>

GENERAL NOTES:

1. ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT-OF-WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLANNING 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 PLANNING 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 WHOSE DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
2. 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
3. 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.
4. 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, EXCESS SOILS 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.
5. ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERRECTED 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.
6. 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.
7. 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.
8. 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).
9. THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE TRAFFIC ENGINEERING AND CITY ENGINEERING DIVISIONS. 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
 Issued for Review - June 17, 2024
 Issued for Land Use Submittal - September 23, 2024
 Issued for Client Review - December 24, 2024



PROJECT TITLE
Madison
Development
Corporation
Mifflin Street
Development

429 W. Mifflin Street,
Madison, WI

SHEET TITLE
Landscaping Plan

SHEET NUMBER

L101

PROJECT NO. 2253



City of Madison

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

Master

File Number: 87635

File ID: 87635

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/19/2025

File Name: Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived).

Final Action:

Title: Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)

Notes: Craig Klinke

CC Agenda Date: 04/02/2025

Agenda Number: 33.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Report by City Forester Spring 2025.pdf, Assessable Tree List Spring 2025 Pre.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87635

Fiscal Note

The proposed resolution establishes assessments for the installation of 654 street trees requested by property owners. The total cost of the assessment and installation is \$152,868.22 paid between the property owners (\$133,150.77) and the City (\$19,717.45). Funding for the City portion of the costs is available in Munis #12415. No additional appropriation is required.

Title

Establishing assessments for the installation of street trees requested by the property owner (notices and public hearings have been waived). (Citywide)

Body

PREAMBLE

In accordance with Section 10.10 (11) of the Madison General Ordinances, the property owners of the parcels listed in the attached schedule of assessments have requested installation of street trees on the street right-of-way abutting their respective properties and have waived their right for notice and public hearing. The purpose of this resolution is to establish the assessments for these street trees in accordance with Section 10.10 (9) of the Madison General Ordinances.

BE IT RESOLVED:

1. That the Common Council hereby determines that the special assessments contained on the attached schedule of assessments are reasonable.
2. That such work represents an exercise of the police power of the City of Madison.
3. That the attached schedule of assessments for street trees are hereby approved and that the date of adoption of this resolution shall constitute the levy of those assessments and that such assessments so levied shall be lien against the respective properties from the date of the adoption of this resolution.
4. That the work or improvement be carried out in accordance with the reports as finally approved.

INSTALLMENT ASSESSMENT NOTICE

The amount of the special assessment for each abutting property owner has been determined as specified above and a statement of the same is on file with the City Clerk; it is proposed to collect the same in five (5) installments, as provided for by Section 66.0715 of the Wisconsin Statutes, with interest thereon at 4 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."



REPORT OF THE CITY FORESTER

For Approving Plans and Specifications and Assessing Improvement Costs for:

Installation of Spring 2025 Street Trees

Filed in the Office of the City Forester: March 18, 2025

Filed in the City Clerks Office:

To the Mayor and the Common Council:

The Common Council having ordained that the full cost, including inspection and supervision, of the initial installation of street trees shall be assessed to the abutting properties and that assessment for street trees shall be in accordance with Section 66.62 of the Wisconsin Statutes and Section 10.10 of the Madison General Ordinances, has directed that when the City Forester proposes the installation of street trees assessed to the abutting properties, he shall prepare a report listing the street trees to be planted, their location and schedule of assessments.

Now, therefore, in compliance with said instruction, the City Forester reports as follows:

1. That street trees are proposed to be installed and assessed to abutting properties listed on Exhibit "A", attached hereto, said listing including the type of street trees to be planted, their location and a schedule of assessments.
2. That pursuant to such listing, the entire cost of the work improvements will be \$152868.22
3. After having carefully viewed and examined the entire territory and the said several parcels of land or real estate affected by said improvement, and having first viewed, examined and considered severally and separately each parcel of real estate in said territory, the City Forester has found and determined and does hereby so find and determine that the City of Madison should pay the sum of \$19717.45 as the cost properly chargeable to the City and covered by said improvement.

Dated: March 18, 2025



Craig Klinke, Operations Supervisor

Parcel Number	#	Street	Variety	Owner		Address	City State Zip	Price
081026360579	2012	Autumn Lake Pkwy	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	MASIARCHIN, ERICH G	& TERESE E MASIARCHIN	2012 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360561	2018	Autumn Lake Pkwy	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	GUERRERO, SAMUEL	& MARLA DELGADO-	2018 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360553	2024	Autumn Lake Pkwy	Swamp White Oak (Quercus bicolor)	KHAN, MOHAMMED	AMY JO KHAN	26481 MARINE VIEW DR S	DES MOINES, WA 98198	\$231.97
081026360537	2038	Autumn Lake Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	DUCUSIN CASTILLO,	& DENISE WHITNEY-	2038 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360529	2044	Autumn Lake Pkwy	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	BRUMMELL, BENJAMIN	& KRISTEN GAYLE BRUMMELL	2044 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360511	2050	Autumn Lake Pkwy	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	KLATT ALEX		2050 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360503	2118	Autumn Lake Pkwy	Swamp White Oak (Quercus bicolor)	ARVIA, KIMBERLY	& CHARLES ARVIA	2118 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360503	2118	Autumn Lake Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	ARVIA, KIMBERLY	& CHARLES ARVIA	2118 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360496	2132	Autumn Lake Pkwy	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	MCELROY, EMILY		2132 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360488	2140	Autumn Lake Pkwy	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	HANKO, KERRIE		2140 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026360470	2148	Autumn Lake Pkwy	Swamp White Oak (Quercus bicolor)	SNYDER GREGORY C.	SNYDER TRACEY L.	2148 AUTUMN LAKE PKWY	MADISON, WI 53718	\$231.97
081026371013	2319	Autumn Lake Pkwy	Hackberry (Celtis occidentalis)	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371013	2319	Autumn Lake Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371013	2319	Autumn Lake Pkwy	Swamp White Oak (Quercus bicolor)	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371021	2321	Autumn Lake Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371021	2321	Autumn Lake Pkwy	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97

081026371039	2325	Autumn Lake Pkwy	Katsura Tree (Cercidiphyllum japonicum)	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371055	2331	Autumn Lake Pkwy	Swamp White Oak (Quercus bicolor)	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026371071	2337	Autumn Lake Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
070928111180	730	Baltzell St	Dogwood 'Golden Glory' (Cornus mas 'Golden Glory')	LUTZ, TIMOTHY C	& TAMMY E KLAPROTH	730 BALTZELL ST	MADISON, WI 53711-1831	\$231.97
070829418164	803	Barn Swallow Cir	Chinkapin Oak (Quercus muehlenbergii)	NORDBERG, JASON EDWARD	& ANGELA DAWN KVASNICA	803 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418164	803	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	NORDBERG, JASON EDWARD	& ANGELA DAWN KVASNICA	803 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416019	804	Barn Swallow Cir	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	NALLAPATI, JAHNAVI	& PAVAN KUMAR CHUNDURU	804 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416019	804	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	NALLAPATI, JAHNAVI	& PAVAN KUMAR CHUNDURU	804 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416027	808	Barn Swallow Cir	Swamp White Oak (Quercus bicolor)	PENNY, KAYLA	& THERON SCHULTZ	808 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418148	811	Barn Swallow Cir	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	DELBALSO, DIANE M		811 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416035	812	Barn Swallow Cir	Hackberry (Celtis occidentalis)	ODORFER, CHARLES	& HOLLY ODORFER	812 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418130	815	Barn Swallow Cir	Hackberry (Celtis occidentalis)	BONTJE, TAYLOR	& JUSTIN MCMANNIS	815 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416043	816	Barn Swallow Cir	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FIROOZABAD, REZA	& FATIMA MAGHAMI	816 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416043	816	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FIROOZABAD, REZA	& FATIMA MAGHAMI	816 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829416043	816	Barn Swallow Cir	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	FIROOZABAD, REZA	& FATIMA MAGHAMI	816 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418122	819	Barn Swallow Cir	Swamp White Oak (Quercus bicolor)	ENDRES, TIMOTHY	& MARY ENDRES	819 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418015	820	Barn Swallow Cir	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CHAPARALA, YUGANDHAR		820 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97

070829418015	820	Barn Swallow Cir	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CHAPARALA, YUGANDHAR		820 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418114	823	Barn Swallow Cir	Hackberry (Celtis occidentalis)	BOEHM, NICHOLAS	& TAYLOR BORMAN	823 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418114	823	Barn Swallow Cir	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BOEHM, NICHOLAS	& TAYLOR BORMAN	823 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418114	823	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BOEHM, NICHOLAS	& TAYLOR BORMAN	823 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418023	824	Barn Swallow Cir	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	REDDY, SNEHA		824 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418031	828	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	GEIGER, DANIEL J		828 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418049	832	Barn Swallow Cir	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	HE RUIYI		832 BARN SWALLOW CIRCLE	VERONA, WI 53593	\$231.97
070829418057	836	Barn Swallow Cir	Hackberry (Celtis occidentalis)	KOWIESKI, JON &	ALEXA NOMMENSEN-	836 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418073	844	Barn Swallow Cir	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	MCKENZIE, KATHERINE KELLY	& AIDAN MAIR MCKENZIE	844 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070829418081	848	Barn Swallow Cir	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PULERA, JOHN P	& KAITLYN M FOELLINGS	848 BARN SWALLOW CIR	VERONA, WI 53593	\$231.97
070816306314	811	Big Stone Trl	Swamp White Oak (Quercus bicolor)	GALIN, ZACHARY BRETT	& KRISTA JENNIFER	811 BIG STONE TRL	MIDDLETON, WI 53562	\$231.97
070816306314	811	Big Stone Trl	Elm 'New Horizon' (Ulmus 'New Horizon')	GALIN, ZACHARY BRETT	& KRISTA JENNIFER	811 BIG STONE TRL	MIDDLETON, WI 53562	\$231.97
070816306306	817	Big Stone Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	WENTLAND, ABBEY KAY	& JASON H DENOBLE	817 BIG STONE TRL	MIDDLETON, WI 53562	\$231.97
070816306306	817	Big Stone Trl	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	WENTLAND, ABBEY KAY	& JASON H DENOBLE	817 BIG STONE TRL	MIDDLETON, WI 53562	\$231.97
070816306306	817	Big Stone Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	WENTLAND, ABBEY KAY	& JASON H DENOBLE	817 BIG STONE TRL	MIDDLETON, WI 53562	\$231.97
070822208033	8521	Blackwolf Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070822208033	8521	Blackwolf Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97

070829421018	802	Blue Crane Run	Elm 'New Horizon' (Ulmus 'New Horizon')	SOLCZ IAN		803 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421018	803	Blue Crane Run	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SOLCZ IAN		803 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421018	803	Blue Crane Run	Chinkapin Oak (Quercus muehlenbergii)	SOLCZ IAN		803 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421018	803	Blue Crane Run	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SOLCZ IAN		803 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419196	804	Blue Crane Run	Linden 'American Sentry' (Tilia americana 'McSentry')	LUCKIN JONATHAN		804 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421026	807	Blue Crane Run	Elm 'New Horizon' (Ulmus 'New Horizon')	BURAGLIO MARK AND CHERIE		807 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419203	810	Blue Crane Run	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	QUERO MAIA	QUERO, JR. JUAN	810 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421034	811	Blue Crane Run	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ZAGGOTI JOSEF MONIR	LI GAOFEI	811 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421042	815	Blue Crane Run	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BREENE HAYDEN	HILBY SARAH	815 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419211	816	Blue Crane Run	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	DOYLES RICKEY		816 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421050	819	Blue Crane Run	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	ZHANG TIANSHU		819 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419229	822	Blue Crane Run	Hackberry (Celtis occidentalis)	VH1000 OAKS WEST LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	\$231.97
070829421068	823	Blue Crane Run	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	KHERA REBECCA	HANCOCK GRAHAM	823 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421076	827	Blue Crane Run	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	HOLLAND JAMES	& ANASTASIA HOLLAND	827 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421084	831	Blue Crane Run	Linden 'American Sentry' (Tilia americana 'McSentry')	BURCK ROBERT AND KRISTINE	BURCK ANDERS A.	831 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419245	832	Blue Crane Run	Elm 'New Horizon' (Ulmus 'New Horizon')	KERPER CLAIRE		832 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421092	835	Blue Crane Run	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	TIAN TIAN		835 BLUE CRANE RUN	VERONA, WI 53593	\$231.97

070829419253	838	Blue Crane Run	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	RASMUSSEN, JR. LAWRENCE		838 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421109	839	Blue Crane Run	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HIDAYAT DADIT G	NUGRAHENI SURYADEWI E	839 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421117	843	Blue Crane Run	Hackberry (Celtis occidentalis)	BRAUE, ANN		843 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829421117	843	Blue Crane Run	Chinkapin Oak (Quercus muehlenbergii)	BRAUE, ANN		843 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419261	844	Blue Crane Run	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CARTER, BENNETT S	& EMILY K PARK	844 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070829419261	844	Blue Crane Run	Swamp White Oak (Quercus bicolor)	CARTER, BENNETT S	& EMILY K PARK	844 BLUE CRANE RUN	VERONA, WI 53593	\$231.97
070821202127	520	Burnt Sienna Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CASE, NATHANIEL	AMANDA CASE	520 BURNT SIENNA DR	MADISON, WI 53562	\$231.97
070821215055	525	Burnt Sienna Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	WOODWARD, NICHOLAS S	KIERA M WOODWARD	525 BURNT SIENNA DR	MIDDLETON, WI 53562	\$231.97
070821215055	525	Burnt Sienna Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	WOODWARD, NICHOLAS S	KIERA M WOODWARD	525 BURNT SIENNA DR	MIDDLETON, WI 53562	\$231.97
070821202143	528	Burnt Sienna Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	GOLDBECK TRUST, JODI L		528 BURNT SIENNA DR	MIDDLETON, WI 53562-9102	\$231.97
070821202151	532	Burnt Sienna Dr	Swamp White Oak (Quercus bicolor)	ANKNEY, STEVEN JOHN	& MEAGAN ELISE ANKNEY	532 BURNT SIENNA DR	MIDDLETON, WI 53562-9102	\$231.97
070821202177	540	Burnt Sienna Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SHI, XIAOLEI	HANTANG QIN	540 BURNT SIENNA DR	MIDDLETON, WI 53562-9102	\$231.97
070821215097	545	Burnt Sienna Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	BOARDMAN REV LIVING TR,	ANDREA & CHRIS	545 BURNT SIENNA DR	MIDDLETON, WI 53562	\$231.97
070821201088	652	Burnt Sienna Dr	Yellow-Poplar (Liriodendron tulipifera)	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97

070821201088	652	Burnt Sienna Dr	Chinkapin Oak (Quercus muehlenbergii)	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821201088	652	Burnt Sienna Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BRADFORD MIDDLETON LLC	STE 726	106 BARRINGTON COMMONS	BARRINGTON, IL 60010	\$231.97
070821311019	302	Chaska Dr	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Chinkapin Oak (Quercus muehlenbergii)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Chinkapin Oak (Quercus muehlenbergii)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97

070821311019	302	Chaska Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Swamp White Oak (Quercus bicolor)	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070821311019	302	Chaska Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR	CLAW WAY III LLC	660 W RIDGEWAY DR	APPLETON, WI 54911	\$231.97
070833210168	1049	Cherry Blossom Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070828305164	717	Crimson Leaf Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	KHUU, YEN	PHUNG KHUU	717 CRIMSON LEAF LN	VERONA, WI 53593	\$231.97
070828321079	724	Crimson Leaf Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SCHNEIDER, JUSTIN MICHAEL	JENNA LYNN TREMMEL	724 CRIMSON LEAF LN	VERONA, WI 53593	\$231.97
081035306019	5701	Divine St	Hackberry (Celtis occidentalis)	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	\$231.97
081035306019	5701	Divine St	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	\$231.97
081035306019	5701	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	NJIE, FATOU	& KAWSU KUJABI	5701 DIVINE ST	MADISON, WI 53718	\$231.97
081035306027	5705	Divine St	Linden 'Sweet Street' (Tilia americana 'Kromm')	HAAK, LAURA J		5705 DIVINE ST	MADISON, WI 53718	\$231.97
081035306027	5705	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	HAAK, LAURA J		5705 DIVINE ST	MADISON, WI 53718	\$231.97
081035308031	5706	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LORENZ STEVEN		5706 DIVINE ST	MADISON, WI 53718	\$231.97
081035308031	5706	Divine St	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	LORENZ STEVEN		5706 DIVINE ST	MADISON, WI 53718	\$231.97
081035306035	5709	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CHITA, ADRIAN	& ANNE-MARIE MAKONGHO	5709 DIVINE ST	MADISON, WI 53718	\$231.97
081035308023	5710	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	RASMUSSEN, STEVEN E	LYNN R RASMUSSEN	5710 DIVINE ST	MADISON, WI 53718	\$231.97
081035306043	5713	Divine St	Hackberry (Celtis occidentalis)	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	\$231.97
081035306043	5713	Divine St	Swamp White Oak (Quercus bicolor)	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	\$231.97

081035306043	5713	Divine St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MARKS MICHAEL	MITCHELL BRANDY	5713 DIVINE ST	MADISON, WI 53718	\$231.97
081035308015	5714	Divine St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ELDON LAND DEVELOPMENT	LLC	2364 JACKSON ST # 265	STOUGHTON, WI 53589	\$231.97
081035308015	5714	Divine St	Swamp White Oak (Quercus bicolor)	ELDON LAND DEVELOPMENT	LLC	2364 JACKSON ST # 265	STOUGHTON, WI 53589	\$231.97
081035308015	5714	Divine St	Hackberry (Celtis occidentalis)	ELDON LAND DEVELOPMENT	LLC	2364 JACKSON ST # 265	STOUGHTON, WI 53589	\$231.97
081035307140	5804	Divine St	Hackberry (Celtis occidentalis)	LOCKWOOD, DOREEN	& KEVIN VEDVIK	5804 DIVINE ST	MADISON, WI 53718	\$231.97
081035307140	5804	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LOCKWOOD, DOREEN	& KEVIN VEDVIK	5804 DIVINE ST	MADISON, WI 53718	\$231.97
081035302025	5807	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AL-URAIKY ALI	AL-DOORI FATIMAH	5807 DIVINE ST	MADISON, WI 53718	\$231.97
081035302033	5811	Divine St	Linden 'Sweet Street' (Tilia americana 'Kromm')	CIPRIANO SAMUEL	ANDERSON SYDNEY	5811 DIVINE ST	MADISON, WI 53718	\$231.97
081035302033	5811	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CIPRIANO SAMUEL	ANDERSON SYDNEY	5811 DIVINE ST	MADISON, WI 53718	\$231.97
081035307124	5812	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MENZEL CODY		5812 DIVINE STREET	MADISON, WI 53718	\$231.97
081035307124	5812	Divine St	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	MENZEL CODY		5812 DIVINE STREET	MADISON, WI 53718	\$231.97
081035302041	5815	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SALZMAN, PAIGE	& BRANDON SALZMAN	5815 DIVINE ST	MADISON, WI 53718	\$231.97
081035302041	5815	Divine St	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	SALZMAN, PAIGE	& BRANDON SALZMAN	5815 DIVINE ST	MADISON, WI 53718	\$231.97
081035307116	5816	Divine St	Swamp White Oak (Quercus bicolor)	HIRSCHHORN, JOEL	& ANGELA HIRSCHHORN	5816 DIVINE ST	MADISON, WI 53718	\$231.97
081035302059	5819	Divine St	Linden 'Sweet Street' (Tilia americana 'Kromm')	ELDON LAND DEVELOPMENT	LLC	135 W MAIN ST # 207	STOUGHTON, WI 53589	\$231.97
081035302059	5819	Divine St	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	ELDON LAND DEVELOPMENT	LLC	135 W MAIN ST # 207	STOUGHTON, WI 53589	\$231.97
081035307108	5820	Divine St	Hackberry (Celtis occidentalis)	MATTMILLER, CLAIRE	& ZACHARY ERICKSON	5820 DIVINE ST	MADISON, WI 53718	\$231.97

081035302067	5823	Divine St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	DIALLO, THIEMO	& AISSATOU SOW	5823 DIVINE ST	MADISON, WI 53718	\$231.97
081035302067	5823	Divine St	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	DIALLO, THIEMO	& AISSATOU SOW	5823 DIVINE ST	MADISON, WI 53718	\$231.97
081035307091	5824	Divine St	Swamp White Oak (Quercus bicolor)	BRANDT BRYAN C.	HANSEN MCKENNA M.	5824 DIVINE ST	MADISON, WI 53718	\$231.97
081035302075	5827	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	BAH, MAMADOU	& SAWDATOU BAH	5827 DIVINE ST	MADISON, WI 53718	\$231.97
081035307083	5828	Divine St	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KRUEGER, LUKE		5828 DIVINE ST	MADISON, WI 53718	\$231.97
081035307083	5828	Divine St	Hackberry (Celtis occidentalis)	KRUEGER, LUKE		5828 DIVINE ST	MADISON, WI 53718	\$231.97
070932406270	4330	Doncaster Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PROBANDT, COLE F		4330 DONCASTER DR	MADISON, WI 53711-3718	\$231.97
070821214099	517	Dragon Willow Ln	Swamp White Oak (Quercus bicolor)	SINGH, NITESHKUMAR L	DIVYA N SINGH	517 DRAGON WILLOW LN	MIDDLETON, WI 53562	\$231.97
070821214099	517	Dragon Willow Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SINGH, NITESHKUMAR L	DIVYA N SINGH	517 DRAGON WILLOW LN	MIDDLETON, WI 53562	\$231.97
070821214099	517	Dragon Willow Ln	Hackberry (Celtis occidentalis)	SINGH, NITESHKUMAR L	DIVYA N SINGH	517 DRAGON WILLOW LN	MIDDLETON, WI 53562	\$231.97
070821214099	517	Dragon Willow Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	SINGH, NITESHKUMAR L	DIVYA N SINGH	517 DRAGON WILLOW LN	MIDDLETON, WI 53562	\$231.97
070821214081	521	Dragon Willow Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	TRAUN, DEAN & CARMEN		521 DRAGON WILLOW LANE	MIDDLETON, WI 53562	\$231.97
070822208041	8544	Elderberry Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON PARKS	JUNCTION RIDGE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070822208041	8544	Elderberry Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON PARKS	JUNCTION RIDGE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070822208041	8544	Elderberry Rd	Ironwood (Ostrya virginiana)	CITY OF MADISON PARKS	JUNCTION RIDGE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070822208041	8544	Elderberry Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON PARKS	JUNCTION RIDGE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
081035310010	5706	Eternity Dr	Multiple	SCHAEFER DANIEL A &		5706 Eternity Dr	MADISON, WI 53713-4663	\$521.93

081035310028	5708	Eternity Dr	Multiple	DANE BUILDING CONCEPTS LLC		5708 Eternity Dr	MADISON, WI 53713-4663	\$521.93
081035310036	5714	Eternity Dr	Multiple	DANE BUILDING CONCEPTS LLC		5714 Eternity Dr	MADISON, WI 53713-4663	\$521.93
081035310044	5716	Eternity Dr	Multiple	DANE BUILDING CONCEPTS LLC		5716 Eternity Dr	MADISON, WI 53713-4663	\$521.93
060812311110	6809	Fairhaven Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6811	Fairhaven Rd	Yellow-Poplar (Liriodendron tulipifera)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6813	Fairhaven Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6815	Fairhaven Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
070920303115	4925	Fond Du Lac Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MIALIK, MATTHEW R	HEATHER J MIALIK	4925 FOND DU LAC TRL	MADISON, WI 53705-4816	\$231.97
071002410175	302	Galileo Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	STANEK, ANDREW &		302 GALILEO DR	MADISON, WI 53718	\$231.97
071002410175	302	Galileo Dr	Yellow-Poplar (Liriodendron tulipifera)	STANEK, ANDREW &		302 GALILEO DR	MADISON, WI 53718	\$231.97
071002410175	302	Galileo Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	STANEK, ANDREW &		302 GALILEO DR	MADISON, WI 53718	\$231.97
071002418476	303	Galileo Dr	Yellow-Poplar (Liriodendron tulipifera)	LUCE JOSHUA	WATSON DANIELLE	303 GALILEO DR	MADISON, WI 53718	\$231.97
060802203096	2	Glacial Groove Ct	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203096	2	Glacial Groove Ct	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203096	2	Glacial Groove Ct	Hackberry (Celtis occidentalis)	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203096	2	Glacial Groove Ct	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203096	2	Glacial Groove Ct	Linden 'American Sentry' (Tilia americana 'McSentry')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97

060802203096	2	Glacial Groove Ct	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Chinkapin Oak (Quercus muehlenbergii)	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Elm 'New Horizon' (Ulmus 'New Horizon')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203103	10	Glacial Groove Ct	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
070829419138	10205	Hazy Sky Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HAMMOND, CHRISTOPHER M	& CHRISTINE M HAMMOND	10205 HAZY SKY PKWY	VERONA, WI 53593	\$231.97
070829419162	10211	Hazy Sky Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	OTT JOHN J	DEES SAMANTHA D	10211 HAZY SKY PARKWAY	VERONA, WI 53593	\$231.97
070829419162	10211	Hazy Sky Pkwy	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	OTT JOHN J	DEES SAMANTHA D	10211 HAZY SKY PARKWAY	VERONA, WI 53593	\$231.97
070829418297	10305	Hazy Sky Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829418297	10305	Hazy Sky Pkwy	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829418297	10305	Hazy Sky Pkwy	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829418297	10305	Hazy Sky Pkwy	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829418297	10305	Hazy Sky Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97

070829418297	10305	Hazy Sky Pkwy	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829418297	10305	Hazy Sky Pkwy	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON PARKS	OLD TIMBER PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829412091	10330	Hazy Sky Pkwy	Hackberry (Celtis occidentalis)	BAUTISTA DE OLEO, HOCHI F	& MILDRED BAUTISTA	10330 HAZY SKY PKWY	VERONA, WI 53593	\$231.97
071002314187	410	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MIAH NOYON		410 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315101	411	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	DOTY CAROLINE	MINISCE ALLISON	411 HERCULES TRAIL	MADISON, WI 53718	\$231.97
071002315101	411	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	DOTY CAROLINE	MINISCE ALLISON	411 HERCULES TRAIL	MADISON, WI 53718	\$231.97
071002314195	414	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	BAKER, JAMISON	KABAO BAKER	414 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315094	415	Hercules Trl	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	FENILI, CASSI		415 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315094	415	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FENILI, CASSI		415 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314202	418	Hercules Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	XIONG, KALIA	& BILLY HER	418 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315086	419	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	KILLEBREW, KATHRYN		419 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314210	422	Hercules Trl	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	MOJICA, ANGELICA	& JENNIFER MOJICA	422 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315078	423	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	WODZINSKI, PATRICK	& ELIZABETH WODZINSKI	423 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314228	426	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BALLWEG, JACOB	& SARA KHAN	426 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315060	427	Hercules Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	POLARIS REAL ESTATE	HOLDINGS LLC	450 MEMORIAL BLVD # 9	BAYONNE, NJ 7002	\$231.97
071002314236	430	Hercules Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	JACKSON, GARRETT &		430 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315052	431	Hercules Trl	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	NIEMI, KRISTIN	& CARL SCHNEIDER	431 HERCULES TRL	MADISON, WI 53718	\$231.97

071002314244	434	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	ROTHGEB, JONATHAN	& MEGAN BLAND-ROTHGEB	434 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314244	434	Hercules Trl	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	ROTHGEB, JONATHAN	& MEGAN BLAND-ROTHGEB	434 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315044	435	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MUKENDI, MICHEL		435 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315036	439	Hercules Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PICHON-MARTINEZ,	& ALEXIS PICHON-MARTINEZ	439 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314301	440	Hercules Trl	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	GRAHAM, JANE	& WESLEY PARKER	440 HERCULES TRL	MADISON, WI 53718	\$231.97
071002315028	443	Hercules Trl	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SVAGLIC, TERRY	JAMES CHIOLINO	443 HERCULES TRL	MADISON, WI 53718	\$231.97
071002314319	444	Hercules Trl	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PITT, TRISTAN J	& CASSANDRA D BOSTIC	444 HERCULES TRL	MADISON, WI 53718	\$231.97
060802203062	2809	Hickory Ridge Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	VROOMAN, KYLE	LUKE VROOMAN	2809 HICKORY RIDGE RD	MADISON, WI 53719	\$231.97
060802203054	2815	Hickory Ridge Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	SHUBAK, CHRISTOPHER M	BETTY J SHUBAK	2815 HICKORY RIDGE RD	MADISON, WI 53719	\$231.97
060802203046	2821	Hickory Ridge Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CAROLFI, NICOLE	& LOU ELSON	2821 HICKORY RIDGE RD	MADISON, WI 53719	\$231.97
070929208019	435	Hilton Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MUELLER, EDWARD J	& MARY V LALIME	435 HILTON DR	MADISON, WI 53711-1150	\$231.97
070929208019	435	Hilton Dr	Chinkapin Oak (Quercus muehlenbergii)	MUELLER, EDWARD J	& MARY V LALIME	435 HILTON DR	MADISON, WI 53711-1150	\$231.97
070820106073	10410	Hollow Aspen Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MACIAS LOUIS V	MACIAS JAMIE M	10410 HOLLOW ASPEN LANE	VERONA, WI 53593	\$231.97
070820106073	10410	Hollow Aspen Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MACIAS LOUIS V	MACIAS JAMIE M	10410 HOLLOW ASPEN LANE	VERONA, WI 53593	\$231.97
070820106081	10414	Hollow Aspen Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	LANDON TR, THOMAS ROBERT		10414 HOLLOW ASPEN LN	VERONA, WI 53593	\$231.97
070820106099	10418	Hollow Aspen Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	MCELVANNA & MARSMAN		10418 HOLLOW ASPEN LN	VERONA, WI 53593	\$231.97
060802302054	3046	Interlaken Pass	Hackberry (Celtis occidentalis)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97

060802302054	3046	Interlaken Pass	Swamp White Oak (Quercus bicolor)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802302054	3046	Interlaken Pass	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802302054	3046	Interlaken Pass	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081031223118	1921	Kropf Ave	Elm 'New Harmony' (Ulmus americana 'New Harmony')	BRYLSKI, STEFAN J		1921 KROPF AVE	MADISON, WI 53704-4005	\$231.97
070828313232	801	Lady Bug Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SAMUELSON, ERIC		801 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313232	801	Lady Bug Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SAMUELSON, ERIC		801 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322019	802	Lady Bug Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	O'CONNOR, NICOLE	ALEX JAMES O'CONNOR	802 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322019	802	Lady Bug Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'CONNOR, NICOLE	ALEX JAMES O'CONNOR	802 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313224	807	Lady Bug Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	PINO, GABRIELLE ARANDA	& KYLE BERNSTEIN	807 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322035	810	Lady Bug Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	HINTZ, JACKSON C	& NATALIE A HINTZ	810 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313216	813	Lady Bug Ln	Chinkapin Oak (Quercus muehlenbergii)	SHAHI, SOM RAJ	& RUPA SHAH	813 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313208	819	Lady Bug Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRANZ, LAURA		819 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322069	822	Lady Bug Ln	Chinkapin Oak (Quercus muehlenbergii)	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
070828313191	825	Lady Bug Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	KECK, NOAH		825 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322085	830	Lady Bug Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
070828313183	831	Lady Bug Ln	Hackberry (Celtis occidentalis)	HUNTER, BRAD		831 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322093	834	Lady Bug Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97

070828313175	837	Lady Bug Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	ARIFUZZAMAN, MD	& KHADIJATUL KOBRA	837 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313175	837	Lady Bug Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ARIFUZZAMAN, MD	& KHADIJATUL KOBRA	837 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313175	837	Lady Bug Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	ARIFUZZAMAN, MD	& KHADIJATUL KOBRA	837 LADY BUG LN	VERONA, WI 53593	\$231.97
070828313175	837	Lady Bug Ln	Chinkapin Oak (Quercus muehlenbergii)	ARIFUZZAMAN, MD	& KHADIJATUL KOBRA	837 LADY BUG LN	VERONA, WI 53593	\$231.97
070828322100	838	Lady Bug Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
070828322118	842	Lady Bug Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LOEFFELHOLZ, MARK		6909 RAYWOOD RD	MONONA, WI 53713	\$231.97
070828322118	842	Lady Bug Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	LOEFFELHOLZ, MARK		6909 RAYWOOD RD	MONONA, WI 53713	\$231.97
070821305020	215	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Elm 'New Horizon' (Ulmus 'New Horizon')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97

070821305020	215	Lakota Way	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Elm 'New Horizon' (Ulmus 'New Horizon')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Swamp White Oak (Quercus bicolor)	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Elm 'New Horizon' (Ulmus 'New Horizon')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Elm 'New Horizon' (Ulmus 'New Horizon')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821305020	215	Lakota Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	PARAGON PLACE AT BEAR CLA	660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97

070821313015	220	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Honeylocust 'Street Keeper' (Gleditsia triacanthos 'Draves')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Linden 'Sweet Street' (Tilia americana 'Kromm')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Hackberry (Celtis occidentalis)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Swamp White Oak (Quercus bicolor)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Swamp White Oak (Quercus bicolor)	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070821313015	220	Lakota Way	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	PARAGON PLACE AT BEAR CLA		660 W. RIDGEVIEW DRIVE	APPLETON, WI 54911	\$231.97
070820111022	417	Lush Woods Trl	Katsura Tree (Cercidiphyllum japonicum)	CHAYA, MAHESWARA	& ANNAMMA CHAYA	417 LUSH WOODS TRL	VERONA, WI 53593	\$231.97
070820110173	418	Lush Woods Trl	Ironwood (Ostrya virginiana)	UPPALA YATHISH B	UPPALA KEERTHI P	418 LUSH WOODS TRL	VERONA, WI 53593	\$231.97
060812337017	4002	Manchester Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4002	Manchester Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4002	Manchester Rd	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97

060812337017	4002	Manchester Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4002	Manchester Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4020	Manchester Rd	Chinkapin Oak (Quercus muehlenbergii)	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4024	Manchester Rd	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4028	Manchester Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4032	Manchester Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4038	Manchester Rd	Yellow-Poplar (Liriodendron tulipifera)	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4062	Manchester Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4068	Manchester Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4071	Manchester Rd	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4071	Manchester Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4071	Manchester Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4071	Manchester Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4072	Manchester Rd	Chinkapin Oak (Quercus muehlenbergii)	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4073	Manchester Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4075	Manchester Rd	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	4077	Manchester Rd	Chinkapin Oak (Quercus muehlenbergii)	FRED-MAPLE GROVE HC LLC	789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97

060812337017	4078	Manchester Rd	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	4080	Manchester Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337025	3730	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060812337025	3730	Maple Grove Dr	Hackberry (Celtis occidentalis)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060812337025	3730	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060812320062	3824	Maple Grove Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Yellow-Poplar (Liriodendron tulipifera)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97

060812320062	3824	Maple Grove Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3824	Maple Grove Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3836	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3836	Maple Grove Dr	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3836	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3836	Maple Grove Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320062	3836	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812320054	3864	Maple Grove Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97
060812320054	3864	Maple Grove Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97
060812320054	3864	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97
060812320054	3864	Maple Grove Dr	Hackberry (Celtis occidentalis)	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97
060812320054	3864	Maple Grove Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97

060812320054	3864	Maple Grove Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	COPPER CREEK APTS LLC	ATTN FORWARD MNGMT	826 NORTH STAR DR	MADISON, WI 53718	\$231.97
070820112187	415	N Sugar Maple Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	TANCILL, NICHOLAS JAMES	& ALLY JANE GUSTKE	415 N SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070820111171	418	N Sugar Maple Ln	Katsura Tree (Cercidiphyllum japonicum)	NAGA, ROHAN C K B V	& LAXMI D MADISETTY	418 N SUGAR MAPLE LN	MADISON, WI 53593	\$231.97
070820112179	419	N Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	DAS SUJOY & MADHUMITA		419 N. SUGAR MAPLE LANE	VERONA, WI 53593	\$231.97
070820112161	423	N Sugar Maple Ln	Katsura Tree (Cercidiphyllum japonicum)	PUNDKAR GAJANAN	KOTATE NAMRATA	423 N. SUGAR MAPLE LANE	VERONA, WI 53593	\$231.97
070820111155	426	N Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MARTIN, PRAGNA	& BENJAMIN LEVI MARTIN	426 N SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070820112153	427	N Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	KUMAR, RITESH		427 N SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070820111147	430	N Sugar Maple Ln	Ironwood (Ostrya virginiana)	ESSER, PETERSON JOHN	& KARA RAE STENSETH	430 N SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070820112145	431	N Sugar Maple Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	COBURN, RACHEL	& EVEN HEINTZ	431 N SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
080925110150	1422	Nevada Rd	Chinkapin Oak (Quercus muehlenbergii)	WILLIAMS, LOGAN	ALLISON WILLIAMS	1422 NEVADA RD	MADISON, WI 53704	\$231.97
070829419170	807	Old Timber Pass	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	LUND, AMANDA ELIZABETH	KELLEN JAMES LUND	807 OLD TIMBER PASS	VERONA, WI 53593	\$231.97
070829419188	811	Old Timber Pass	Yellow-Poplar (Liriodendron tulipifera)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070829419188	811	Old Timber Pass	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070829419188	811	Old Timber Pass	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070829418354	840	Old Timber Pass	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SADIQUE, JASIM	& KARLA ESBONA	840 OLD TIMBER PASS	VERONA, WI 53593	\$231.97
070829422107	909	Old Timber Pass	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	WALDSCHMIDT, BRENNAN		909 OLD TIMBER PASS	VERONA, WI 53593	\$231.97
070829418396	916	Old Timber Pass	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	JOHNSON, MICHELLE L	JAY A JOHNSON	916 OLD TIMBER PASS	VERONA, WI 53593	\$231.97

071027401050	4035	Owl Creek Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ISTHMUS ENGINEERING &	MANUFACTURING COOPERATIVE	4035 OWL CREEK DR	MADISON, WI 53718	\$231.97
071027401050	4035	Owl Creek Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioica 'Espresso')	ISTHMUS ENGINEERING &	MANUFACTURING COOPERATIVE	4035 OWL CREEK DR	MADISON, WI 53718	\$231.97
071002410159	301	Peterson St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BENSON, MEGHAN L	& TYLER S KINDERMANN	301 PETERSON ST	MADISON, WI 53718	\$231.97
071002410159	301	Peterson St	Yellow-Poplar (Liriodendron tulipifera)	BENSON, MEGHAN L	& TYLER S KINDERMANN	301 PETERSON ST	MADISON, WI 53718	\$231.97
071002410159	301	Peterson St	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	BENSON, MEGHAN L	& TYLER S KINDERMANN	301 PETERSON ST	MADISON, WI 53718	\$231.97
071002410141	303	Peterson St	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	DE BROUX, SCOTT THOMAS	& ANN MARGARET DE	303 PETERSON ST	MADISON, WI 53718	\$231.97
071002410133	305	Peterson St	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	ACKER, ERIC & SARAH		305 PETERSON ST	MADISON, WI 53718	\$231.97
071002410125	307	Peterson St	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LOWRY, SHAWN	& MAUREEN RADTKE	307 PETERSON ST	MADISON, WI 53718	\$231.97
071002410125	307	Peterson St	Yellow-Poplar (Liriodendron tulipifera)	LOWRY, SHAWN	& MAUREEN RADTKE	307 PETERSON ST	MADISON, WI 53718	\$231.97
070828316484	901	Quaking Aspen Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	WRIGHT JR, STEVEN		901 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316484	901	Quaking Aspen Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	WRIGHT JR, STEVEN		901 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316484	901	Quaking Aspen Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	WRIGHT JR, STEVEN		901 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316476	905	Quaking Aspen Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	TAYLOR, MEGAN M		905 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316476	905	Quaking Aspen Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	TAYLOR, MEGAN M		905 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316468	909	Quaking Aspen Rd	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	NACLERIO III, GEORGE	& MARCELLA NACLERIO	909 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316468	909	Quaking Aspen Rd	Linden 'American Sentry' (Tilia americana 'McSentry')	NACLERIO III, GEORGE	& MARCELLA NACLERIO	909 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316450	913	Quaking Aspen Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	YE, SHA & FEI &	SUMITERU & TAKEHIKO MORI	913 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97

070828316442	917	Quaking Aspen Rd	Katsura Tree (Cercidiphyllum japonicum)	POULL, PETER	& HANNAH STAMPA	917 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316434	921	Quaking Aspen Rd	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	D'ORAZIO, ALISSA		921 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316434	921	Quaking Aspen Rd	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	D'ORAZIO, ALISSA		921 QUAKING ASPEN RD	VERONA, WI 53593	\$231.97
070828316426	925	Quaking Aspen Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MATHE MAYUR	MISHRA PRATIKSHA	925 QUAKING ASPEN ROAD	VERONA, WI 53593	\$231.97
070828316426	925	Quaking Aspen Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MATHE MAYUR	MISHRA PRATIKSHA	925 QUAKING ASPEN ROAD	VERONA, WI 53593	\$231.97
060802204010	7583	Raymond Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Hackberry (Celtis occidentalis)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Swamp White Oak (Quercus bicolor)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Swamp White Oak (Quercus bicolor)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97

060802204010	7583	Raymond Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Chinkapin Oak (Quercus muehlenbergii)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802204010	7583	Raymond Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
060802203088	7803	Raymond Rd	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203088	7803	Raymond Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203088	7807	Raymond Rd	Hackberry (Celtis occidentalis)	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
060802203088	7813	Raymond Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ESKER APARTMENTS		1910 HAWKS RIDGE DR # 322	VERONA, WI 53593	\$231.97
070828436076	560	Redan Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	HEWITT, DONALD JOHN	& KERMIT KARL HECKERT	560 REDA DR	VERONA, WI 53593	\$231.97
070828436076	560	Redan Dr	Yellow-Poplar (Liriodendron tulipifera)	HEWITT, DONALD JOHN	& KERMIT KARL HECKERT	560 REDA DR	VERONA, WI 53593	\$231.97
070828436084	562	Redan Dr	Chinkapin Oak (Quercus muehlenbergii)	Withheld pursuant to sec.	Withheld pursuant to sec.	562 REDAN DRIVE	VERONA, WI 53593	\$231.97
060812337017	6717	Rockstream Dr	Chinkapin Oak (Quercus muehlenbergii)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6721	Rockstream Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6725	Rockstream Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6729	Rockstream Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6735	Rockstream Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6737	Rockstream Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6741	Rockstream Dr	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97

060812337017	6741	Rockstream Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6747	Rockstream Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6749	Rockstream Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812337017	6753	Rockstream Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6831	Rockstream Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6833	Rockstream Dr	Hackberry (Celtis occidentalis)	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6837	Rockstream Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812311110	6837	Rockstream Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FRED-MAPLE GROVE HC LLC		789 N WATER ST # 200	MILWAUKEE, WI 53202	\$231.97
060812319130	6915	Rockstream Dr	Yellow-Poplar (Liriodendron tulipifera)	SHERRARD, DAVID A	LISA M SHERRARD	1 WILLOWBROOK CT	MADISON, WI 53719	\$231.97
060812319130	6915	Rockstream Dr	Hackberry (Celtis occidentalis)	SHERRARD, DAVID A	LISA M SHERRARD	1 WILLOWBROOK CT	MADISON, WI 53719	\$231.97
060812319130	6915	Rockstream Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	SHERRARD, DAVID A	LISA M SHERRARD	1 WILLOWBROOK CT	MADISON, WI 53719	\$231.97
060812319148	6919	Rockstream Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	GASPER, MYLES	& MARLEE GASPER	6919 ROCKSTREAM DR	MADISON, WI 53719	\$231.97
081016202179	6551	Ronald Reagan Ave	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Elm 'New Horizon' (Ulmus 'New Horizon')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97

081016202179	6551	Ronald Reagan Ave	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Elm 'New Horizon' (Ulmus 'New Horizon')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Elm 'New Horizon' (Ulmus 'New Horizon')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Elm 'New Horizon' (Ulmus 'New Horizon')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
081016202179	6551	Ronald Reagan Ave	Elm 'New Horizon' (Ulmus 'New Horizon')	O'NEILL PROPERTIES LLC		3502 DENNETT DR # 402	MADISON, WI 53714	\$231.97
070816313179	9705	Shadow Ridge Trl	Chinkapin Oak (Quercus muehlenbergii)	POTRZEBOWSKI, MATTHEW J	KELLY M POTRZEBOWSKI	9705 SHADOW RIDGE TRL	MIDDLETON, WI 53562-5607	\$231.97
070813328220	14	Shea Ct	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BROIHAHN, FREDERICK &		14 SHEA CT	MADISON, WI 53717-1191	\$231.97
070928105414	510	Sheldon St	REPL TO BE DETERMINED (TBD)	CARR JONES LIVING TRUST		510 SHELTON ST	MADISON, WI 53711-1947	\$231.97
070821214122	9916	Shining Willow St	Swamp White Oak (Quercus bicolor)	HARVEY, MICHAEL C	AMANDA T HARVEY	9916 SHINING WILLOW ST	MIDDLETON, WI 53562	\$231.97
070821214114	9920	Shining Willow St	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	SATHER, WILLIAM A	& SUSAN L SATHER	9920 SHINING WILLOW ST	MIDDLETON, WI 53562	\$231.97

070828204019	9901	Silicon Prairie Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Katsura Tree (Cercidiphyllum japonicum)	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
070828204019	9901	Silicon Prairie Pkwy	Ironwood (Ostrya virginiana)	EXTREME ENGINEERING	SOLUTIONS INC	9901 SILICON PRAIRIE PKY	VERONA, WI 53593	\$231.97
071002445015	6104	Stoney Oak Ln	Chinkapin Oak (Quercus muehlenbergii)	ERAAS, SHANE		6104 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445023	6108	Stoney Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MCQUADE, EMILY	SHANE MCQUADE	6108 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445031	6112	Stoney Oak Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	DE BROUX, GRACIE ANN		6112 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445049	6116	Stoney Oak Ln	Yellow-Poplar (Liriodendron tulipifera)	HATLEBERG, JILL		6116 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445057	6120	Stoney Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	PAUL, JENNIFER	& MICHAEL PAUL	6120 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445065	6124	Stoney Oak Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	HATHEWAY, MICHELLE LEROY	& ALEXANDER HATHEWAY	6124 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445073	6128	Stoney Oak Ln	Yellow-Poplar (Liriodendron tulipifera)	PALMER, MONICA	& MICAH PALMER	6128 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445081	6132	Stoney Oak Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FABIAN, KENNETH W	TAMRA J FABIAN	6132 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445106	6140	Stoney Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BROOKS, BRYAN		6140 STONEY OAK LN	MADISON, WI 53718	\$231.97

071002445114	6144	Stoney Oak Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	COTA, CHRISTOPHER	& TAYLOR A COTA	6144 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002410167	6145	Stoney Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FINDLAY, BRIAN		6145 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445122	6148	Stoney Oak Ln	Yellow-Poplar (Liriodendron tulipifera)	CINK, CATHERINE S	FRANK DAVIS	6148 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445130	6152	Stoney Oak Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	AKTER, SONIA	NOYON MIAH	6152 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445156	6160	Stoney Oak Ln	Yellow-Poplar (Liriodendron tulipifera)	FLECKNER, SAMANTHA SUE	& ANDREW SCHLEY	6160 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445156	6160	Stoney Oak Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	FLECKNER, SAMANTHA SUE	& ANDREW SCHLEY	6160 STONEY OAK LN	MADISON, WI 53718	\$231.97
071002445156	6160	Stoney Oak Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	FLECKNER, SAMANTHA SUE	& ANDREW SCHLEY	6160 STONEY OAK LN	MADISON, WI 53718	\$231.97
070829104250	252	Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Hackberry (Celtis occidentalis)	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Swamp White Oak (Quercus bicolor)	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97

070829104250	252	Sugar Maple Ln	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829104250	252	Sugar Maple Ln	Ginkgo 'Princeton Sentry' (Ginkgo biloba 'Princeton Sentry')	CITY OF MADISON PARKS	SUGAR MAPLE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070829112112	505	Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070828304249	749	Sugar Maple Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703	\$231.97
070828304249	749	Sugar Maple Ln	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703	\$231.97
070828304249	749	Sugar Maple Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703	\$231.97
070828304231	803	Sugar Maple Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ANDERSON, TRACEY & SCOTT		803 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304223	807	Sugar Maple Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	YUAN BO	CAI ZHEN	807 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304215	811	Sugar Maple Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ZARUBA, ZACH THOMAS	& CASSIDY NICOLE ZARUBA	811 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304207	815	Sugar Maple Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	EICHORST, JARED M	& MADISON B SOLDER	815 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304190	819	Sugar Maple Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SHAO, SHUAI	& NGAN NGO	819 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304182	823	Sugar Maple Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	UNNITHAN, RACHNA	SEAN PATRICK RINELLA	823 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828313258	824	Sugar Maple Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	HORVATH, MAXWELL RYAN	& MARLENA GRACE SMITH	824 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304174	827	Sugar Maple Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LONNBORG, MIKE		827 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828313266	828	Sugar Maple Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	CROCHET, BENNET		828 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304166	831	Sugar Maple Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SAKHALKAR, ARATI	& YASH AJIT MEHTA	831 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97

070828313274	832	Sugar Maple Ln	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	GARCIA, KRISTINA	& STEPHEN CZERWINSKI	832 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304158	833	Sugar Maple Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	RIZNER, MICHAEL T	& ANGELA M RIZNER	833 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304158	833	Sugar Maple Ln	Yellow-Poplar (Liriodendron tulipifera)	RIZNER, MICHAEL T	& ANGELA M RIZNER	833 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828304158	833	Sugar Maple Ln	Chinkapin Oak (Quercus muehlenbergii)	RIZNER, MICHAEL T	& ANGELA M RIZNER	833 SUGAR MAPLE LN	VERONA, WI 53593	\$231.97
070828318092	9602	Summer Willow Ln	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	AL DOORI, ANAS M	& NOSHA DIB	9602 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318092	9602	Summer Willow Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	AL DOORI, ANAS M	& NOSHA DIB	9602 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318092	9602	Summer Willow Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AL DOORI, ANAS M	& NOSHA DIB	9602 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319074	9603	Summer Willow Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	ARMENTROUT, JORDAN	& MAUREEN ARMENTROUT	9603 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319074	9603	Summer Willow Ln	Chinkapin Oak (Quercus muehlenbergii)	ARMENTROUT, JORDAN	& MAUREEN ARMENTROUT	9603 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319074	9603	Summer Willow Ln	Linden 'American Sentry' (Tilia americana 'McSentry')	ARMENTROUT, JORDAN	& MAUREEN ARMENTROUT	9603 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318109	9606	Summer Willow Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	FOX, MATTHEW & SARAH		9606 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319066	9607	Summer Willow Ln	Hackberry (Celtis occidentalis)	ANNEKALLA, PEDDA RAMI	& SUNITHA KARNATI	9607 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318117	9610	Summer Willow Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	HETELLE, JOEL	& ALYSHA HETELLE	9610 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319058	9611	Summer Willow Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	KRAEMER, JAMES	& DIANE KRAEMER	9611 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318125	9614	Summer Willow Ln	Hackberry (Celtis occidentalis)	BARR, GREGORY	& ALICE CLAUSS	9614 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319032	9615	Summer Willow Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LIU, QIMING	& HAIYING CHEN	9619 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319040	9615	Summer Willow Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	TRUSTEES, OR THEIR SUCCES		9615 SUMMER WILLOW LANE	VERONA, WI 53593	\$231.97

070828318133	9618	Summer Willow Ln	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	HAAS TRUST, KATHLEEN M		9618 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319032	9619	Summer Willow Ln	Yellow-Poplar (Liriodendron tulipifera)	LIU, QIMING & HAIYING CHEN		9619 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318141	9622	Summer Willow Ln	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	ATHERTON, MICHAEL & LISA		9622 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319024	9623	Summer Willow Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	FOLEY III, MATTHEW O		9623 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828319024	9623	Summer Willow Ln	Hackberry (Celtis occidentalis)	FOLEY III, MATTHEW O		9623 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318167	9630	Summer Willow Ln	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	MESHRAM, NIRVEDH	ONIKA HARTWELL	9630 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318167	9630	Summer Willow Ln	Elm 'New Horizon' (Ulmus 'New Horizon')	MESHRAM, NIRVEDH	ONIKA HARTWELL	9630 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828318167	9630	Summer Willow Ln	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	MESHRAM, NIRVEDH	ONIKA HARTWELL	9630 SUMMER WILLOW LN	VERONA, WI 53593	\$231.97
070828314082	9725	Sunny Spring Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	THOUSAND OAKS PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828314082	9725	Sunny Spring Dr	Miyabei Maple 'State Street' (Acer miyabei 'State Street')	CITY OF MADISON PARKS	THOUSAND OAKS PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828314082	9725	Sunny Spring Dr	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON PARKS	THOUSAND OAKS PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828314082	9725	Sunny Spring Dr	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	CITY OF MADISON PARKS	THOUSAND OAKS PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828314082	9725	Sunny Spring Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CITY OF MADISON PARKS	THOUSAND OAKS PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828304132	9826	Sunny Spring Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070828304132	9826	Sunny Spring Dr	American Sweetgum (Liquidambar styraciflua)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070828433080	9304	Tawny Acorn Dr	Elm 'New Horizon' (Ulmus 'New Horizon')	MICHAELS, JAMES EDWARD	& KRISTI ANN SCHLUETER	9304 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433080	9304	Tawny Acorn Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	MICHAELS, JAMES EDWARD	& KRISTI ANN SCHLUETER	9304 TAWNY ACORN DR	VERONA, WI 53593	\$231.97

070828433072	9308	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	LIMBU DICKSHYA AND ANDREW		9308 TAWNY ACORN DRIVE	VERONA, WI 53593	\$231.97
070828433072	9308	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LIMBU DICKSHYA AND ANDREW		9308 TAWNY ACORN DRIVE	VERONA, WI 53593	\$231.97
070828436050	9311	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	REHANI, MICHAEL R		9311 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433064	9312	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	LINHART, KATIE	& JACOB GUNNAR	9312 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828436042	9315	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KUBISEK, MICHAEL		9315 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433056	9316	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	JIAO, TIANZE		9316 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828436034	9319	Tawny Acorn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	BLYTHE, EDWARD	OLIVIA BLYTHE	9319 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433030	9324	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	HUTSON, NICHOLAS	& MICHELLE RAYMOND	9324 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828436026	9325	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	STAUFFACHER, DAMON	& ROSALINDA CALDERON	9325 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433022	9328	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	EGGERT, JENNIFER	& TODD EGGERT	9328 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433022	9328	Tawny Acorn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	EGGERT, JENNIFER	& TODD EGGERT	9328 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828436018	9329	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	LONGLAIS, JARED	& LEUTRIME JUSUFI	9329 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828436018	9329	Tawny Acorn Dr	Yellow-Poplar (Liriodendron tulipifera)	LONGLAIS, JARED	& LEUTRIME JUSUFI	9329 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433014	9332	Tawny Acorn Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	KUKER, KATHERINE	& BRADLEY BREDEHOEFT	9332 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433014	9332	Tawny Acorn Dr	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	KUKER, KATHERINE	& BRADLEY BREDEHOEFT	9332 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828433014	9332	Tawny Acorn Dr	Chinkapin Oak (Quercus muehlenbergii)	KUKER, KATHERINE	& BRADLEY BREDEHOEFT	9332 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828447081	9404	Tawny Acorn Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	POUDEL, GOVINDA	& NAMRATA PHUYAL	9404 TAWNY ACORN DR	VERONA, WI 53593	\$231.97

070828447081	9404	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	POUDEL, GOVINDA	& NAMRATA PHUYAL	9404 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435086	9405	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	STEFFEN, MICHAEL		9405 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435086	9405	Tawny Acorn Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	STEFFEN, MICHAEL		9405 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435086	9405	Tawny Acorn Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	STEFFEN, MICHAEL		9405 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828447065	9412	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	LU, LINQI		9412 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435078	9413	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	BAUSCHKA, CHRISTOPHER	& LINDA YANG	9413 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828447057	9416	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	FOSTER, KATHERINE		9416 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435060	9417	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	KAPOOR, SHIVANI & ARUN		9417 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828447049	9420	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	LOEFFELHOLZ, MARK		6909 RAYWOOD RD	MADISON, WI 53713	\$231.97
070828447023	9424	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	GUPTA, SAMEER & SWATI		9311 COBALT ST	MIDDLETON, WI 53562	\$231.97
070828447023	9428	Tawny Acorn Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	GUPTA, SAMEER & SWATI		9311 COBALT ST	MIDDLETON, WI 53562	\$231.97
070828447015	9432	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	EAST SOUTH POINT LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	\$231.97
070828447015	9432	Tawny Acorn Dr	Linden 'American Sentry' (Tilia americana 'McSentry')	EAST SOUTH POINT LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	\$231.97
070828447015	9432	Tawny Acorn Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	EAST SOUTH POINT LLC		6801 SOUTH TOWNE DR	MADISON, WI 53713	\$231.97
070828435044	9433	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	LOEFFELHOLZ, MARK		6909 RAYWOOD RD	MONONA, WI 53713	\$231.97
070828435036	9501	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	MAAS, STEVEN	& ANDREA MAAS	9501 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422132	9502	Tawny Acorn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	JEZUIT JOHN M.	JADHAV JYOTIKA V.	9502 TAWNY ACORN DRIVE	VERONA, WI 53593	\$231.97

070828422132	9502	Tawny Acorn Dr	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	JEZUIT JOHN M.	JADHAV JYOTIKA V.	9502 TAWNY ACORN DRIVE	VERONA, WI 53593	\$231.97
070828422132	9502	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	JEZUIT JOHN M.	JADHAV JYOTIKA V.	9502 TAWNY ACORN DRIVE	VERONA, WI 53593	\$231.97
070828435028	9505	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	FRARACCI, JENNA	& NICHOLAS FRARACCI	9505 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422140	9506	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	CZARNIAK, STEVEN J &	JACLYN SCHULTZ-CZARNIAK	9506 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435010	9509	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	WESSELL, RYAN	COURTNEY PAGENKOPF	9509 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435010	9509	Tawny Acorn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	WESSELL, RYAN	COURTNEY PAGENKOPF	9509 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828435010	9509	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	WESSELL, RYAN	COURTNEY PAGENKOPF	9509 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422158	9510	Tawny Acorn Dr	Swamp White Oak (Quercus bicolor)	INSOLIA, SPENCER	& BETH SILVER	9510 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422166	9514	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	RADKE, MARK		9514 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422174	9518	Tawny Acorn Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MEYER, JACOB L	& GINA E MEYER	9518 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422174	9518	Tawny Acorn Dr	Hackberry (Celtis occidentalis)	MEYER, JACOB L	& GINA E MEYER	9518 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828422182	9522	Tawny Acorn Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SCHIELDT, RACHAEL	& DAKOTAH BARNES	9522 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828318232	9621	Tawny Acorn Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	BURMEISTER, ASHLEY MARIE	CARL STANLEY BURMEISTER	9621 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070828318208	9635	Tawny Acorn Dr	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	SUCHY, BRIAN & MARIA		9635 TAWNY ACORN DR	VERONA, WI 53593	\$231.97
070820110024	419	Tawny Elm Pkwy	Yellow-Poplar (Liriodendron tulipifera)	MAENG, GEUNHO	& EUNHEON KIM	419 TAWNY ELM PKWY	VERONA, WI 53593	\$231.97
070820107104	428	Tawny Elm Pkwy	Chinkapin Oak (Quercus muehlenbergii)	GAUTAM, NAGSEN	PREETI MADHUR	428 TAWNY ELM PKWY	VERONA, WI 53593	\$231.97
070820107104	428	Tawny Elm Pkwy	Elm 'New Horizon' (Ulmus 'New Horizon')	GAUTAM, NAGSEN	PREETI MADHUR	428 TAWNY ELM PKWY	VERONA, WI 53593	\$231.97

070820110058	431	Tawny Elm Pkwy	Hackberry (Celtis occidentalis)	JINDAL RITI		3813 SILVERBELL RD	VERONA, WI 53593	\$231.97
070820107097	432	Tawny Elm Pkwy	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	AHMAD, TAUSEEF	SASHA MALIK	432 TAWNY ELM PKWY	VERONA, WI 53593	\$231.97
071026302093	5525	Tradesmen Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
071026302093	5525	Tradesmen Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	ACKY-LIKEWISE TRADESMAN 1	LLC	1600 UTICA AVE S 9TH FLR	ST LOUIS PARK, MN 55416	\$231.97
070820108110	10401	Velvet Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	MEDSKER, DAVID & DEBORAH		10401 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108110	10401	Velvet Willow Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	MEDSKER, DAVID & DEBORAH		10401 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108110	10401	Velvet Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	MEDSKER, DAVID & DEBORAH		10401 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108102	10405	Velvet Willow Rd	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	GEHL CAREY M		10405 VELVET WILLOW ROAD	VERONA, WI 53593	\$231.97
070820108095	10409	Velvet Willow Rd	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	NI, KONG BIN KAI	& OI WA TUNG	10409 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107120	10410	Velvet Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	WANG BU	XI XIAONING	10410 VELVET WILLOW ROAD	VERONA, WI 53593	\$231.97

070820108087	10413	Velvet Willow Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	MOLEDINA, SAAHIL	& ZAIB JIWANI	10413 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107138	10414	Velvet Willow Rd	Chinkapin Oak (Quercus muehlenbergii)	BLUME, JENNIFER ANN	& BRYAN PATRICK BLUME	10414 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108079	10417	Velvet Willow Rd	Chinkapin Oak (Quercus muehlenbergii)	CHEN, SIKAI	& YUE LENG	10417 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107146	10418	Velvet Willow Rd	Elm 'New Horizon' (Ulmus 'New Horizon')	JENSEN, KACIE	& JAMES PATRICK JENSEN	10418 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107154	10422	Velvet Willow Rd	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	ADAMS, ANDREW	& KAITLYN ADAMS	10422 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108053	10425	Velvet Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	PARK, KENGJEUN	& DONGEUN KWAK	10425 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107162	10426	Velvet Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	TRAN, HENRY	NINI TRAN	10426 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107162	10426	Velvet Willow Rd	Yellow-Poplar (Liriodendron tulipifera)	TRAN, HENRY	NINI TRAN	10426 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820107162	10426	Velvet Willow Rd	Hackberry (Celtis occidentalis)	TRAN, HENRY	NINI TRAN	10426 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108045	10429	Velvet Willow Rd	Ginkgo 'Golden Colonnade' (Ginkgo biloba 'JFS-UGA2')	CHEN, YUSHEN	& JIAYUAN YANG	10429 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108037	10433	Velvet Willow Rd	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CHATTERJEE, TANMOY	& JINIA ROY	10433 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820108029	10437	Velvet Willow Rd	Chinkapin Oak (Quercus muehlenbergii)	HER, KIA	& KEVIN LANGE	10437 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820105116	10438	Velvet Willow Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SCHOLTENS, CHRISTOPHER	KELSEY SCHOLTENS	10438 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820105116	10438	Velvet Willow Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	SCHOLTENS, CHRISTOPHER	KELSEY SCHOLTENS	10438 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
070820105116	10438	Velvet Willow Rd	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SCHOLTENS, CHRISTOPHER	KELSEY SCHOLTENS	10438 VELVET WILLOW RD	VERONA, WI 53593	\$231.97
081026370289	2179	Waterfall Way	Linden 'American Sentry' (Tilia americana 'McSentry')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
081026370263	2187	Waterfall Way	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97

081026370255	2191	Waterfall Way	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	AUTUMN LAKE SFR LLC		842 FOX RUN CT, 842 FOX R	OREGON, WI 53575	\$231.97
070828422025	9401	Watts Rd	Swamp White Oak (Quercus bicolor)	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
070820109019	10321	White Fox Ln	London Planetree 'Exclamation' (Platanus acerfolia 'Morton Circle')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070820109019	10321	White Fox Ln	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070820109019	10321	White Fox Ln	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	CITY OF MADISON PARKS	EAGLE TRACE PARK	330 E LAKESIDE ST	MADISON, WI 53715	\$231.97
070828317127	9742	Winter Basil Dr	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	GHORI MOHAMMED	RASHID NADA	9742 WINTER BASIL DR	VERONA, WI 53593	\$231.97
070828317127	9742	Winter Basil Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	GHORI MOHAMMED	RASHID NADA	9742 WINTER BASIL DR	VERONA, WI 53593	\$231.97
070828317127	9742	Winter Basil Dr	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	GHORI MOHAMMED	RASHID NADA	9742 WINTER BASIL DR	VERONA, WI 53593	\$231.97
070828317127	9742	Winter Basil Dr	Yellow-Poplar (Liriodendron tulipifera)	GHORI MOHAMMED	RASHID NADA	9742 WINTER BASIL DR	VERONA, WI 53593	\$231.97
070828204077	304	Yard Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Ironwood (Ostrya virginiana)	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Bald Cypress 'Shawnee Brave' (Taxodium distichum 'Mickelson')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97

070828204077	304	Yard Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Honeylocust 'Skyline' (Gleditsia triacanthos 'Skyline')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204077	304	Yard Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	SILICON PRAIRIE STORAGE	LLC	702 N BLACKHAWK AVE	MADISON, WI 53705	\$231.97
070828204085	316	Yard Dr	English Oak 'Regal Prince' (Quercus robur x bicolor 'Long')	OUTSIDE LANE INVESTMENTS	LLC	6614 JACOBS WAY	MADISON, WI 53711	\$231.97
070828204085	316	Yard Dr	Ironwood (Ostrya virginiana)	OUTSIDE LANE INVESTMENTS	LLC	6614 JACOBS WAY	MADISON, WI 53711	\$231.97
070828204085	316	Yard Dr	Sugar Maple 'Fall Fiesta' (Acer saccharum 'Bailsta')	OUTSIDE LANE INVESTMENTS	LLC	6614 JACOBS WAY	MADISON, WI 53711	\$231.97
070828204085	316	Yard Dr	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	OUTSIDE LANE INVESTMENTS	LLC	6614 JACOBS WAY	MADISON, WI 53711	\$231.97
070828204085	316	Yard Dr	Hackberry (Celtis occidentalis)	OUTSIDE LANE INVESTMENTS	LLC	6614 JACOBS WAY	MADISON, WI 53711	\$231.97
081027301051	1801	Zeier Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97

081027301051	1801	Zeier Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Ginkgo 'Magyar' (Ginkgo biloba 'Magyar')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Kentucky Coffeetree 'Espresso' (Gymnocladus dioicus 'Espresso')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Linden 'Sweet Street' (Tilia americana 'Kromm')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97
081027301051	1801	Zeier Rd	Buckeye 'Early Glow' (Aesculus glabra 'JN Select')	CITY OF MADISON	STORMWATER UTILITY 533	210 MLK JR BLVD RM 115	MADISON, WI 53703-3342	\$231.97



City of Madison

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

Master

File Number: 87653

File ID: 87653

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/20/2025

File Name: Accepting sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) constructed by Private Contract In Autumn Ridge Reserve, Private Contract No. 2391.

Final Action:

Title: Accepting sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) constructed by Private Contract In Autumn Ridge Reserve, Private Contract No. 2391. (District 9)

Notes: Tim Troester

CC Agenda Date: 04/15/2025

Agenda Number: 34.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Autumn Ridge Reserve Storm Schedule A Unit Cost.pdf, Autumn Ridge Reserve Sanitary Schedule A Unit Cost.pdf, 2391 Street Schedule A complete.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/20/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87653

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) constructed by Private Contract In Autumn Ridge Reserve, Private Contract No. 2391. (District 9)

Body

WHEREAS, ENCORE CONSTRUCTION, INC, has satisfactorily completed the installation of sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Autumn Ridge Reserve.

NOW, THEREFORE, BE IT RESOLVED

1. That said sanitary sewer, storm sewer, and street improvements (including bituminous surface pavement) be and are hereby accepted.
2. That said sanitary sewer improvements are hereby assigned to the Madison Sewer Utility for ownership and maintenance and that the attached Schedule "A" representing the actual cost of construction of these improvements shall be reflected in the Madison Sewer Utility's "Utility Plant In Service".

SANITARY SEWER ACCOUNTING DATA

A) Total Contract Value (including Engineering and Miscellaneous Costs)	\$	<u>200,424.00</u>
B) Contributions in Aid of Construction:		
a) Public Sewer Components	\$	<u>200,424.00</u>
b) Sewer Laterals	\$	<u>-0-</u>
C) Investments in Capital (MSU Share)	\$	<u>-0-</u>
D) Total Plant Value	\$	<u>200,424.00</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" \$445,009.04.

4. That the street improvements, **including the bituminous pavement**, on the following streets be and are hereby accepted:

- Burnt Sienna Drive from Elderberry Road to Autumn Breeze Road
- Burnt Sienna Drive from Autumn Breeze Road to 153 FT N of Autumn Breeze Road
- Autumn Breeze Road from Burnt Sienna Drive to Straw Harvest Lane
- Autumn Breeze Road from Straw Harvest Lane to Big Stone Trail
- Autumn Breeze Road from Big Stone Trail to 167 FT E of Big Stone Trail
- Straw Harvest Lane from Autumn Breeze Road to Bronze Leaf Lane
- Straw Harvest Lane from Elderberry Road to Bronze Leaf Lane
- Big Stone Trail from Autumn Breeze Road to 148 FT N of Autumn Breeze Road
- Big Stone Trail from Autumn Breeze Road to Bronze Leaf Lane
- Bronze Leaf Lane from Big Stone Trail to Straw Harvest Lane
- Elderberry Road from West Lot Line of Lot 1 to Burnt Sienna Drive
- Elderberry Road from Burnt Sienna Drive to Straw Harvest Lane
- Elderberry Road from Straw Harvest Lane to 792 FT W of Bear Claw Way

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 10805 by \$ 355,975.83 for a useful life of 40 years.

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Autumn Ridge Reserve

10805

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	12	EACH	\$ 2,000.00	\$ 24,000.00
Engineering @ 12%				\$ 2,880.00
Total Cost			\$ 2,240.00	\$ 26,880.00
3X3 SAS	14	EACH	\$ 2,100.00	\$ 29,400.00
Engineering @ 12%				\$ 3,528.00
Total Cost			\$ 2,352.00	\$ 32,928.00
4X4 SAS	10	EACH	\$ 3,000.00	\$ 30,000.00
Engineering @ 12%				\$ 3,600.00
Total Cost			\$ 3,360.00	\$ 33,600.00
5X5 SAS	2	EACH	\$ 4,000.00	\$ 8,000.00
Engineering @ 12%				\$ 960.00
Total Cost			\$ 4,480.00	\$ 8,960.00
6X6 SAS	2	EACH	\$ 4,500.00	\$ 9,000.00
Engineering @ 12%				\$ 1,080.00
Total Cost			\$ 5,040.00	\$ 10,080.00
Terrace Inlet Type 2	1	EACH	\$ 4,300.00	\$ 4,300.00
Engineering @ 12%				\$ 516.00
Total Cost			\$ 4,816.00	\$ 4,816.00
Terrace Inlet Type 3	6	EACH	\$ 4,300.00	\$ 25,800.00
Engineering @ 12%				\$ 3,096.00
Total Cost			\$ 4,816.00	\$ 28,896.00
19"x30" HERCP Apron End W/ Gate	1	EACH	\$ 2,300.00	\$ 2,300.00
Engineering @ 12%				\$ 276.00
Total Cost			\$ 2,576.00	\$ 2,576.00
24"x38" HERCP Apron End W/ Gate	1	EACH	\$ 2,900.00	\$ 2,900.00
Engineering @ 12%				\$ 348.00
Total Cost			\$ 3,248.00	\$ 3,248.00
24" RCP Apron End W/ Gate	1	EACH	\$ 2,000.00	\$ 2,000.00
Engineering @ 12%				\$ 240.00
Total Cost			\$ 2,240.00	\$ 2,240.00
48" RCP Apron End W/ Gate	2	EACH	\$ 2,100.00	\$ 4,200.00
Engineering @ 12%				\$ 504.00
Total Cost			\$ 2,352.00	\$ 4,704.00
18" RCP Apron End W/ Gate	1	EACH	\$ 1,800.00	\$ 1,800.00
Engineering @ 12%				\$ 216.00
Total Cost			\$ 2,016.00	\$ 2,016.00
15" RCP Apron End W/ Gate	1	EACH	\$ 1,700.00	\$ 1,700.00
Engineering @ 12%				\$ 204.00
Total Cost			\$ 1,904.00	\$ 1,904.00
Outlet Structure	2	EACH	\$ 5,300.00	\$ 10,600.00
Engineering @ 12%				\$ 1,272.00
Total Cost			\$ 5,936.00	\$ 11,872.00
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				\$ 174,720.00

Total Storm Sewer Improvements: \$ 445,009.04

Prepared By: **EEA**
Date: **3/11/2025**

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Autumn Ridge Reserve

10805

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
24"X38" HERCP	225	LF	\$ 86.00	\$ 19,350.00
Engineering @ 12%				\$ 2,322.00
Total Cost			\$ 96.32	\$ 21,672.00
19"X30" HERCP	485	LF	\$ 70.00	\$ 33,950.00
Engineering @ 12%				\$ 4,074.00
Total Cost			\$ 78.40	\$ 38,024.00
14"X23" HERCP	38	LF	\$ 62.00	\$ 2,356.00
Engineering @ 12%				\$ 282.72
Total Cost			\$ 69.44	\$ 2,638.72
12" RCP	1875	LF	\$ 34.00	\$ 63,750.00
Engineering @ 12%				\$ 7,650.00
Total Cost			\$ 38.08	\$ 71,400.00
15" RCP	616	LF	\$ 34.00	\$ 20,944.00
Engineering @ 12%				\$ 2,513.28
Total Cost			\$ 38.08	\$ 23,457.28
18" RCP	351.5	LF	\$ 40.00	\$ 14,060.00
Engineering @ 12%				\$ 1,687.20
Total Cost			\$ 44.80	\$ 15,747.20
21" RCP	108.5	LF	\$ 47.00	\$ 5,099.50
Engineering @ 12%				\$ 611.94
Total Cost			\$ 52.64	\$ 5,711.44
24" RCP	437	LF	\$ 50.00	\$ 21,850.00
Engineering @ 12%				\$ 2,622.00
Total Cost			\$ 56.00	\$ 24,472.00
27" RCP	249	LF	\$ 50.00	\$ 12,450.00
Engineering @ 12%				\$ 1,494.00
Total Cost			\$ 56.00	\$ 13,944.00
48" RCP	432	LF	\$ 110.00	\$ 47,520.00
Engineering @ 12%				\$ 5,702.40
Total Cost			\$ 123.20	\$ 53,222.40
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				\$ 270,289.04

Prepared By:

EEA

Date:

3/11/2025

SANITARY SEWER PLANT VALUE (Schedule 'A' / Sanitary Structures)

Autumn Ridge Reserve

10805

STRUCTURES

[illegible]

Total Sanitary Sewer Improvments: \$ 200,424.00

Prepared By: EEA

Date: 3/10/2025

Autumn Ridge Reserve

PIPES

Prepared By:	EEA
Date:	3/10/2025

**STREET PLANT VALUE
STREETS WITH SIDEWALK**

Autumn Ridge Reserve
10805

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Burnt Sienna Drive	Elderberry Road	Autumn Breeze Road	410	LF		\$ 32,760.12
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 3,931.21
MS LINK NO. 25,735				Total Cost		\$ 36,691.33
Burnt Sienna Drive	Autumn Breeze Road	153 FT N of Autumn Breeze Road	155	LF		\$ 12,536.34
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 1,504.36
MS LINK NO. 25,738				Total Cost		\$ 14,040.70
Autumn Breeze Road	Burnt Sienna Drive	Straw Harvest Lane	350	LF		\$ 44,970.60
Type 'A' Pavement 28' wide			Engineering @ 12%			\$ 5,396.47
MS LINK NO. 25,741				Total Cost		\$ 50,367.07
Autumn Breeze Road	Straw Harvest Lane	Big Stone Trail	380	LF		\$ 48,718.80
Type 'A' Pavement 28' wide			Engineering @ 12%			\$ 5,846.26
MS LINK NO. 25,745				Total Cost		\$ 54,565.06
Autumn Breeze Road	Big Stone Trail	167 FT E of Big Stone Trail	159	LF		\$ 20,486.26
Type 'A' Pavement 28' wide			Engineering @ 12%			\$ 2,458.35
MS LINK NO. 25,737				Total Cost		\$ 22,944.61
Straw Harvest Lane	Autumn Breeze Road	Bronze Leaf Lane	210	LF		\$ 16,764.43
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 2,011.73
MS LINK NO. 25,743				Total Cost		\$ 18,776.16
Straw Harvest Lane	Elderberry Road	Bronze Leaf Lane	275	LF		\$ 21,761.27
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 2,611.35
MS LINK NO. 25,739				Total Cost		\$ 24,372.62
Big Stone Trail	Autumn Breeze Road	148 FT N of Autumn Breeze Road	135	LF		\$ 10,998.85
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 1,319.86
MS LINK NO. 25,746				Total Cost		\$ 12,318.71
Big Stone Trail	Autumn Breeze Road	Bronze Leaf Lane	200	LF		\$ 15,995.69
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 1,919.48
MS LINK NO. 25,744				Total Cost		\$ 17,915.17
Bronze Leaf Lane	Big Stone Trail	Straw Harvest Lane	300	LF		\$ 23,683.13
Type 'A' Pavement 32' wide			Engineering @ 12%			\$ 2,841.98
MS LINK NO. 25,742				Total Cost		\$ 26,525.11
Elderberry Road	West Lot Line of Lot 1	Burnt Sienna Drive	145	LF		\$ 10,212.03
Type 'C' Pavement 24' wide			Engineering @ 12%			\$ 1,225.44
MS LINK NO. 25,736				Total Cost		\$ 11,437.47
Elderberry Road	Burnt Sienna Drive	Straw Harvest Lane	315	LF		\$ 22,184.75
Type 'C' Pavement 24' wide			Engineering @ 12%			\$ 2,662.17
MS LINK NO. 25,740				Total Cost		\$ 24,846.92
Elderberry Road	Straw Harvest Lane	792 FT W of Bear Claw Way	522	LF		\$ 36,763.30
Type 'C' Pavement 24' wide			Engineering @ 12%			\$ 4,411.60
MS LINK NO. 25,732				Total Cost		\$ 41,174.90
			Engineering @ 12%			
			Total Cost			
GRAND TOTAL COST						\$ 355,975.83

TOTAL STREET IMPROVEMENTS \$ 355,975.83

Prepared By: **aek**

Date: **3/19/2025**



City of Madison

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

Master

File Number: 87659

File ID: 87659

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/21/2025

File Name: Awarding Public Works Contract No. 9318, Olin
Waste Transfer Drop-Off

Final Action:

Title: Awarding Public Works Contract No. 9318, Olin Waste Transfer Drop-Off (District
14).

Notes: Randy Wiesner

CC Agenda Date: 04/15/2025

Agenda Number: 35.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9318BidOpeningTab.pdf, 9318 award.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/21/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87659

Fiscal Note

The proposed resolution authorizes awarding the contract for the Olin Waste Transfer Drop Off at a total estimated cost of \$2,210,943.33, including contingency. Funding for the project is available in Munis projects #14023 (\$2,197,983.33) and #12633 (\$12,960). No additional appropriation is required.

Title

Awarding Public Works Contract No. 9318, Olin Waste Transfer Drop-Off (District 14).

Body

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

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9318) for itemization of bids.

OLIN WASTE TRANSFER DROP-OFF

CONTRACT NO. 9318

DATE: 3/13/25

PREQUALIFICATION: 240, 275

CONTRACTORS	TOTAL BID	BASE BID	ALTERNATE	PREQUALIFICATION STATUS
Parisi Construction, LLC	\$2,047,169.75	\$1,910,030.75	\$137,139.00	OK
Speedway Sand & Gravel, Inc.	\$2,126,540.77	\$1,969,033.35	\$157,507.42	OK
R. G. Huston Co., Inc.	\$2,404,400.00	\$2,248,732.47	\$155,667.53	OK
Engineering Estimate	\$2,493,000.00			
Joe Daniels Construction Co., Inc.	\$2,593,711.56	\$2,425,542.80	\$168,168.76	OK
Integrity Grading & Excavating, Inc.	\$2,812,304.00	\$2,651,686.40	\$160,617.60	OK
Construction Budget Dollar Value	\$2,493,000.00			

CONTRACT NO. 9318
OLIN WASTE TRANSFER DROP-OFF

Parisi Construction, LLC

CONTRACT AWARD	\$ 2,047,169.75
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 163,773.58</i>
BASE BID (STREETS): 14023-44-130: 54250 (91223)	1,589,053.90
ACCT. CONTINGENCY 8%	127,124.31
ACCT. SUBTOTAL	<u>1,716,178.21</u>
BASE BID (WATER): 14023-86-140: 54250 (91223)	308,976.85
ACCT. CONTINGENCY 8%	24,718.15
ACCT. SUBTOTAL	<u>333,695.00</u>
BASE BID (WASTE OIL PAD): 12633-404-150: 54250 (91223)	12,000.00
ACCT. CONTINGENCY 8%	960.00
ACCT. SUBTOTAL	<u>12,960.00</u>
ALT #1 (WU PARKING LOT): 14023-86-140: 54250 (91223)	137,139.00
ACCT. CONTINGENCY 8%	10,971.12
ACCT. SUBTOTAL	<u>148,110.12</u>
GRAND TOTAL INCL. CONTINGENCY	<u><u>\$ 2,210,943.33</u></u>



City of Madison

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

Master

File Number: 87663

File ID: 87663

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/21/2025

File Name: Awarding Public Works Contract No. 8511, Bridge
Repairs - 2025

Final Action:

Title: Awarding Public Works Contract No. 8811, Bridge Repairs - 2025 (District 3,
District 12, District 13).

Notes: Steve Sonntag

CC Agenda Date: 04/15/2025

Agenda Number: 36.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 8811BidOpeningTab.pdf, 8811 award.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/21/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87663

Fiscal Note

The proposed resolution authorizes awarding the contract for Bridge Repairs - 2025 at a total estimated cost of \$243,496.80, including contingency. Funding for the project is available in Munis #15234. No additional appropriation is required.

Title

Awarding Public Works Contract No. 8811, Bridge Repairs - 2025 (District 3, District 12, District 13).

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.8811) for itemization of bids.

BRIDGE REPAIRS - 2025
CONTRACT NO. 8811
DATE: 3/13/25
PREQUALIFICATION: 501

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Zenith Tech, Inc.	\$225,460.00	OK
Engineering Estimate	\$255,685.00	
Norcon Corporation	\$277,348.00	OK
Joe Daniels Construction Co., Inc.	\$321,548.00	OK
R. G. Huston Co., Inc.	\$404,978.00	OK

CONTRACT NO. 8811
Bridge Repair - 2025

Zenith Tech, Inc.

CONTRACT AWARD	\$ 225,460.00
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 18,036.80</i>
 BRIDGE REPAIRS: 15234-402-200: 54420 (91366)	 225,460.00
ACCT. CONTINGENCY 8%	18,036.80
ACCT. SUBTOTAL	<hr/> 243,496.80
 GRAND TOTAL INCL. CONTINGENCY	 <hr/><hr/>\$ 243,496.80



City of Madison

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

Master

File Number: 87669

File ID: 87669

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/21/2025

File Name: Accepting storm sewer and street improvements
(excluding bituminous surface pavement)
constructed by Private Contract In Pankratz Street
CSM (2202-2302 Pankratz Street), Private Contract
No. 2312.

Final Action:

Title: Accepting storm sewer and street improvements (excluding bituminous surface
pavement) constructed by Private Contract In Pankratz Street CSM (2202-2302
Pankratz Street), Private Contract No. 2312 (District 12).

Notes: Amy Kemp

CC Agenda Date: 04/02/2025

Agenda Number: 37.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: Pankratz CMS Storm Schedule A Unit Cost.pdf, 2312
Street Schedule A excluding bituminous.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/21/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87669

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting storm sewer and street improvements (excluding bituminous surface pavement) constructed by Private Contract In Pankratz Street CSM (2202-2302 Pankratz Street), Private Contract No. 2312 (District 12).

Body

WHEREAS, Wisconsin Secretary of Transportation as agent for Dane County, Wisconsin, has satisfactorily completed the installation of storm sewer and street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Pankratz Street CSM (2202-2302 Pankratz Street).

NOW, THEREFORE, BE IT RESOLVED

1. That said storm sewer and street improvements (excluding bituminous surface pavement) be and are hereby accepted.
2. 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" \$64,150.91.

3. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- Skuldt Street from International Lane to Pankratz Street.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 53B2312 by \$ 44,442.20 for a useful life of 40 years

Pankratz CSM (2202-2302 Pankratz Street)

STRUCTURES

Total Storm Sewer Improvements:	\$	64,150.91
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391

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Pankratz CSM (2202-2302 Pankratz Street)

53B2312

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	169	LF	\$ 41.08	\$ 6,942.52
Engineering @ 12%				\$ 833.10
Total Cost			\$ 46.01	\$ 7,775.62
15" RCP	51	LF	\$ 45.00	\$ 2,295.00
Engineering @ 12%				\$ 275.40
Total Cost			\$ 50.40	\$ 2,570.40
21" RCP	113	LF	\$ 50.00	\$ 5,650.00
Engineering @ 12%				\$ 678.00
Total Cost			\$ 56.00	\$ 6,328.00
24" RCP	415.5	LF	\$ 55.00	\$ 22,852.50
Engineering @ 12%				\$ 2,742.30
Total Cost			\$ 61.60	\$ 25,594.80
Storm Trench Compaction	748.5	TF	\$ 1.17	\$ 875.75
Engineering @ 12%				\$ 105.09
Total Cost			\$ 1.31	\$ 980.83
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				\$ 43,249.66

Prepared By:

EEA

Date:

2/11/2025

STREET PLANT VALUE
DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

Pankratz Street CSM (2202-2302 Pankratz Street)
53B2312

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
Skuldt Street	International Lane	Pankratz Street	362	LF		\$ 39,680.54
Type 'B' Pavement 33' wide			Engineering @ 12%			\$ 4,761.66
MS LINK NO. 25,982			Total Cost			\$ 44,442.20
			Engineering @ 12%			
			Total Cost			
			Engineering @ 12%			
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			Total Cost			
			Engineering @ 12%			
			Total Cost			
GRAND TOTAL COST						\$ 44,442.20

TOTAL STREET IMPROVEMENTS \$ 44,442.20

Prepared By: **aek**

Date: **3/11/2025**



City of Madison

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

Master

File Number: 87670

File ID: 87670

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/22/2025

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair-2025

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair-2025 (Citywide).

Notes: Bill McGlynn

CC Agenda Date: 04/15/2025

Agenda Number: 38.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/22/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87670

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair - 2025. The total estimated cost of the project is \$728,500. Funding is available in the Capital Budgets for Engineering - Major Streets (Munis #15379 - \$403,500; Munis #15416 - \$150,000) and Metro Transit (Munis #14491 - \$175,000). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair-2025 (Citywide).

Body

This citywide program provides for the installation of new, and the repair and replacement of existing, sidewalk, curb & gutter, concrete pavement, and concrete bus pads.

BE IT RESOLVED,

1. That the plans and specifications for Sidewalk, Curb & Gutter, and Concrete Pavement Patches, Citywide Installation and Repair 2025, be and are hereby approved.
2. That the Board of PublicWorks 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, maintenane 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: 87682

File ID: 87682

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

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 Merjent, Inc. for engineering services for the Pheasant Branch Greenway Enhancement Design project.

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 Merjent, Inc. for engineering services for the Pheasant Branch Greenway Enhancement Design project. (District 9)

Notes: Jojo O'brien

CC Agenda Date: 04/15/2025

Agenda Number: 39.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/27/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Williams, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87682

Fiscal Note

The proposed resolution authorizes a third amendment to contract #9248 for engineering services for the Pheasant Branch Greenway Enhancement Design project. The original contract for engineering design services was adopted via RES-23-00230 (Legistar #76425) on March 21, 2023 for an estimated cost of \$280,002. The first amendment added an additional \$104,865 in costs, for a total of \$384,867. The first amendment was approved via RES-24-00087 (Legistar #81601) on February 13, 2024. The second amendment added an additional \$57,030 in costs approved via RES-24-00539 (Legistar #84887) on September 10, 2024. The third and final amendment adds \$85,809.50 for an updated total contract amount of \$527,706.50. Funding for the original contract and amendments is available in the Stormwater Utility Capital Budget projects #12568 and #14370. 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 Merjent, Inc. for engineering services for the Pheasant Branch Greenway Enhancement Design project. (District 9)

Body

The City of Madison Engineering Division identified the Pheasant Branch Greenway project area as an area with the potential for storage and conveyance improvements to be made that will have the effect of mitigating flooding. The occurrence of flooding has been observed over the past decade and was confirmed by the Pheasant Branch Watershed Study. The ponds in the greenway system have also accumulated sediment and need to be dredged to improve their efficiency of nutrient removal and stormwater detention.

The City entered into an agreement with Merjent, Inc. for engineering services for the Pheasant Branch Greenway Enhancement Design (RES-20-00230). This contract was previously amended with RES-24-00087, and RES-24-00539. The City Engineer requested additional engineering services and recommend that they be undertaken by Merjent, Inc. for the Pheasant Branch Greenway Enhancement Design as defined below:

1. Task #7 - Final WDNR/USACE permitting services - \$3,495
2. Task #12 - Final Utility Coordination - \$ 4,962
3. Task #13 - Develop Final Construction Documents - \$12,101.5
4. Task #14 - Address Final Comments & Develop Final Bidding Documents - \$48,406
5. Task #17 - Project Management - \$16,845

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment No. 3 to the contract between the City of Madison and Merjent, Inc. for additional design services for the Pheasant Branch Greenway Enhancement Design project.



City of Madison

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

Master

File Number: 87692

File ID: 87692

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: Awarding Public Works Contract No. 8796, Repairing
and Sealing Pavement Cracks - Major Streets 2025

Final Action:

Title: Awarding Public Works Contract No. 8796, Repairing and Sealing Pavement
Cracks - Major Streets 2025. (Citywide)

Notes: Steve Sonntag

CC Agenda Date: 04/15/2025

Agenda Number: 40.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 8796BidOpeningTab.pdf, 8796 award.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/27/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87692

Fiscal Note

The proposed resolution authorizes awarding the contract for Repairing and Sealing Pavement Cracks - Major Streets 2025 at a total estimated cost of \$67,629.80, including contingency. Funding for the project is available in Munis #15415. No additional appropriation is required.

Title

Awarding Public Works Contract No. 8796, Repairing and Sealing Pavement Cracks - Major Streets 2025. (Citywide)

Body

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

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8796) for itemization of bids.

REPAIRING AND SEALING PAVEMENT CRACKS - MAJOR STREETS 2025
CONTRACT NO. 8796
DATE: 3/20/25
PREQUALIFICATION: 255

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Thunder Road LLC	\$65,660.00	OK
Fahrner Asphalt Sealers, L.L.C.	\$65,975.00	OK
Engineering Estimate	\$110,000.00	

CONTRACT NO. 8796
Repairing and Sealing Pavement Cracks - Major Streets 2025

Thunder Road LLC

CONTRACT AWARD	\$ 65,660.00
<i>MAX CONTINGENCY (3%)</i>	<i>\$ 1,969.80</i>
 PAVEMENT REPAIRS: 15415-402-200: 54410 (91384)	 65,660.00
ACCT. CONTINGENCY 3%	1,969.80
ACCT. SUBTOTAL	<hr/> 67,629.80
 GRAND TOTAL INCL. CONTINGENCY	 <u><u>\$ 67,629.80</u></u>



City of Madison

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

Master

File Number: 87693

File ID: 87693

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: Awarding Public Works Contract No. 8797, Repairing
and Sealing Pavement Cracks - Local Streets 2025.

Final Action:

Title: Awarding Public Works Contract No. 8797, Repairing and Sealing Pavement
Cracks - Local Streets 2025. (Citywide)

Notes: Steve Sonntag

CC Agenda Date: 04/15/2025

Agenda Number: 41.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 8797BidOpeningTab.pdf, 8797 award.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/27/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87693

Fiscal Note

The proposed resolution authorizes awarding the contract for Repairing and Sealing Pavement Cracks - Local Streets 2025 at a total estimated cost of \$50,281.51, including contingency. Funding for the project is available in Munis #15415. No additional appropriation is required.

Title

Awarding Public Works Contract No. 8797, Repairing and Sealing Pavement Cracks - Local Streets 2025. (Citywide)

Body

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

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8797) for itemization of bids.

REPAIRING AND SEALING PAVEMENT CRACKS - LOCAL STREETS 2025
CONTRACT NO. 8797
DATE: 3/20/25
PREQUALIFICATION: 255

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Fahrner Asphalt Sealers, L.L.C.	\$48,817.00	OK
Thunder Road LLC	\$66,755.00	OK
Engineering Estimate	\$105,000.00	

CONTRACT NO. 8797
Repairing and Sealing Pavement Cracks - Local Streets 2025

Fahrner Asphalt Sealers, LLC

CONTRACT AWARD	\$	48,817.00
<i>MAX CONTINGENCY (3%)</i>	<i>\$</i>	<i>1,464.51</i>

PAVEMENT REPAIRS: 15415-402-200: 54410 (91384)	48,817.00
ACCT. CONTINGENCY 3%	1,464.51
ACCT. SUBTOTAL	<hr/> 50,281.51

GRAND TOTAL INCL. CONTINGENCY	<hr/> \$ <hr/> 50,281.51 <hr/>
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City of Madison

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

Master

File Number: 87694

File ID: 87694

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: Awarding Public Works Contract No. 8800, 2025
Safe Streets.

Final Action:

Title: Awarding Public Works Contract No. 8800, 2025 Safe Streets. (Citywide)

Notes: Mario Galindez

CC Agenda Date: 04/15/2025

Agenda Number: 42.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 8800BidOpeningTab.pdf, 8800 award.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Delegated	
1	2	4/7/2025	Ryan Pennington	Approve	4/9/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/27/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87694

Fiscal Note

The proposed resolution awards a contract for 2025 Safe Streets work at a total cost of \$2,209,646. Funding is available in the Safe Streets Madison capital program within Traffic Engineering's capital budget.

Title

Awarding Public Works Contract No. 8800, 2025 Safe Streets. (Citywide)

Body

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

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 8800) for itemization of bids.

2025 SAFE STREETS
CONTRACT NO. 8800
DATE: 3/20/25
PREQUALIFICATION: 275, 310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Parisi Construction, LLC	\$2,045,968.40	OK
Speedway Sand & Gravel, Inc.	\$2,048,048.07	OK
LaLonde Contractors, Inc.	\$2,108,996.76	OK
Engineering Estimate	\$2,595,361.00	

CONTRACT NO. 8800
2025 Safe Streets

Parisi Construction, LLC

CONTRACT AWARD	\$ 2,045,968.40
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 163,677.47</i>

SIDEWALK: 15200-45-170: 54425 (91347)	257,560.60
ACCT. CONTINGENCY 8%	20,604.85
ACCT. SUBTOTAL	<u>278,165.45</u>

W BADGER SIDEWALK TID51: 15200-45-170-014251: 54425 (91347)	88,816.25
ACCT. CONTINGENCY 8%	7,105.30
ACCT. SUBTOTAL	<u>95,921.55</u>

STORM: 15200-45-174: 54445 (91345)	59,008.00
ACCT. CONTINGENCY 8%	4,720.64
ACCT. SUBTOTAL	<u>63,728.64</u>

SAFE STREETS NON-CAP: 15200-45-200: 54410 (91384)	1,640,583.55
ACCT. CONTINGENCY 8%	131,246.68
ACCT. SUBTOTAL	<u>1,771,830.23</u>

GRAND TOTAL INCL. CONTINGENCY	<u><u>\$ 2,209,645.87</u></u>
--------------------------------------	--------------------------------------



City of Madison

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

Master

File Number: 87696

File ID: 87696

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: Accepting street improvements (excluding bituminous surface pavement) constructed by Private Contract In 636 West Wilson Street PUD, Private Contract No. 2307.

Final Action:

Title: Accepting street improvements (excluding bituminous surface pavement) constructed by Private Contract In 636 West Wilson Street PUD, Private Contract No. 2307. (District 4)

Notes: Amy Kemp

CC Agenda Date: 04/15/2025

Agenda Number: 43.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 2307 Street Schedule A excluding bituminous.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald.Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87696

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting street improvements (excluding bituminous surface pavement) constructed by Private Contract In 636 West Wilson Street PUD, Private Contract No. 2307. (District 4)

Body

[
WHEREAS, 640 West LLC, has satisfactorily completed the installation of street improvements (excluding bituminous surface pavement) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 636 W. Wilson Street PUD.

NOW, THEREFORE, BE IT RESOLVED

1. That said street improvements (excluding bituminous surface pavement) be and are hereby accepted.
2. That the street improvements, **excluding the bituminous pavement**, on the following streets be and are hereby accepted:

- W Wilson Street CUL-DE-SAC from 428 FT SW of S Bedford Street to S of 640 W Wilson Street.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 53B2307 by \$13,590.64 for a useful life of 40 years.

STREET PLANT VALUE
DOES NOT INCLUDE BITUMINOUS SURFACE
WITH SIDEWALK

636 West Wilson Street PUD
53B2307

STREET

Description	From	To	Quantity	Unit	Unit Cost	Total Cost
W Wilson Street CUL-DE-SAC	428 FT SW of S Bedford Street	S of 640 W Wilson Street	150	LF		\$ 12,134.50
Type 'B' pavement 34' Wide			Engineering @ 12%			\$ 1,456.14
MS LINK NO. 4,453			Total Cost			\$ 13,590.64
			Engineering @ 12%			
			Total Cost			
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			Total Cost			
GRAND TOTAL COST						\$ 13,590.64

TOTAL STREET IMPROVEMENTS \$ 13,590.64

Prepared By: aek

Date: 3/25/2025



City of Madison

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

Master

File Number: 87699

File ID: 87699

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: CIPP UV Lining Rehabilitation of Sewers Phase 1 -
2025

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

Notes: Eric Cefalu

CC Agenda Date: 04/15/2025

Agenda Number: 44.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 15512_BPW Exhibits_3-18-25.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87699

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. The total estimated cost of the project is \$613,127. Funding is available in Munis #15512 (\$602,567) and #15462 (\$10,560). No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP UV Lining Rehabilitation of Sewers Phase 1 - 2025. (District 5, District 10, District 11, District 13, District 14, District 15)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for CIPP UV Lining Rehabilitation of Sewers Phase 1 - 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.



City of Madison

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

Master

File Number: 87700

File ID: 87700

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/25/2025

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for projects CIPP Thermal Lining Rehabilitation of Sewers Phase 1 – 2025 & Storm CIPP 2025.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)

Notes: Eric Cefalu

CC Agenda Date: 04/15/2025

Agenda Number: 45.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 15699 15700_BPW Exhibits_3-19-25.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/25/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.						

Text of Legislative File 87700

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 2025. The total estimated cost of the project is \$591,661.

Funding is available in Munis #15699 (\$269,529) and #15700 (\$322,132). No additional appropriation is required.

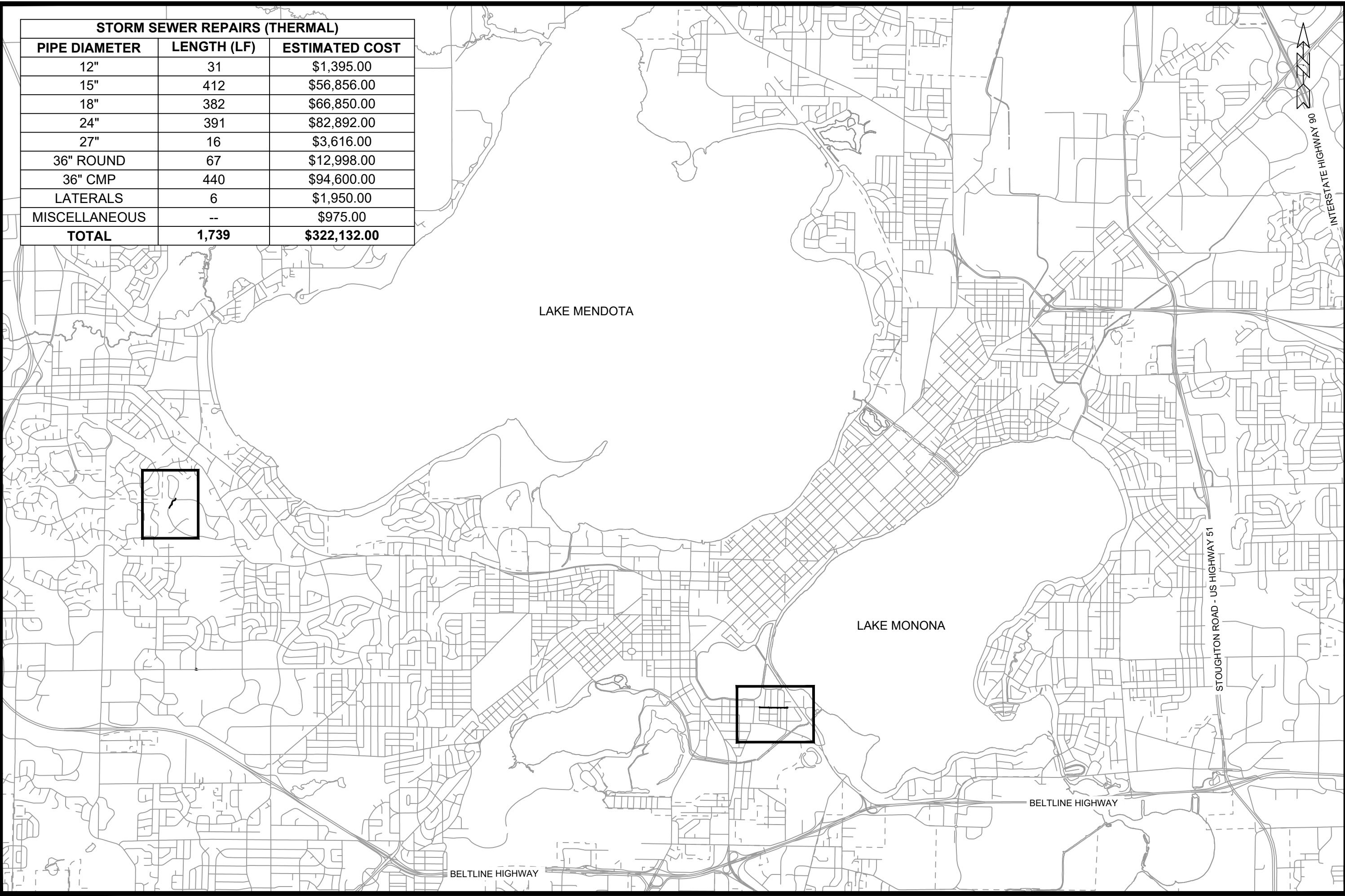
Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 2025. (District 4, District 5, District 6, District 11, District 12, District 13, District 14, District 18, District 19)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for CIPP Thermal Lining Rehabilitation of Sewers Phase 1 - 2025 & Storm CIPP 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.



STORM SEWER REPAIRS (THERMAL)		
PIPE DIAMETER	LENGTH (LF)	ESTIMATED COST
12"	31	\$1,395.00
15"	412	\$56,856.00
18"	382	\$66,850.00
24"	391	\$82,892.00
27"	16	\$3,616.00
36" ROUND	67	\$12,998.00
36" CMP	440	\$94,600.00
LATERALS	6	\$1,950.00
MISCELLANEOUS	--	\$975.00
TOTAL	1,739	\$322,132.00

15700

M-2

BPW EXHIBIT - THERMAL CURE STORM SEWER REPAIRS

STORM CIPP 2025

\\psc2\data2\Encommon\Trenchless\2025 MH2MH\2B) PHASE 1 2025 THERMAL (15699 & 15700)\CAD\15699\CONTRACT NO.

15700

MADISON, WI

9654

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###	###	###	###	###	###
MARK	REVISION	DATE	BY	DATE	BY
Designed By: EAC	Date: 5/26/2023 9:15 AM	Scale: NTS			
15700					

420



City of Madison

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

Master

File Number: 87701

File ID: 87701

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/26/2025

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Tancho Drive Bike Path.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Tancho Drive Bike Path. (District 17)

Notes: Nashaly Gutierrez

CC Agenda Date: 04/15/2025

Agenda Number: 46.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: TanchoPath_BPWnotes_.pdf,
TanchoPath_Exhibit.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/26/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87701

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Tancho Drive Bike Path. The total estimated cost of the project is \$680,000. Funding is available in Munis #14761. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Tancho Drive Bike Path. (District 17)

Body

BE IT RESOLVED,

- 1) That the plans and specifications for Tancho Drive Bike Path, 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.

Tancho Drive Bike Path

Project Engineer Project Limits Alder: 17 Madison	Nashaly Gutierrez ph: 266-4414 email: ngutierrez@cityofmadison.com Tancho Bike Path (Tancho Drive to Underpass 151)
--	--

Tancho Path	Existing	Proposed
Project Type: Share-use Path		
Last Surfaced	none	2025
Pavement Rating	none	New Pavement
Width	none	10'
Surface Type	none	Asphalt
Traffic Mitigation	none	None

Northeast Open Space Tancho Path	Existing	Proposed
Project Type: Park Path		
Last Surfaced	2018	2025
Pavement Rating	7	New Pavement
Width	8'	10'
Surface Type	Asphalt	Asphalt
Traffic Mitigation	none	None

Sidewalk, Terraces, & Driveways		
Sidewalks	Tancho: both sides	Spot replacement of sidewalk and replace crossings at Tancho Drive
Terraces	Tancho: 12.5'	Tancho: 12.5'
Driveways	none	none

Storm Sewer	Existing	Proposed
Work Required: Ditches are going to be constructed on sections of the path to maintain existing drainage and storm sewer pipes are going to be placed under the path.		
Size	none	Ditch: 5:1 slopes, pipes: 12"
Material	none	RCP
Year		2025

Sanitary Sewer
None

Water Main
None

Parking
None

Street Lighting	Existing	Proposed
Area Street Lighting	MG&E lighting on utility poles	None
Pedestrian Lighting	None	None
Path Lighting	None	USSL Fixtures along the path

Traffic Signals
None

Land Purchases
None. Proposed Path entirely on City of Madison-owned land.

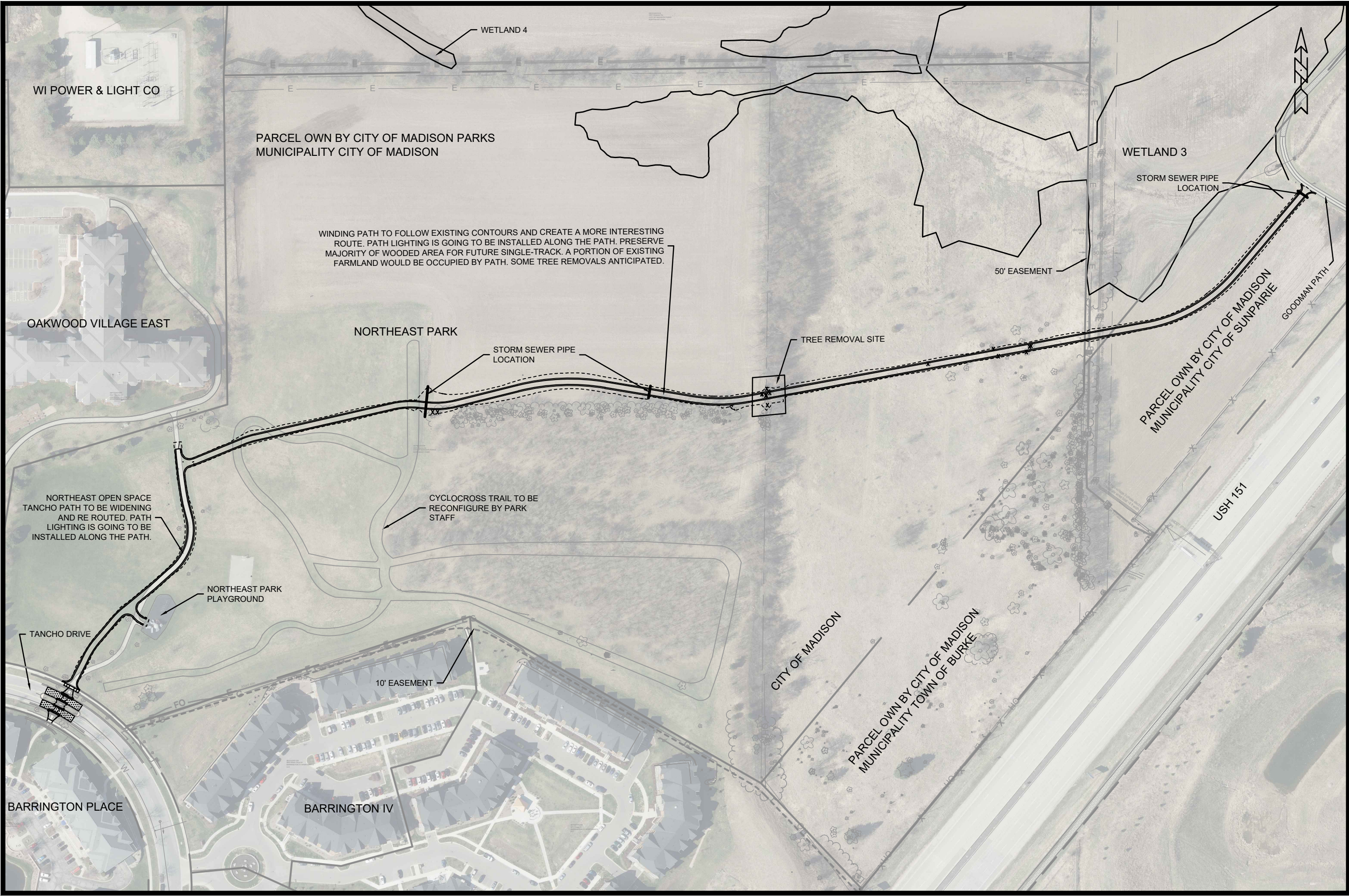
Trees
Tree removals impacts are going to be limited as much as possible while maintaining and ADA-paved route and having maintainable slopes for Park to mow. The minimal tree removals are anticipated on wooded areas of invasive species (mainly boxelder) and would be coordinated with Park staff.


Assessment Policy
None

Schedule	
Advertise for bids	Summer 2025
Anticipated Construction Start	Fall 2025
Approximate Duration	Approx. 2 months

Costs
 Total Cost: \$680,000.00
 City Cost: \$680,000.00

Correspondence
 Public information meeting March 18, 2024 via zoom. Transportation Commission approved the proposed design on March 27, 2024 meeting. Board of Parks Commission approved the design on May 8, 2024 meeting. Board of Parks approved new design on July 10, 2024.



TANCHO BIKE PATH - TANCHO DR TO UNDERPASS 151		14761	14761	
TANCHO BIKE PATH		MADISON, WI	14761	
M:\DESIGN\Projects\14761\CAD\Streets\14761EN-Street\Network.dwg		CONTRACT NO:	8739	1
		REVISION	DATE	BY
14761		1	3/27/2025 10:06 AM	NGV
1		Scale:	1:160	



City of Madison

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

Master

File Number: 87702

File ID: 87702

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/26/2025

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Public Market, Exterior Signage.

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Public Market, Exterior Signage. (District 12).

Notes: Brent Pauba

CC Agenda Date: 04/15/2025

Agenda Number: 47.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 10069_extSignage_CD100_drawings_abbrev.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Delegated	
1	2	4/3/2025	Maggie McClain	Approve	4/9/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/26/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87702

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Madison Public Market, Exterior Signage. The total estimated cost of Construction is \$292,000. Funds for this project were authorized in the Economic Development's Adopted Capital Budget in the Madison Public Market project (MUNIS #10069). An estimated cost breakdown is provided below:

Construction*	\$290,000	(project #10069)
City Staff Time	\$2,000	(project #10069)
Total	\$292,000	

*Includes 8% contingency

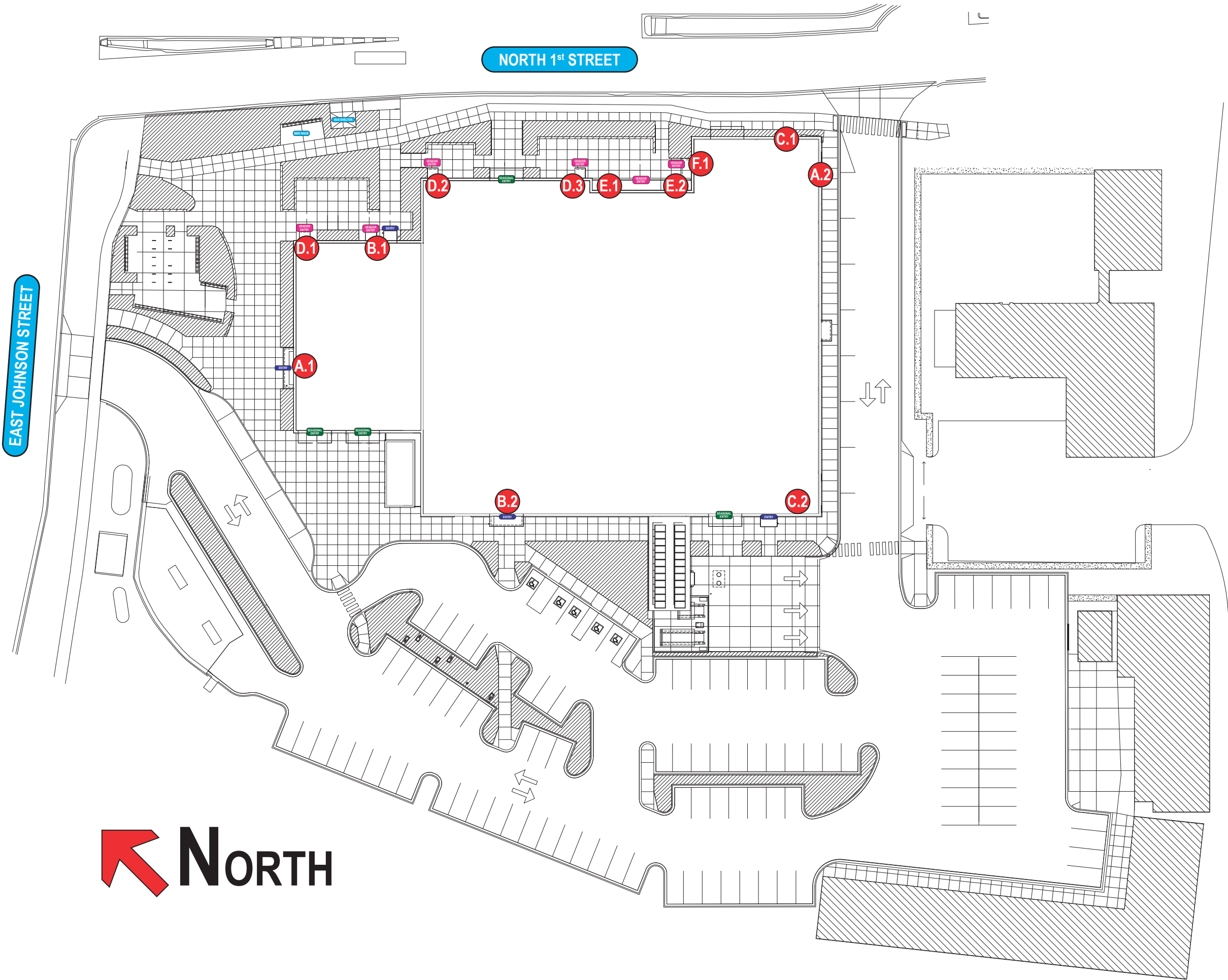
Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Madison Public Market, Exterior Signage. (District 12).

Body

BE IT RESOLVED,

- 1) That the plans and specifications for the Project 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.



1827 W. Glendale Ave. Milwaukee, WI 53209
414.264.5504
414.262.5564
www.signeffecttz.com

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CUSTOMER:
City of Madison

PROJECT:
Madison Public Market

QUOTED ITEMS:
Fab & Install:
(2) Signtype A, Open Channel Faux Neon Letters
(2) Signtype B, Face-Lit Channel Letters
(2) Signtype C, Halo-Lit Channel Letters w/ Panel
(3) Signtype D, Large Wall Cabinet (Curtain System)
(2) Signtype E, Large Wall Cabinet (Overhang)
(1) Signtype F, Small Wall Cabinet (Curtain System)

PROJECT ADDRESS:
Madison Public Market
202 N First St
Madison, WI 53704

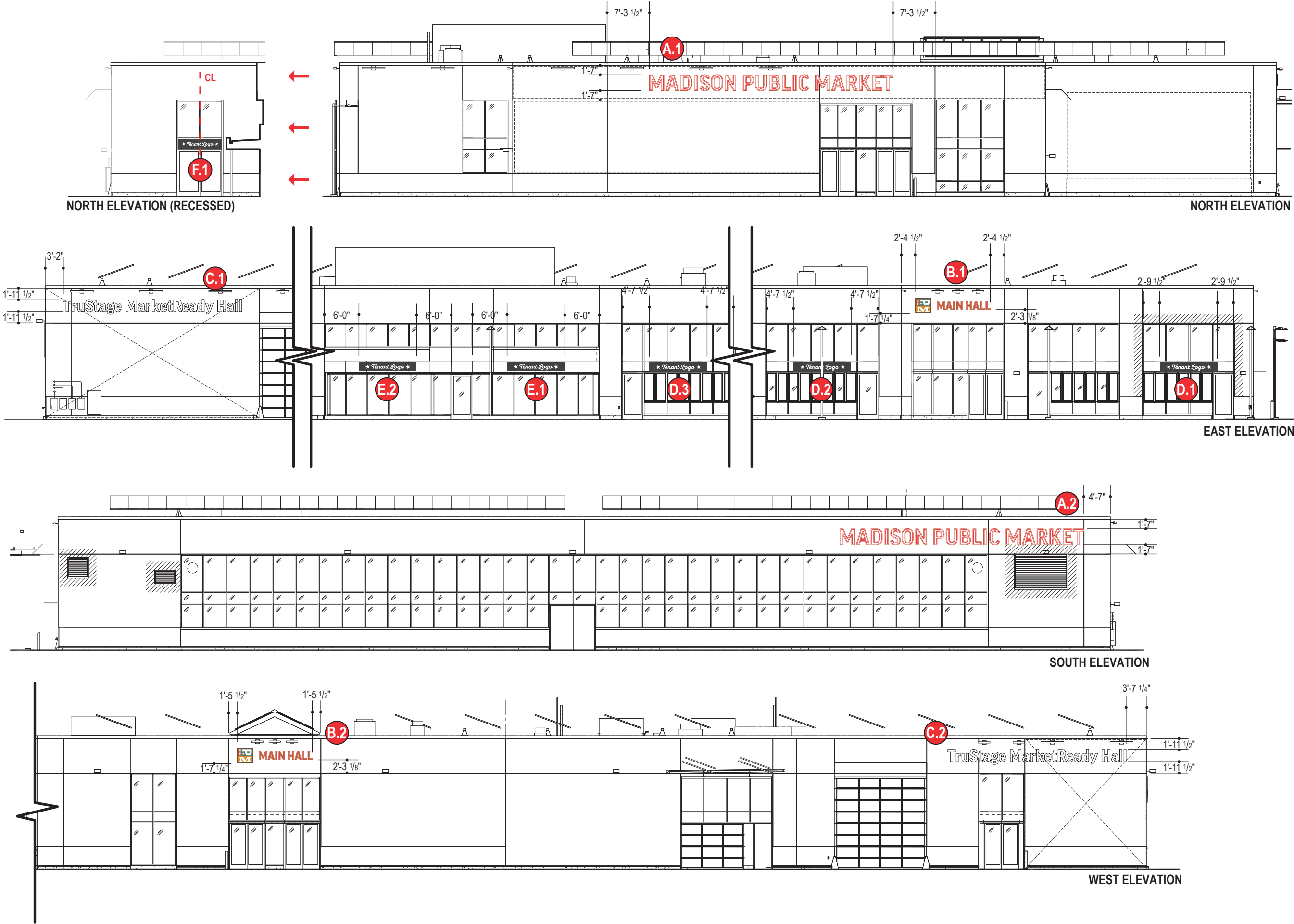
BILLING ADDRESS:
Madison Public Market
202 N First St
Madison, WI 53704

REV.	DESCRIPTION	DATE	INIT
01	Updates Per Client Redlines	05.03.24	ATO
02	Updated title block, Paint call outs & Power supply notes	12.13.2024	CS
03			
04			
05			
06			
07			
08			
09			
10			

PROJECT NOTES:

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SHEET SIZE: B	DEPT. PRODUCTION	WORK ORDER NO. 14708	JOB NO. 01
AUTHOR:	PROD DRAWING & RELEASE NO: P14001812 _1.2		
ACCT. MGR. JCB	SCALE: NOT TO SCALE		
PROJ. MGR. NB	QUOTE NO: 14616	CHANGE ORDER NO.:	
REV: 02	DATE OF ISSUE 12.13.2024	SHEET NO.:	P-1 427





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CUSTOMER:

City of Madison

PROJECT:

Madison Public Market

QUOTED ITEMS:

Fab & Install:

- (2) Signtype A, Open Channel Faux Neon Letters
- (2) Signtype B, Face-Lit Channel Letters
- (2) Signtype C, Halo-Lit Channel Letters w/ Panel
- (3) Signtype D, Large Wall Cabinet (Curtain System)
- (2) Signtype E, Large Wall Cabinet (Overhang)
- (1) Signtype F, Small Wall Cabinet (Curtain System)

PROJECT ADDRESS:

Madison Public Market
202 N First St
Madison, WI 53704

BILLING ADDRESS:

Madison Public Market
202 N First St
Madison, WI 53704

REV.	DESCRIPTION	DATE	INIT
01	Updates Per Client Redlines	05.03.24	ATO
02	Updated title block, Paint call outs & Power supply notes	12.13.2024	CS
03			
04			
05			
06			
07			
08			
09			
10			

PROJECT NOTES:

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SHEET SIZE: <div>B</div>	DEPT. <div>PRODUCTION</div>	WORK ORDER NO. <div>14708</div>	JOB NO. <div>01</div>
AUTHOR:	PROD DRAWING & RELEASE NO: <div>P14001812 _ 1.2</div>		
ACCT. MGR. <div>JCB</div>	SCALE: <div>1/16" = 1'-0"</div>		
PROJ. MGR. <div>NB</div>	QUOTE NO: <div>14616</div>	CHANGE ORDER NO.:	
REV. <div>02</div>	DATE OF ISSUE <div>12.13.2024</div>	SHEET NO. <div>P-2 428</div>	



City of Madison

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

Master

File Number: 87704

File ID: 87704

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/26/2025

File Name: 2024 Annual Report Board of Public Works

Final Action:

Title: 2024 Annual Report Board of Public Works

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 48.

Sponsors:

Effective Date:

Attachments: 2024 Annual BPW Draft.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Robert Mulcahy	Approve	4/23/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/26/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Stern, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87704

Title

2024 Annual Report Board of Public Works

Body

See Attached.

CITY OF MADISON

ANNUAL REPORT

BOARD OF PUBLIC WORKS

2024

The Purpose of This Report:

This report is a summary of the proceedings of the Board of Public Works addressed annually to the Common Council in accordance with Section 62.14(5) of the Wisconsin Statutes.

The Board of Public Works:

During 2024, the members of the Board were as follows:

Chairman/Engineering Background: Michael Cullen
Aldersperson: Ald. Nikki Conklin
Aldersperson: Ald. Kristen Slack (1/1-1/10), Ald. John Guequierre (1/23- 12/31)
First Alternate Adult City Resident: Harald Kliems
Second Alternate Adult City Resident: Vacant
Mayor Designee: Lisa Stern
Adult City Resident: Vacant
Adult City Resident: Aaron Williams
Adult City Resident: Joe Clausius
Executive Secretary: Jim Wolfe

During 2024, the Board of Public Works was convened for 22 meetings of which 16 included formal Assessment/Utility/Noise Impact Public Hearings.

The Citizen members of the Board were paid a salary of \$100 per annum in accordance with Section 62.14(3) of the Wisconsin Statutes.

Summary of Bids Received by the Board of Public Works Construction:

It is the goal of the City to maximize the competition for public works contracts in order to provide the best value for the expenditure of its property tax and utility rate payers. The receipt of bids from three or more prequalified contractors best accomplishes the attainment of that goal. However, the practice of the city is to open the bids for projects, which have two bidders without an extension of the bidding period.

When a single bid is received for a contract, the bid period is generally extended unless there is information indicating that there are insufficient bidders available or schedule constraints.

AWARDED – “SINGLE” BIDDERS

<u>Contract No.</u>	<u>Contract Name</u>
9289	Unit Well 19 Treatment System
9503	Sycamore Singletrack Trail Improvements 2024
9508	CIPP Water Main Rehabilitation 2024
9522	20 Is Plenty
9536	CIPP Lining Rehabilitation – Blair Street Sanitary Sewer Siphon & CIPP Lining Rehabilitation – North Mills Street Sanitary Sewer Siphon
9582	LED Street Lights

(MULTIPLE BIDS RECEIVED) – ALL BIDS REJECTED

<u>Contract No.</u>	<u>Contract Name</u>
9525	2024 Sport Court Resurfacing <i>(2 bids received, over estimate)</i>
8767	Door Creek Park Connection <i>(2 bids received – Alternate solution found)</i>

REJECTED/REBID – “NO/SINGLE” BIDS

<u>Contract No.</u>	<u>Contract Name</u>
9372	Prairie Hills Detention Basin Improvements <i>(single bid, bid not opened, contract to be rebid)</i>
9389	Sycamore Singletrack Trail Improvements 2024 <i>(non-responsive single bid, contract rebid)</i>
9500	2024 Rennebohm Park East Tennis Courts <i>(single bid, no open, contract rebid)</i>
9526	2024 Rennebohm Park East Tennis Courts <i>(single bid, no award)</i>
9509	2024 Sport Court Resurfacing <i>(Single Bid, no award, contract rebid)</i>
9527	Madison Water Utility Olin Ave. Administrative Building Roof Replacement <i>(no bids, contract rebid)</i>
9546	Madison Water Utility Olin Ave. Administrative Building Roof Replacement <i>(No bids)</i>

Contract Bidding Summary (2020-2024)

All Awarded contracts [includes contracts rebid]	Year	2020	2021	2022	2023	2024
	Number of contracts	61	64	52	59	60
	Value of contracts (Millions)	\$43,996,661.08	\$65,016,806.39	\$50,919,013.07	\$196,358,192.04	\$117,453,288.85
	Total number of bidders	196	223	140	147	191
	Average number of bidders per contract	3.21	3.48	2.69	2.49	3.18
	High number of bids per contract	7	6	7	5	6
	Low number of bids per contract	1	1	1	1	1
	Number of contracts with 3 or more bids	36	44	25	26	41
	Number of contracts with 2 bids	21	19	15	17	12
	Number of contracts with 1 bid	4	1	12	16	7

All Contracts Bid	Year	2020	2021	2022	2023	2024
	Total number of contracts bid	69	71	70	73	69
	Total number of bids	208	229	159	165	200
	Average number of bidders per contract	3.01	3.23	2.27	2.26	2.89
	High number of bids per contract	7	6	7	5	6
	Low number of bids per contract	1	0	0	0	0
	Number of contracts with 3 or more bids	37	44	27	29	41
	Number of contracts with 2 bids	23	20	17	19	14
	Number of contracts with 1 bid	9	5	21	21	12
	Number of contracts with no bids	0	2	5	3	2

All Contracts Bid Except Facilities Contracts	Year	2020	2021	2022	2023	2024
	Total number of contracts bid	56	53	45	54	58
	Total number of bids	169	178	119	133	172
	Average number of bidders per contract	3.02	3.26	2.64	2.46	2.97
	High number of bids per contract	7	6	7	5	6
	Low number of bids per contract	1	0	0	0	1
	Number of contracts with 3 or more bids	31	36	22	25	35
	Number of contracts with 2 bids	19	15	10	13	12
	Number of contracts with 1 bid	6	1	11	14	11
	Number of contracts with no bids	0	1	2	2	0

All Facilities Contracts Bid	Year	2020	2021	2022	2023	2024
	Total number of contracts bid	13	18	25	19	11
	Total number of bids	39	51	40	31	28
	Average number of bidders per contract	3.00	2.83	1.60	1.63	2.55
	High number of bids per contract	6	6	4	4	5
	Low number of bids per contract	1	0	0	0	0
	Number of contracts with 3 or more bids	6	8	5	4	6
	Number of contracts with 2 bids	4	5	7	6	2
	Number of contracts with 1 bid	3	4	10	7	1
	Number of contracts with no bids	0	1	3	2	2

Manual Bids for All Contract Bid	Year	2020	2021	2022	2023	2024
	Total number of manual bids	25	33	16	12	4
	Total number of bids	208	229	159	165	200
	Percent manual bids	12.02	14.41	10.06	7.27	2.00
	Total number of contracts bid	69	71	70	73	69
	Number of contracts with a manual bid	15	18	16	8	4
	Percent of contracts with a manual bid	21.74	25.35	22.86	10.96	5.80
	Number of companies submitting a manual bid	20	20	11	6	2

BOARD OF PUBLIC WORKS, CITY OF MADISON

PUBLIC WORKS CONTRACTS FINALIZED IN 2024

Contract Number	Contract Name	Finance Ltr Sent Date	Contract Amount	Amount Paid To Date
8512	New Sidewalk Installation 2022	3/22/2024	\$171,458.34	\$148,729.77
8572	Garver Path & Starkweather Drive Reconstruction	1/16/2024	\$2,619,451.45	\$2,459,670.79
8606	South Point Rd. Truck Scale and Fuel Point	9/18/2024	\$2,529,676.57	\$2,680,628.25
8614	Local Road Traffic Calming & Arterial Pedestrian Enhancements 2021 (Group 2)	10/30/2024	\$555,112.20	\$557,769.66
8621	Hammersley Road Resurfacing w/Utilities	4/24/2024	\$4,448,172.03	\$4,344,549.07
8623	Tokay Boulevard Resurfacing w/Utilities	2/20/2024	\$1,155,973.56	\$1,136,768.60
8624	Russell Street Reconstruction	5/3/2024	\$700,830.00	\$682,709.24
8625	Lake Mendota Drive Reconstruction	4/9/2024	\$2,332,089.99	\$2,140,893.73
8632	Sidewalk Program 2022, Ald. District 5	12/27/2024	\$1,696,376.00	\$1,419,569.26
8641	Braxton Pl Resurfacing & La Mariposa Lane(new street)	6/10/2024	\$1,141,497.82	\$987,337.11
8642	West Towne Path - Phase 3	4/22/2024	\$899,099.00	\$869,770.51
8650	Old Middleton Rd & Craig Ave Resurfacing w/Utilties	6/10/2024	\$7,275,045.47	\$7,167,535.14
8654	West Badger Rd. Salt Barn	2/19/2024	\$1,999,391.40	\$2,147,624.41
8657	Safe Streets Madison 2022-Group 1 (rebid)	3/1/2024	\$955,256.19	\$966,436.92
8658	Bikeways 2022	3/11/2024	\$644,117.40	\$642,728.71
8694	S. Pinckney Street Resurfacing w/Storm	7/10/2024	\$323,389.90	\$305,422.45
8697	AD 12 Sidewalk sawcutting 2023	8/20/2024	\$139,550.00	\$132,902.05
8702	RESURFACING 2023 – CURB & GUTTER AND CASTINGS	1/31/2024	\$210,950.00	\$190,070.40
8703	RESURFACING 2023 – ASPHALT PAVEMENT PULVERIZING, MILLING AND PAVING	2/27/2024	\$909,605.80	\$794,876.52
8704	RESURFACING 2023 – ASPHALT BASE PATCHING AND BASE PATCH GRINDING	5/22/2024	\$818,242.00	\$642,865.26
8705	Sidewalk Ordered 2023 AD 12	2/9/2024	\$1,182,345.00	\$1,271,117.94
8707	John Nolen Bridge Repairs - 2023	1/30/2024	\$222,014.00	\$214,000.20
8715	Lake Mendota Drive Reconstruction	10/31/2024	\$3,823,814.98	\$3,691,370.17

BOARD OF PUBLIC WORKS, CITY OF MADISON

PUBLIC WORKS CONTRACTS FINALIZED IN 2024

Contract Number	Contract Name	Finance Ltr Sent Date	Contract Amount	Amount Paid To Date
8721	W. Main Street Bike Boulevard Improvements	11/1/2024	\$281,538.20	\$293,937.34
8731	Repairing and Sealing Pavement Cracks - Local Streets 2023	1/24/2024	\$278,314.00	\$271,414.00
8732	Repairing and Sealing Pavement Cracks - Major Streets 2023	8/12/2024	\$329,458.00	\$329,458.00
8868	Harper Lift Station Replacement	3/6/2024	\$644,352.63	\$646,275.28
8875	Lower Badger Mill Creek Pond at Hill Creek Park	11/19/2024	\$2,664,573.72	\$2,367,864.62
8876	Wexford Pond Dredging	11/19/2024	\$1,516,432.99	\$1,448,857.80
9063	Thurber Lift Station Replacement	10/28/2024	\$987,654.32	\$1,049,534.27
9107	CIPP UV LINING REHAB OF SANITARY SEWERS - 2022	3/5/2024	\$1,397,296.00	\$1,329,171.50
9160	Solar PV – Streets Waste Transfer Station	2/13/2024	\$94,670.00	\$94,670.00
9178	Solar PV - Fire Station 02	2/13/2024	\$45,580.00	\$45,580.00
9262	CIPP Wet Lining Rehabilitation of Sanitary Sewers - 2021 (Rebid)	8/12/2024	\$974,590.00	\$927,528.80
9285	CIPP UV Lining Rehabilitation of Sanitary Sewers West Phase 1 - 2023	12/16/2024	\$939,212.00	\$887,953.00
9286	CIPP UV Lining Rehabilitation of Sanitary Sewers East Phase 1 - 2023	10/30/2024	\$859,370.05	\$830,777.20
9304	Northport Drive & School Road Traffic Signal	12/16/2024	\$146,474.85	\$161,851.46
9320	Fire Station 4 Lighting Retrofit	4/17/2024	\$122,273.00	\$122,273.00
9322	Fire Station 2 Lighting Retrofit	7/1/2024	\$145,755.00	\$147,131.38
9329	Fire Station No. 14 Training Site Phase 1	12/16/2024	\$545,820.82	\$585,183.69
9333	Robin Greenway Storm and Grading	4/3/2024	\$798,027.85	\$793,927.03
9377	University Avenue Box Repair 2023	7/10/2024	\$644,737.00	\$810,513.70
9432	Hawks Landing North Flood Mitigation	2/16/2024	\$2,392,630.00	\$2,427,032.87
9433	Spring Harbor Dredging - 2022	1/8/2024	\$703,637.50	\$706,037.50
9437	East Towne Pond	2/26/2024	\$1,188,000.00	\$1,149,330.13

PUBLIC WORKS CONTRACTS FINALIZED IN 2024

Contract Number	Contract Name	Finance Ltr Sent Date	Contract Amount	Amount Paid To Date
--------------------	------------------	--------------------------	--------------------	------------------------

Total Bid Amounts	Total Paid to Date	Total Contracts
\$54,453,857.03	\$53,021,648.73	45

Best Value Contracting 2024

In 2024 a contract was considered a Best Value Contract per MGO 33.7 (7) if the contractor's bid was equal or greater than \$75,500 for a single trade contract; or equal to or greater than \$369,500 for a multi-trade contract.

The dollar value at which Best Value Contracting requirements are applied is adjusted each year based on the change in the construction cost index as published in the Engineering News-Record.

In 2024, 60 Public Works contracts were awarded. All BVC information was not available at report time for 7 of these contracts (8635, 8770, 9358, 9486, 9502, 9517, 9582). All BVC information is now available for 4 contracts from 2023 (8595, 9086, 9326, & 9361). Therefore, this summary of apprenticeship utilization in 2024 is based on 57 contracts, which were made up of 29 general contractors and 161 subcontractors.

General Contractors

General contractors were required to have active apprentices employed by their company in all apprenticeable trades used on the project in 42 instances. See Apprentice Utilization Chart for complete breakdown.

2024: Summary: General Contractors (GCs)		
No. of contracts with GC required to have an apprentice in applicable trades		42 (74%)
No. of contracts where GC met criteria for exemption from active apprentice		15 (26%)
Reason for exemption:		
Less than single trade minimum	0	
Less than multi trade minimum	2	
First Time (1) and <5 skilled workers (1	2	
Work not apprenticeable	11	
Total Contracts		57 (100%)

Examples of non-apprenticeable trades for general contractors were as follows: Truck driver, horizontal sawcutting, pavement & crack/joint sealing, CCTV trenchless pipeline technician, playground installer, epoxy pavement marking, ecological restoration, trail building, and sign installer.

Subcontractors

Twenty-eight subcontractors were required to have active apprentices employed by their company in all apprenticeable trades used on the project. See Apprentice Utilization Chart for complete breakdown.

2024 Summary: Subcontractors		
No. of subcontractors required to have an apprentice		28 (17%)
No. of subcontractors that met criteria for exemption from active apprentice		133 (83%)
Reason for exemption:		
Less than single trade minimum	100	
Less than multi trade minimum	9	
Work not apprenticeable	13	
Less than 5 craft workers employed company-wide	3	
First time contractor	7	
Journey worker on layoff	1	
Total Subcontractors		161 (100%)

Examples of non-apprenticeable trades include: Truck driver, landscaper, sweeping, traffic control & flag person, epoxy pavement marking, material testing, security & audio visual installer, fence installer, pipe insulator, overhead door installer, vehicle lift installation, specialty equipment erection, elevator mechanic, precast concrete, PCC (pointer caulker, cleaner), and coated flooring installer.

2024 Apprentice Utilization Chart

Of all contracts fully executed in 2024, General contractors were required to have an apprentice in 42 contracts and Subcontractors in 28 contracts.

	No. of Times an Apprentice Was Required in a Contract		Apprentices – No. of Persons Employed
	General Contractor	Subcontractor	
Construction Craft Laborer	33	13	17
Heavy Equipment Operator/Engineer	34	11	15
Cement Mason/Finisher	11	4	6
Bricklayer	0	2	2
Carpenter	7	1	5
Electrician	0	8	5
Plumber	0	6	5
Iron Worker	1	3	3
Sheet Metal Worker	0	6	6
Glazier	0	3	2
Steamfitter	0	3	2
Telecommunications	0	1	1
Fire Sprinkler Fitter	0	5	3
Painter	0	1	1
Totals	86	67	73

Note: No. of times an apprentice was required is based on number of contracts, but an individual contractor may have had multiple public works contracts with the City throughout the year.

Prevailing Wage Rate Compliance

The Department of Civil Rights monitors the payment of prevailing wage rate in accordance with a Memorandum of Understanding with the Engineering Division. The City of Madison is prohibited from requiring prevailing wage rates on most Public Works Projects. Prevailing wage rates apply to projects that are funded in part with Federal Funds. In 2024, 3 contracts required prevailing wage rates.

2024 Prevailing Wage Violations & Recoveries

Contract Type	Number of Violations	Dollar Value of Violations	Year-to-Date Wages Recovered
Public Works	0	\$-0-	\$-0-

In 2024 the Department of Civil Rights conducted 0 on-site prevailing wage interviews.

Summary of Private Construction of Public Works Improvements Supervised by the Board of Public Works

The Board also supervised the construction of public works improvements financed by the private sector for new subdivisions and land developments. In 2024, 29 private development plans were issued: 11 plat phases and 17 infills. The table below provides the number of lots created by year. Link to Housing dashboard: <https://www.cityofmadison.com/dpcd/community-development/housing/housing-tracker>

Prequalification of Contractors

During 2024 the City Engineer reviewed the listing of potential bidders prequalified for City work by the City Engineer; 76 contractors applied for various types of work in 2024.

There were no appeals regarding prequalifications of various contractors to bid on City of Madison Public Works Projects, and contractors applying to be licensed Concrete Layers, Asphalt Pavers, and Mudjackers.

	Approved Prequalified Contractors as of 12/31/2024 ¹	New Applications and Renewals
Total Active Prequalified Licenses ²	419	76 ³
Category A - Street terrace work	108	67
Category B - PW and Private Development	244	153
Category C - Excavate in ROW	184	107

¹ Numerous contractors are approved in multiple categories.

² Licenses are valid for 2 year period.

³ 76 Contractors applied for prequalification in 2024; however, 17 applications were not completed.

Other Activities of the Board of Public Works

In 2024, the City Engineer approved 1,291 street excavation permits for main, cable, lateral, and pole locations for the Madison Gas & Electric Company, City of Madison Water Utility, Wisconsin Telephone Company, and others.

The Board reviewed various Resolutions, Ordinances, and Petitions referred to it by the Common Council regarding purchase of property, relocation orders, relocation claims, citizen complaints and petitions, official map changes, and street vacations.

The Board reviewed all Change Orders for projects which exceeded the contingency established at the time of award, exceeded \$20,000, or resulted in a change in the completion date.

Board of Public Works Highlights

January 10, 2024

Legistar : 81412

Approving Plans, Specifications, And Schedule Of Assessments For Lake Mendota Drive Assessment District - 2024.

The City of Madison Engineering Division is making updates on street reconstruction and utility replacements. The project limits are Lake Mendota Drive from Epworth Ct to Spring Harbor Dr. The estimated cost of the project is \$2,604,231.85.

January 24, 2024

Legistar 75511:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for CIPP UV Lining Rehabilitation of Sanitary Sewers East Phase 1 - 2023.

The main goal of this project is to repair segments of the existing sanitary sewer system using UV Lining methods. In total, this project will encompass approximately 8,500 feet of sanitary sewer throughout the city's east and south sides. The estimated cost of the project is \$644,500.00.

February 7, 2024

Legistar 81860:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Safe Streets Madison 2024

This contract includes several small-scale, traffic-calming and pedestrian-enhancement projects, citywide. All projects have been ranked according to the City's "Safe Streets Madison" program. The estimated cost of the project is \$1,932,667.73.

February 21, 2024

Legistar 82080:

Approving Plans, Specifications, And Schedule Of Assessments For Rutledge St Reconstruction Assessment District – 2024

The City of Madison is planning a 2024 reconstruction project on Rutledge Street (Riverside Drive to Division street/Lakeland Avenue), along with resurfacing Division Street (Rutledge Street/Lakeland Avenue to Jenifer street/Oakridge Avenue) and two spot pavement replacements on Yahara Place to lower sanitary structures. The estimated cost of the project is \$2,936,355.54.

Legistar 82098:

Awarding Public Works Contract No. 8717, Mineral Point Road Widened Sidewalk.

The work under this contract shall include, but is not limited to, construction of HMA pavement, concrete pavement, pavement resurfacing, curb and gutter, sidewalk, curb ramps, modular landscaping walls, grading, landscaping, storm sewer, water, fiber optic, lighting, traffic signals, pavement marking, signs and all incidental items necessary. The estimated cost of the project is \$6,943,200.00.

April 3, 2024

Legistar 82474:

Determining a Public Purpose and Necessity and adopting Relocation Orders for the acquisition of land interests required for the construction and maintenance of stormwater management facilities required for flood mitigation and restoration within the Old Sauk Trails Business Park Pond and Greenways portion of the Pheasant Branch Greenway.

The proposed resolution adopts a Relocation Order for the acquisition of land interests required for the construction of safety and maintenance of stormwater management facilities required for flood mitigation and restoration within the Old Sauk Trails Business Park Pond and Greenways portion of the Pheasant Branch Greenway at an estimated cost of \$250,000.

April 17, 2024

Legistar 82852:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for 20 is Plenty.

20 is Plenty is a city-wide initiative to help promote slower speeds on local streets. This project is for Citywide sign modifications to reduce local/residential-classified streets from 25 mph speed limit to 20 mph speed limit. The focus of new and replacement 20 mph signs will be primarily on streets entering neighborhoods and not necessarily posting on all streets within a neighborhood. It is expected that collected and arterial streets with speed limits of 25 mph would remain as such. This project includes approximately 1,900 new signs across the City. Estimated Cost: \$498,212.00.

Legistar 82919:

Change order No. 9 to Contract 8716, East-West Bus Rapid Transit Main Body, to Zenith Tech Inc. for \$217,859.33

June 5, 2024

Legistar 83676:

Accepting the Engineering Division's 2023 Compliance Maintenance Annual Report (CMAR) for Operation and Maintenance of the Madison Sewer Utility.

We are maintaining and operating our system to assure it functions as designed with adequate capacity to convey peak flows. We are minimizing sewer backups and sanitary sewer overflows to protect public health and the environment.

June 26, 2024

Legistar 83952:

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

This project consists of removal and replacement of concrete sidewalk, installation of conduit and wiring, and associated items for electrical and fiber connections to the small cell facility, and installation of concrete foundation, new pole and small cell equipment on the pole.

Legistar 83678:

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

The development of the first purpose-built homeless shelter in Madison, intended primarily to serve persons who identify as male and who experience homelessness, and has authorized the use of approximately \$25,000,000 of combined City, County and Federal resources to support the design and construction of that facility.

Legistar 83634:

Approving the Large Item Collection and Electronic Waste Recycling Policy.

The proposed resolution amends the City's large item collection and electronic waste recycling ordinances with a proposed effective date of November 1, 2024. The proposed changes clarify the City's utilization of a work order system, unauthorized disposal of large items on terraces, and electronic waste recycling policy. Under the proposed change, the City will no longer provide large item pickup for residential buildings with 8 or more units. This proposed change will reallocate one-quarter of a Streets position (\$17,500) and provide an estimated savings in tipping fees (\$2,500). Additionally, the proposed ordinance changes include establishing penalties for violating the ordinance. At this time, the fiscal impact from these penalties is not possible to calculate.

July 24, 2024

Legistar 84479:

Change Order No. 12 to Contract 8595, Madison Public Market, to Daniels Construction, for \$313,767.30

August 28, 2024

Legistar 84571:

SECOND SUBSTITUTE: Amending Section 37.09(3)(e)1 of the Madison General Ordinances to establish soil infiltration design standards.

Under the City's existing ordinances, certain types of land development are required to get a stormwater management permit. As a condition of such permits, the applicant must submit a stormwater management plan documenting the system(s) and measures proposed to control stormwater runoff from the site. Consistent with State law, the City has established stormwater management performance standards, including requirements relating to infiltration of stormwater when 20,000 square feet or more of new impervious area is created. **These standards apply to all plats, Certified Survey Maps, development, and redevelopment projects which create a cumulative total of twenty thousand (20,000) square feet or more of new impervious area since October 1, 2004.** Infiltration refers to any precipitation that does not leave the site as runoff. Under this ordinance, technical standards for infiltration are being added to the City's standards applicable to all developments where infiltration is required, which change would require the infiltration design to utilize the best on-site soils for this purpose. This substitute updates the infiltration standards to make them more clear and specific. This second substitute makes further changes to these updated standards, including adding a delayed effective date of April 1, 2025.

October 9, 2024

Legistar 85459:

Authorizing an amendment to the contract between the City of Madison and Engberg Anderson, Inc. in the amount of \$61,700 for additional architectural and engineering design services for the Metro Transit Hanson Road Satellite Bus Facility Remodel project.

The proposed resolution authorizes an increase to the existing architectural and engineering design services contract with Engberg Anderson, Inc. for the Metro Transit Hanson Road Satellite Bus Facility Remodel project. The resolution authorizes an additional \$61,700 to the existing purchase of service contract for various extra design services that were provided during

the design phase and construction phase of the project. This contract amendment is funded in the existing Metro Satellite Bus Facility capital budget.

November 6, 2024

Legistar 85910:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for East Madison Bikeways

Prior to implementation of the BRT East/West system, the bicycle facilities along E. Washington Ave. were high-stress and generally inadequate relative to current City standards. Additionally, with the BRT project, those bike lanes are now utilized as part of a travel lane during peak hours. This project is to better connect some low-stress bike facilities on the east side of Madison. The total estimated cost is \$370,000.

December 18, 2024

Legistar 86458:

Approving Plans, Specifications, And Schedule Of Assessments For Evergreen Avenue, Ohio Avenue, and Sommers Avenue Assessment District - 2024.

That the contemplated purposes of this assessment district are to remove and replace the sanitary sewer main and laterals, partial water main, storm sewer main and laterals, base course, curb and gutter, driveway aprons, asphalt pavement, pavement marking, signs, as well as improve pedestrian crossings, and spot replace sidewalk as needed along 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.

Legistar 77481:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for John Nolen Bridge Repairs - 2023.

The annual bridge inspections have identified the need for repairs on the John Nolen Drive Bridges. The repairs will consist of concrete girder end repairs, bearing bracket extension, steel wedging of bearing assemblies and steel expansion joint repairs on the pedestrian/bike path on the bridges. The estimated cost of the project is \$450,000.00.

September 20, 2023

Legistar 79815:

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Robin Greenway Restoration.

Phase Two of the Robin Greenway project includes native tree, shrub, native seeding, tree removals for oak wilt and tree removals identified in public engagement process, as well as ecological restoration maintenance for two years. The estimated cost of the project is \$80,000.00.

Street and Path Condition Report

The City of Madison Engineering Division rates half of the paths and streets every year to maintain a comprehensive understanding of the condition of our pavements. The City uses the PASER rating system, a pavement management rating system developed by the University of Wisconsin Madison Transportation Information Center. The PASER system utilizes a scale of 1 to 10 with 10 being a new pavement and 1 being a poor pavement.

For an asphaltic and concrete streets, a 3 rated street requires reconstruction or resurfacing within the next few years. We have set the following goals for streets:

Street Type	Percent of street miles at or below PASER rating of %@< 5	Percent of street miles at or below PASER rating of %@< 4	Percent of street miles at or below PASER rating of %@< 3
Arterial Street	20%	5%	0%
Collector Street	25%	10%	0%
Local Street	30%	15%	0%

Designated Bike Route	20%	5%	0%
Designated Transit Route	20%	5%	0%

Pedestrian and bike paths differs in that surface defects are less tolerable. A rating of 5 or below is ideally scheduled for resurfacing or reconstruction within the next few years.

The Condition Reports for Paths and Streets are attached below.

State of our Local Streets

	Local	2001	2015	2017	2018	2019	2020	2021	2022	2023	2024
	% Miles at or below Cond State 10	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	% Miles at or below Cond State 9	93.9%	98.1%	96.6%	94.6%	96.1%	97.4%	95.7%	94.8%	96.2%	99.0%
	% Miles at or below Cond State 8	88.3%	94.9%	94.3%	92.2%	92.9%	93.4%	91.8%	91.3%	91.5%	94.3%
	% Miles at or below Cond State 7	68.2%	64.1%	61.8%	53.2%	78.5%	62.9%	46.3%	42.6%	40.3%	53.4%
	% Miles at or below Cond State 6	61.8%	41.8%	45.9%	44.3%	44.3%	41.1%	35.0%	30.6%	29.0%	32.0%
Goal 30%	% Miles at or below Cond State 5	34.9%	27.6%	27.8%	25.9%	25.7%	23.5%	19.6%	18.7%	17.4%	17.1%
Goal 15%	% Miles at or below Cond State 4	11.6%	17.5%	18.2%	16.2%	15.4%	14.3%	11.8%	11.4%	11.0%	11.1%
Goal 0%	% Miles at or below Cond State 3	2.4%	2.7%	3.5%	3.1%	2.9%	2.6%	2.2%	1.6%	2.0%	1.8%
	% Miles at or below Cond State 2	0.9%	0.1%	0.2%	0.2%	0.1%	0.3%	0.3%	0.0%	0.4%	0.0%
	% Miles at or below Cond State 1	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.3%	0.0%
	% Miles at or below Cond State 0	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.3%	0.0%

State of our Collector Streets

	Collector	2001	2015	2017	2018	2019	2020	2021	2022	2023	2024
	% Miles at or below Cond State 10	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	% Miles at or below Cond State 9	94.2%	96.4%	96.7%	95.1%	96.1%	97.0%	96.5%	95.8%	95.6%	97.3%
	% Miles at or below Cond State 8	86.1%	90.8%	93.0%	91.5%	92.8%	95.0%	94.5%	94.3%	94.3%	94.6%
	% Miles at or below Cond State 7	58.3%	58.8%	61.5%	53.1%	78.0%	64.4%	47.9%	48.6%	43.7%	54.1%
	% Miles at or below Cond State 6	48.6%	39.0%	44.3%	43.1%	46.5%	43.9%	37.0%	32.2%	32.6%	37.1%
Goal 25%	% Miles at or below Cond State 5	27.8%	18.9%	23.1%	21.3%	25.0%	22.6%	20.7%	16.9%	15.2%	15.9%
Goal 10%	% Miles at or below Cond State 4	6.0%	9.1%	10.2%	9.5%	8.4%	8.1%	8.0%	8.1%	6.6%	6.9%
Goal 0%	% Miles at or below Cond State 3	0.3%	2.9%	3.2%	3.0%	1.8%	1.6%	1.8%	1.4%	1.3%	0.9%
	% Miles at or below Cond State 2	0.0%	0.0%	0.0%	0.2%	0.2%	0.0%	0.3%	0.0%	0.4%	0.0%
	% Miles at or below Cond State 1	0.0%	0.0%	0.0%	0.2%	0.2%	0.0%	0.3%	0.0%	0.4%	0.0%
	% Miles at or below Cond State 0	0.0%	0.0%	0.0%	0.2%	0.2%	0.0%	0.3%	0.0%	0.4%	0.0%

State of our Arterial Streets

	Arterial	2001	2015	2017	2018	2019	2020	2021	2022	2023	2024
	% Miles at or below Cond State 10	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
	% Miles at or below Cond State 9	98.3%	98.0%	97.8%	95.1%	95.1%	97.4%	93.8%	93.0%	93.5%	89.0%
	% Miles at or below Cond State 8	87.0%	89.8%	93.6%	90.7%	92.9%	91.8%	88.2%	88.0%	89.8%	84.3%
	% Miles at or below Cond State 7	58.4%	56.4%	53.8%	42.5%	78.9%	57.9%	45.2%	51.1%	46.8%	53.6%
	% Miles at or below Cond State 6	46.3%	37.8%	37.8%	36.5%	40.6%	39.9%	33.9%	32.1%	32.0%	40.2%
Goal 20%	% Miles at or below Cond State 5	23.3%	18.4%	26.3%	24.6%	25.6%	25.8%	21.2%	21.1%	17.6%	21.2%
Goal 5%	% Miles at or below Cond State 4	2.0%	7.1%	8.8%	6.9%	8.6%	8.2%	6.0%	6.5%	4.7%	6.3%
Goal 0%	% Miles at or below Cond State 3	0.5%	2.4%	2.5%	1.6%	1.1%	1.2%	0.6%	0.3%	0.1%	0.4%
	% Miles at or below Cond State 2	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
	% Miles at or below Cond State 1	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	% Miles at or below Cond State 0	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

A handwritten signature in black ink, appearing to read "J Wolfe", written in a cursive style.

Jim Wolfe, Executive Secretary



City of Madison

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

Master

File Number: 87717

File ID: 87717

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: BOARD OF
PUBLIC WORKS

File Created Date : 03/26/2025

File Name: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement

Final Action:

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement.
(District 6)

Notes: Daniel Olivares

CC Agenda Date: 04/15/2025

Agenda Number: 49.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 15271SWR_PnP_DRAFT_2025-03-26 (002).pdf,
87717 Registration Report.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/5/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/26/2025	Refer	BOARD OF PUBLIC WORKS		04/02/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Kliems, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT with City working with the prairie partners and their input - PUBLIC HEARING. The motion passed by voice vote/other.

One public comment registrant.

Notes: A motion was made by Kliems, seconded by Ald. Guequierre, to RECOMMEND TO COUNCIL TO ADOPT with City working with the prairie partners and their input - PUBLIC HEARING. The motion passed by voice vote/other.

Text of Legislative File 87717

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for Capital City Trail Storm Sewer. The total estimated cost of the project is \$3,500,000. Funding is available in Munis #15271. No additional appropriation is required.

Title

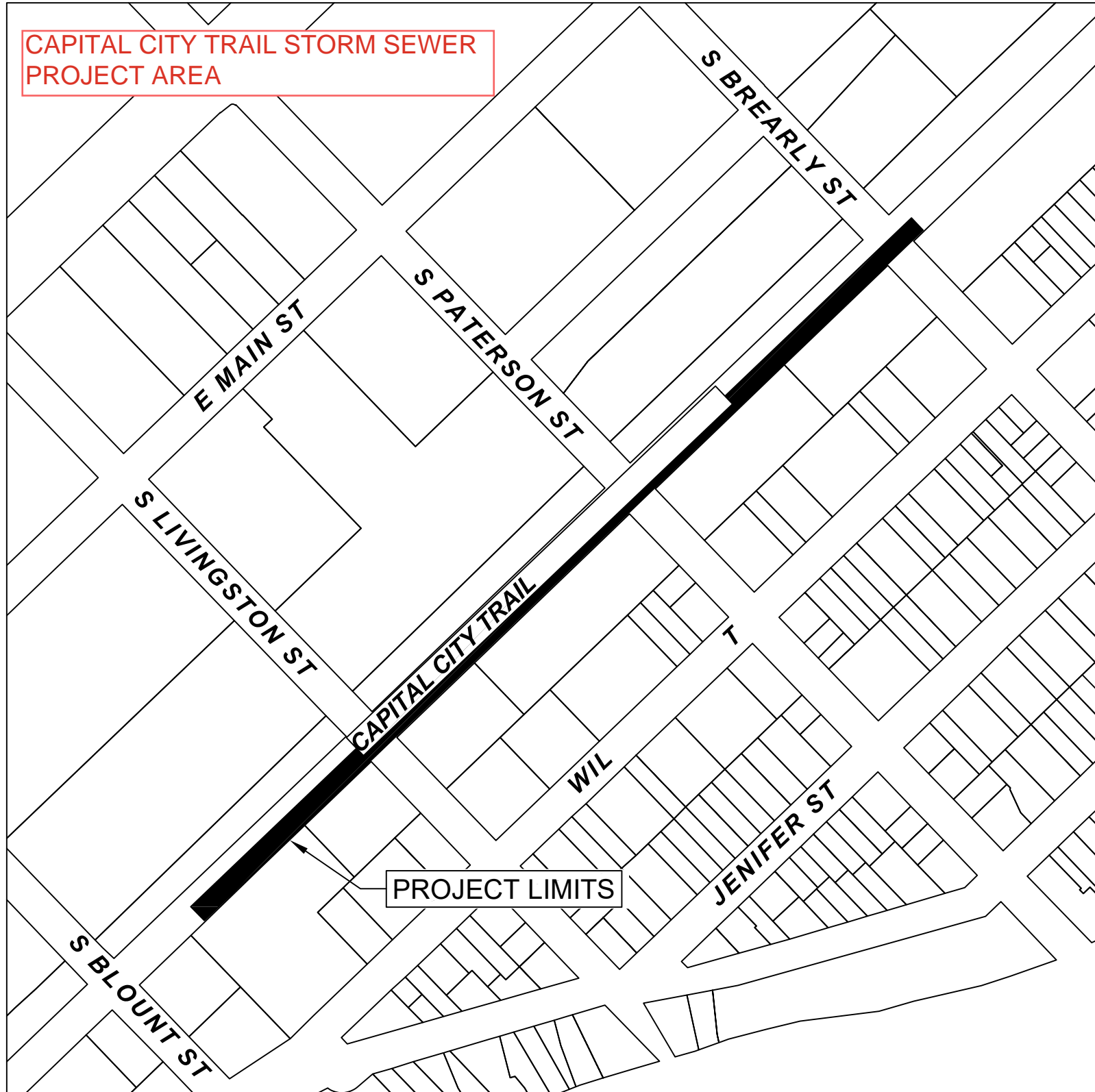
Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement. (District 6)

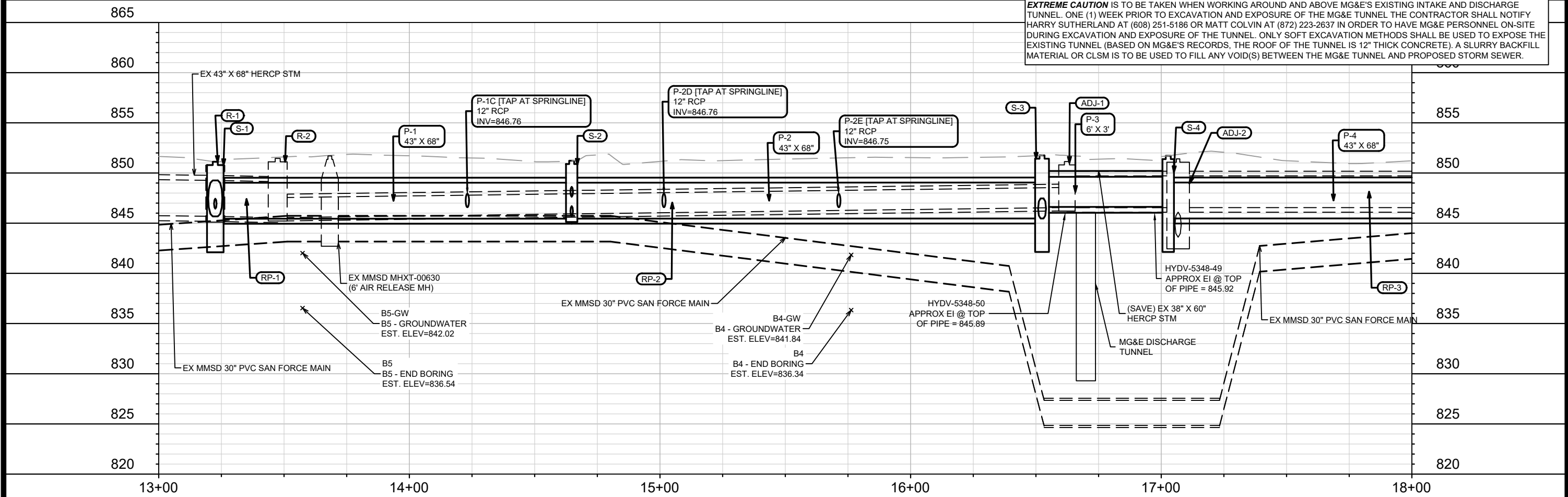
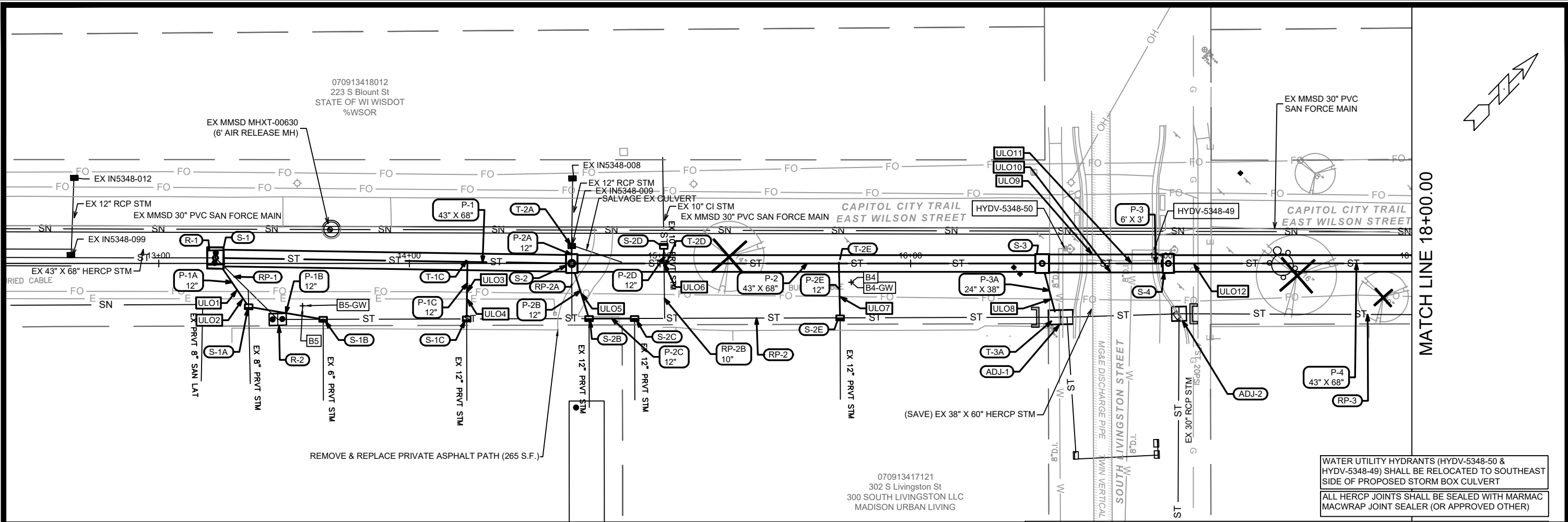
Body

BE IT RESOLVED,

- 1) That the plans and specifications for Capital City Trail Storm Sewer, 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.

CAPITAL CITY TRAIL STORM SEWER
PROJECT AREA





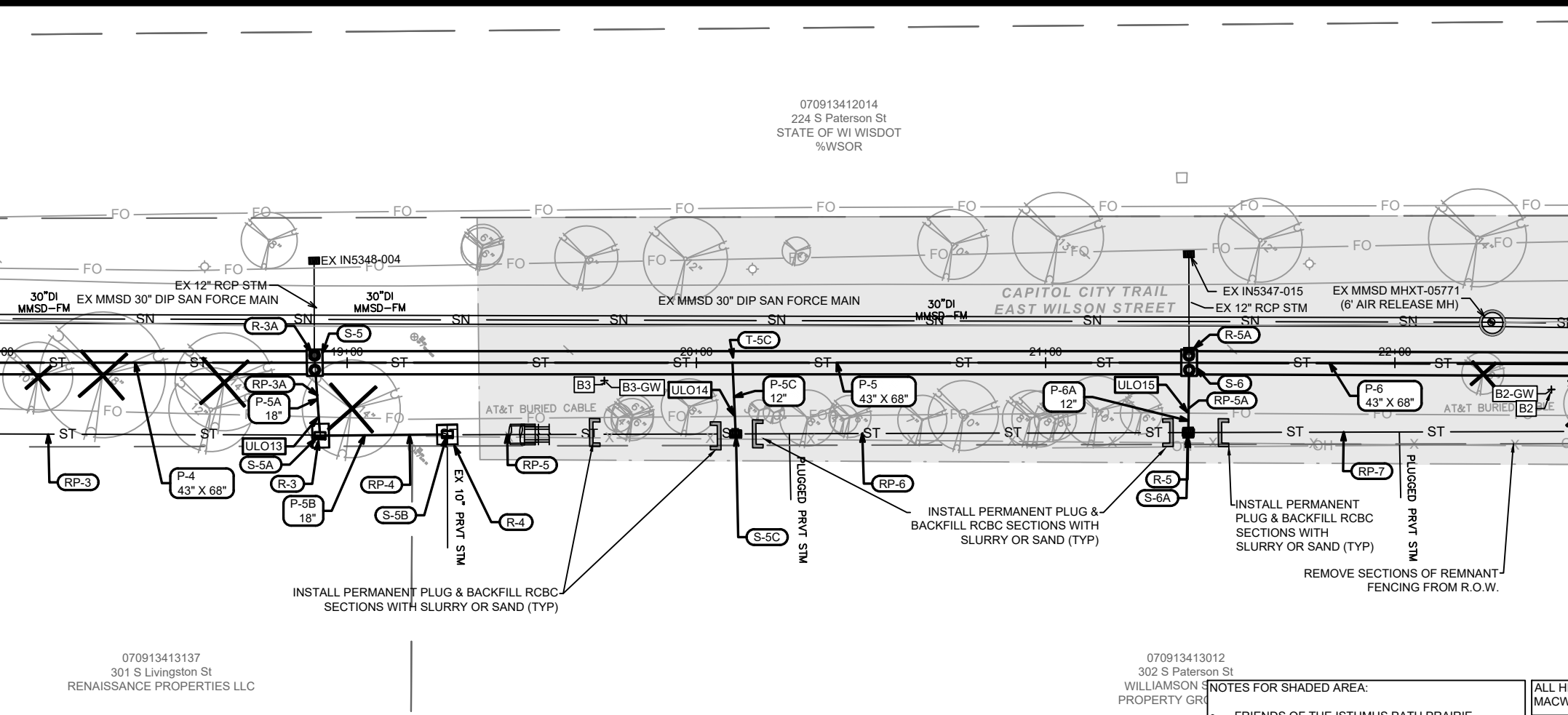
EXTREME CAUTION IS TO BE TAKEN WHEN WORKING AROUND AND ABOVE MG&E'S EXISTING INTAKE AND DISCHARGE TUNNEL. ONE (1) WEEK PRIOR TO EXCAVATION AND EXPOSURE OF THE MG&E TUNNEL THE CONTRACTOR SHALL NOTIFY HARRY SUTHERLAND AT (608) 251-5186 OR MATT COLVIN AT (872) 223-2637 IN ORDER TO HAVE MG&E PERSONNEL ON-SITE DURING EXCAVATION AND EXPOSURE OF THE TUNNEL. ONLY SOFT EXCAVATION METHODS SHALL BE USED TO EXPOSE THE EXISTING TUNNEL (BASED ON MG&E'S RECORDS, THE ROOF OF THE TUNNEL IS 12" THICK CONCRETE). A SLURRY BACKFILL MATERIAL OR CLSM IS TO BE USED TO FILL ANY VOID(S) BETWEEN THE MG&E TUNNEL AND PROPOSED STORM SEWER.

15271		MADISON, WI		CONTRACT NO: 9591	
CAPITAL CITY TRAIL SEWER UTILITY PLAN & PROFILE		CAPITAL CITY TRAIL STORM SEWER		U-1	
M:\DESIGN\Projects\15271\CAD\Sewers\15271SWR-PipeNetwork.dwg		15271		U-1	
DATE: 3/26/2025 4:54 PM		REVISION		BY	
Designed By: DAO		15271		U-1	

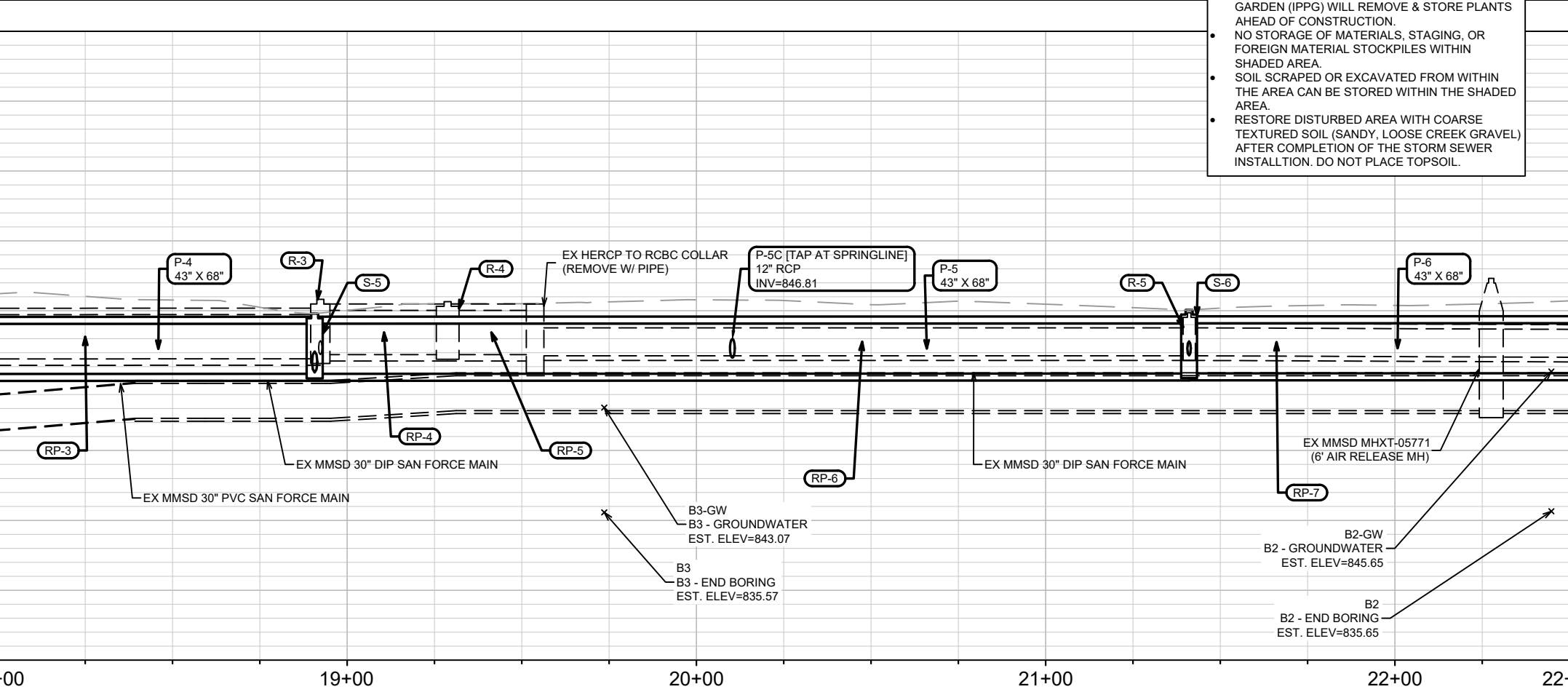


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- NOTES FOR SHADED AREA:
- FRIENDS OF THE ISTHMUS PATH PRAIRIE GARDEN (IPPG) WILL REMOVE & STORE PLANTS AHEAD OF CONSTRUCTION.
 - NO STORAGE OF MATERIALS, STAGING, OR FOREIGN MATERIAL STOCKPILES WITHIN SHADED AREA.
 - SOIL SCRAPED OR EXCAVATED FROM WITHIN THE AREA CAN BE STORED WITHIN THE SHADED AREA.
 - RESTORE DISTURBED AREA WITH COARSE TEXTURED SOIL (SANDY, LOOSE CREEK GRAVEL) AFTER COMPLETION OF THE STORM SEWER INSTALLTION. DO NOT PLACE TOPSOIL.

ALL HERCP JOINTS SHALL BE SEALED WITH MARMAC MACWRAP JOINT SEALER (OR APPROVED OTHER)

15271		MADISON, WI		CONTRACT NO: 9591	
CAPITAL CITY TRAIL SEWER UTILITY PLAN & PROFILE		CAPITAL CITY TRAIL STORM SEWER		U-2	
15271		U-2		453	

070913412014
224 S Paterson St
STATE OF WI WISDOT
%WSOR

070913413137
301 S Livingston St
RENAISSANCE PROPERTIES LLC

070913413012
302 S Paterson St
WILLIAMSON S
PROPERTY GRO

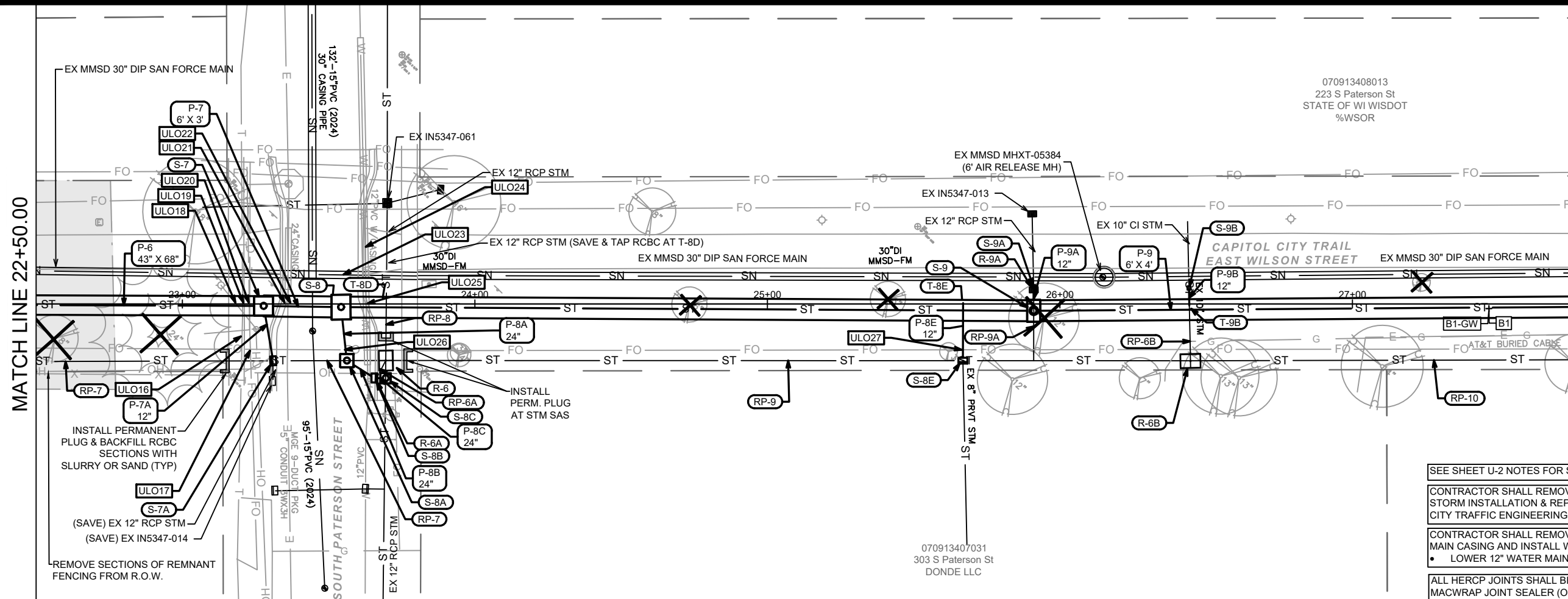
DATE: 3/26/2025 4:54 PM
Scale: 1" = 40'

REVISION
MARK
BY
DATE

U-2

MATCH LINE 22+50.00

MATCH LINE 27+75.00



- SEE SHEET U-2 NOTES FOR SHADED AREA
- CONTRACTOR SHALL REMOVE PATH LIGHT POST FOR STORM INSTALLATION & REPLACE AS DIRECTED BY CITY TRAFFIC ENGINEERING
- CONTRACTOR SHALL REMOVE SECTION OF WATER MAIN CASING AND INSTALL WATER MAIN OFFSET
- LOWER 12" WATER MAIN TO INV = 840.34
- ALL HERCP JOINTS SHALL BE SEALED WITH MARMAC MACWRAP JOINT SEALER (OR APPROVED OTHER)

EXTREME CAUTION IS TO BE TAKEN WHEN WORKING AROUND AND ABOVE MG&E'S EXISTING ELECTRIC DUCT. ONE (1) WEEK PRIOR TO EXCAVATION AND EXPOSURE OF THE MG&E DUCT THE CONTRACTOR SHALL NOTIFY HARRY SUTHERLAND AT (608) 251-5186 OR MATT COLVIN AT (872) 223-2637 IN ORDER TO HAVE MG&E PERSONNEL ON-SITE DURING EXCAVATION.

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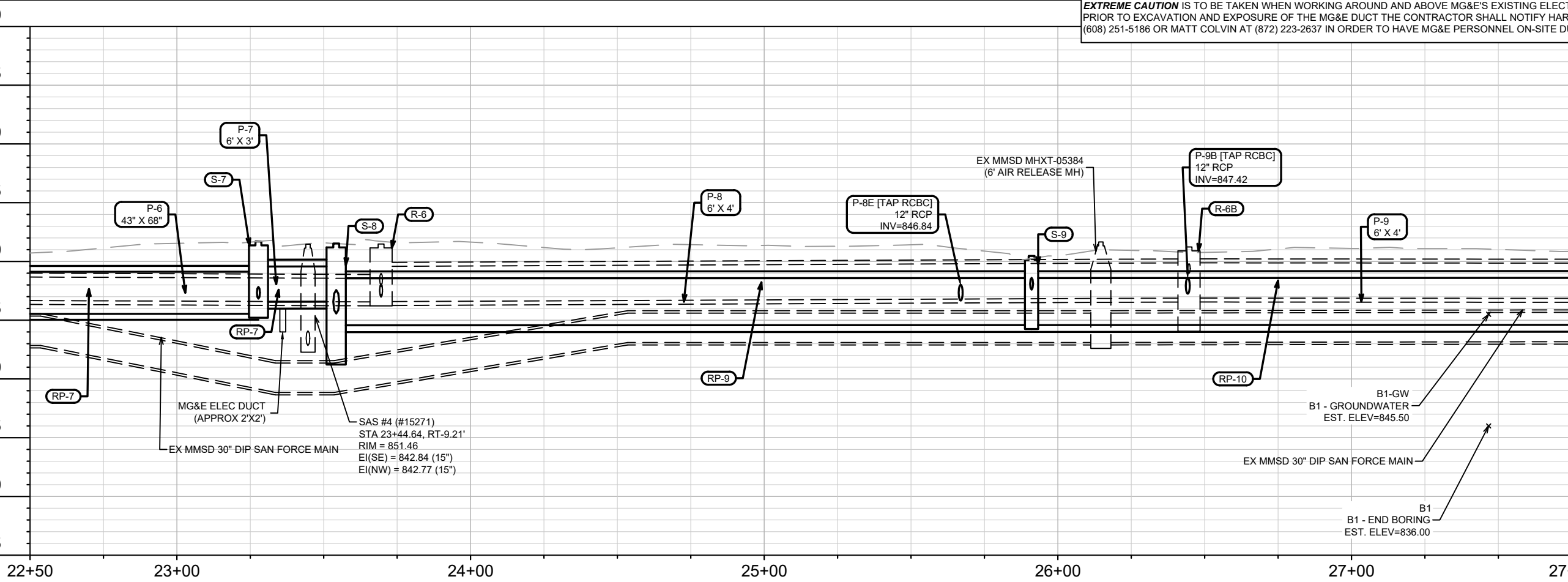
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22+50 23+00 24+00 25+00 26+00 27+00 27+75

15271		MADISON, WI		CONTRACT NO: 9591	
CAPITAL CITY TRAIL SEWER UTILITY PLAN & PROFILE		CAPITAL CITY TRAIL STORM SEWER		U-3	
M:\DESIGN\Projects\15271\CAD\Sewers\15271SWR-PipeNetwork.dwg		15271		U-3	
DATE: 3/26/2025 4:54 PM		REVISION		BY	
Scale: 1" = 40'		MARK		DATE	
Designed By: DAO		15271		U-3	



15271

U-3

454

Public Comment Registrants Report

04/02/2025 04:30 PM - Board of Public Works				Representing Organization			Lobbying	
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 24 Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Capital City Trail Box Culvert Replacement. (District 6)								
24 04/02/25 04:22 PM	Linda Lehnertz District: Unknown S Paterson Madison, WI 53703	Neither support nor oppose	Yes	No				
		Support: 0 Opposed: 0 Neither: 1 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 1						

Meeting Watch List (6)

Name	Registration Time
1. Carol Steinhart	04/02/2025 11:22 AM
2. Mikayla Bowe	04/02/2025 04:30 PM
3. Pilar Gomez-Ibanez	04/02/2025 04:31 PM
4. SDR	04/02/2025 04:36 PM
5. Mike Verveer	04/02/2025 04:43 PM
6. Janet	04/02/2025 05:11 PM



City of Madison

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

Master

File Number: 87752

File ID: 87752

File Type: Resolution

Status: Council New Business

Version: 1

Reference:

Controlling Body: BOARD OF PUBLIC WORKS

File Created Date : 03/31/2025

File Name: Awarding Public Works Contract No. 9610, Imagination Center at Reindahl Park.

Final Action:

Title: Awarding Public Works Contract No. 9610, Imagination Center at Reindahl Park. (District 12)

Notes: Brent Pauba

CC Agenda Date: 04/15/2025

Agenda Number: 50.

Sponsors: BOARD OF PUBLIC WORKS

Effective Date:

Attachments: 9610 BidOpeningTab.pdf, 9610 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	4/10/2025	Robert Mulcahy	Delegated	
1	2	4/10/2025	Maggie McClain	Approve	4/16/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/31/2025	Refer	BOARD OF PUBLIC WORKS	04/09/2025	04/09/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 4/9/2025						
1	BOARD OF PUBLIC WORKS	04/09/2025	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 87752

Fiscal Note

The proposed resolution authorizes the awarding of the contract for the Imagination Center at Reindahl Park. The total award amount is \$13,239,720. Sufficient budget authority is available in the Imagination Center project budget (Munis #17085). No additional appropriation required.

Title

Awarding Public Works Contract No. 9610, Imagination Center at Reindahl Park. (District 12)

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. 9610) for itemization of bids.

IMAGINATION CENTER AT REINDAHL PARK

CONTRACT NO. 9610

DATE: 4/3/25

PREQUALIFICATION: 425

CONTRACTORS	BASE BID	ALT BID	TOTAL BID	PREQUAL STATUS
Corporate Contractors Inc.	\$11,960,000.00	\$299,000.00	\$12,259,000.00	OK
Riley Construction Company, Inc.	\$12,473,608.00	\$292,671.00	\$12,766,279.00	OK
Tri-North Builders, Inc.	\$13,154,000.00	\$301,500.00	\$13,455,500.00	OK
Miron Construction Co., Inc.	\$13,391,213.00	\$296,365.00	\$13,687,578.00	OK
Joe Daniels Construction Co., Inc.	\$13,658,600.00	\$313,500.00	\$13,972,100.00	OK
Engineering Estimate	\$13,725,000.00		\$13,725,000.00	
Bachmann Construction Company, Inc.	\$14,259,605.00	\$295,000.00	\$14,554,605.00	OK

CONTRACT NO. 9610
Imagination Center at Reindahl Park

Corporate Contractors, Inc.

CONTRACT AWARD	\$ 12,259,000.00
<i>MAX CONTINGENCY (8%)</i>	<i>\$ 980,720.00</i>

BASE BID: 17085-50-140: 53310 (90924)	11,960,000.00
ACCT. CONTINGENCY 8%	956,800.00
ACCT. SUBTOTAL	<u>12,916,800.00</u>

SOLAR PV: 17085-50-140: 53310 (90924)	299,000.00
ACCT. CONTINGENCY 8%	23,920.00
ACCT. SUBTOTAL	<u>322,920.00</u>

GRAND TOTAL INCL. CONTINGENCY	<u><u>\$ 13,239,720.00</u></u>
--------------------------------------	---------------------------------------



City of Madison

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

Master

File Number: 86925

File ID: 86925

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney for University Row Apartments, LLC (0709-184-2001-2 and 0709-184-2002-0) - excessive assessment - \$193,188.99

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for University Row Apartments, LLC (0709-184-2001-2 and 0709-184-2002-0) - excessive assessment - \$193,188.99

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 51.

Sponsors:

Effective Date:

Attachments: 86925Claim.pdf, 86925 Report_University Row Apartments, LLC (725 and 727 University Row).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86925

Title

Eric Hatchell, Foley & Lardner LLP., attorney for University Row Apartments, LLC
(0709-184-2001-2 and 0709-184-2002-0) - excessive assessment - \$193,188.99

Body

rec'd 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, University Row Apartments, LLC (the "Claimant"), whose address is 749 University Row, Suite 101, Madison, Wisconsin 53705, hereby files a 2024 claim for excessive assessment regarding the properties located in the City of Madison ("City") at 725 and 727 University Row, Parcel Nos. 0709-184-2001-2 (the "-2001 Parcel") and 0709-184-2002-0 (the "-2002 Parcel").

1. For the year 2024, the City originally assessed the -2001 Parcel at a total assessed value of \$6,059,000 and the -2002 Parcel at a total assessed value of \$22,508,300 for a collective assessment of \$28,567,300 (collectively the "2024 Assessment").

2. Claimant timely filed an objection and appeared at a Board of Review hearing. The Board sustained the 2024 Assessments.

3. The 2024 Assessment exceeds the value of the properties as of January 1, 2024.

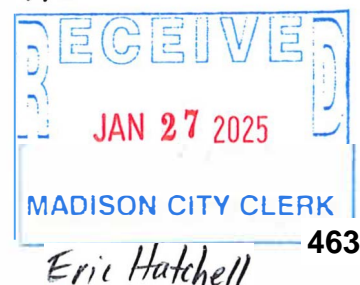
4. The actual combined fair market value of the -2001 and -2002 Parcels did not exceed \$17,654,500.

5. The Final 2024 assessment resulted in a combined 2024 net property tax amount of \$505,559.05.

6. Claimant has satisfied all conditions precedent to filing this claim, and either has or will timely pay all installment of 2024 property taxes.


7. Claimant hereby requests a refund of 2024 taxes in the minimum amount of at least \$193,188.99, plus statutory interest.

8. The undersigned is authorized to file this Claim on claimant's behalf; see attached authorization.



Dated this 27th day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name University Row Apartments, LLC			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City Enter municipality → Madison		County Dane
Mailing address 749 University Row, Suite 101			Street address of property 725/727 University Row		
City Madison	State WI	Zip 53705	City Madison	State WI	Zip 53705
Parcel number 07091842001-2; 07091842002-0		Phone () -	Email Contact Agent		Fax () -

Section 2: Authorized Agent Information

Name / title Eric J. Hatchell / Foley & Lardner LLP			Company name Foley & Lardner LLP		
Mailing address 150 E. Gilman Street, Suite 5000			Phone (608) 258 - 4270		Fax (608) 257 - 5035
City Madison	State WI	Zip 53703	Email ehatchell@foley.com		

Section 3: Agent Authorization

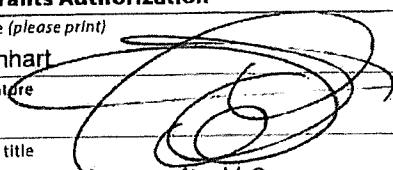
Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>All Property Tax Related Issues</u>		Enter Tax Years of Authorization _____ _____ <u>Until Revoked in Writing</u> <u>Until Revoked in Writing</u>
Authorization expires: _____ (mm - dd - yyyy) (unless rescinded in writing prior to expiration)		
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner		

Section 4: Agreement/Acceptance

I understand, agree and accept:

- The assessor's office may divulge any information it may have on file concerning this property
- My agent has the authority and my permission to accept a subpoena concerning this property on my behalf
- I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property
- Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law
- A photocopy and/or faxed copy of this completed form has the same authority as a signed original
- If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Paul Lenhart	
	Owner signature 	
	Company or title University Row Apartments, LLC	
		Date (mm-dd-yyyy) 01 - 27 - 2025

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for University Row Apartments, LLC – Excessive Assessment - \$193,188.99

Claimant University Row Apartments, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their properties located at 725 and 727 University Row. The claimant alleges that the combined assessed values should be no higher than \$17,654,500 for 2024, and the property taxes should be no higher than \$312,370.06. The Claimant seeks a refund of \$193,188.99, plus interest.

The City Assessor valued the properties at \$6,059,000 and \$22,508,300 respectively for tax year 2024. The Claimant challenged the 2024 assessments before the Board of Review, and they sustained the assessments. The 2024 combined real property taxes were \$505,559.05.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86926

File ID: 86926

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney for Bird Dog Hospitality IV, LLC - excessive assessment - \$65,510.50

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for Bird Dog Hospitality IV, LLC - excessive assessment - \$65,510.50

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 52.

Sponsors:

Effective Date:

Attachments: 86926Claim.pdf, 86926 Report_Bird Dog Hospitality IV, LLC (4801 Annamark Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86926

Title

Eric Hatchell, Foley & Lardner LLP., attorney for Bird Dog Hospitality IV, LLC - excessive
assessment - \$65,510.50

Body

rec'd 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, Bird Dog Hospitality IV, LLC ("Claimant"), whose address is 221 S. Phillips Ave, #200, Sioux Falls, South Dakota 57104, hereby files a 2024 claim for excessive assessment regarding the property located in the City of Madison ("City") at 4801 Annamark Drive, Parcel No. 0810-272-0403-1 ("Subject Property").

1. For year 2024, the City assessed the Subject Property at a total assessment of \$8,239,100 (the "2024 Assessment"). Claimant timely filed an objection and appeared at the Board of Review who sustained the 2024 Assessment.
2. The 2024 assessment exceeds the fair market value of the Subject Property.
3. The 2024 assessment was used for purposes of calculating the Claimant's 2024 tax bill, which resulted in a net property tax payment of \$154,602.93.
4. The actual fair market value of the Subject Property as of January 1, 2024 was no greater than \$4,750,000.
5. The excessive assessment of the Subject Property has resulted in the imposition of excessive taxes in the amount of at least \$65,510.50.
6. Claimant has satisfied all conditions precedent to filing this claim and either has or will timely pay all installment of 2024 property taxes as they become due.
7. Claimant hereby requests a refund of 2024 taxes in the amount of at least \$65,510.50. plus statutory interest.
8. The undersigned is authorized to file this Claim on claimant's behalf based on authorizations previously filed with the City.

hand delivered

RECEIVED
JAN 27 2025
MADISON CITY CLERK
Eric Hatchell

Dated this 23rd day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for Bird Dog Hospitality IV, LLC – Excessive Assessment - \$65,510.50

Claimant Bird Dog Hospitality IV, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4801 Annamark Drive. The claimant alleges that the assessed value should be no higher than \$4,750,000 for 2024, and the property taxes should be no higher than \$89,092.43. The Claimant seeks a refund of \$65,510.50, plus interest.

The City Assessor valued the property at \$8,239,100 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Review, and they sustained the assessment. The 2024 real property taxes were \$154,602.93. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86927

File ID: 86927

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney for Madison on Broadway LLC - excessive assessment - \$8,658.93

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for Madison on Broadway LLC - excessive assessment - \$8,658.93

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 53.

Sponsors:

Effective Date:

Attachments: 86927Claim.pdf, 86927 Report_Madison on Broadway, LLC (2232 W. Broadway).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86927

Title

Eric Hatchell, Foley & Lardner LLP., attorney for Madison on Broadway LLC - excessive
assessment - \$8,658.93

Body

rec'd 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, Madison on Broadway LLC (the "Claimant"), whose address is 902 Royster Oaks Dr., Suite 105, Madison, Wisconsin, hereby files a 2024 claim for excessive assessment regarding the property located in the City of Madison ("City") at 2232 W. Broadway, Parcel No. 0710-194-1201-5 ("Subject Property").

1. For the year 2024, the City assessed the Subject Property at a total assessment of \$4,605,000. Claimant believes the fair market value of the property does not exceed \$4,115,877.

2. The 2024 assessment exceeds the fair market value of the Subject Property.

3. Claimant challenged the assessment at the Board of Review but the assessment was confirmed without any change and resulted in a 2024 net property tax amount of \$81,636.46.

4. The Subject Property is federally regulated housing pursuant to I.R.C. § 42 and subject to a Land Use Restriction Agreement which limits the amount of rents Claimant can charge its tenants.

5. The City's assessment of the Subject Property was based on the income approach, which converts the future benefits likely to be derived from the property into an estimate of present value. Under the income approach, the property's annual net operating income (income less expenses or NOI) is divided by a capitalization rate. The capitalization rate is an estimate of the rate of return an investor would expect in order to invest in the Subject Property. When assessing subsidized housing, assessors are required to consider the effects the property's restrictions have on value.

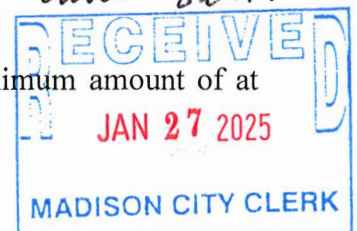
6. The City derived the capitalization rate from financing appraisals completed during construction for other low income housing tax credit properties in Madison. Deriving a capitalization rate in this manner does not account for the restrictions placed on the properties during its compliance period, and therefore, the City's chosen capitalization rate fails to consider the effect the restrictions have on the value of the property to a potential buyer.

7. In addition, the City failed to use the actual income and expenses of the Subject Property when determining the 2024 assessment in violation of Wisconsin law.

8. The 2024 assessment exceeds the fair market value of the Subject Property.

9. Claimant has satisfied all conditions precedent to filing this claim and either has or will timely pay all installment of 2024 taxes.

10. Claimant hereby requests a refund of 2024 taxes in the minimum amount of at least \$8,658.93, plus statutory interest.



Eric Hatchell

11. The undersigned is authorized to file this Claim on claimant's behalf based on authorization previously provided to the City.

Dated this 27th day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for Madison on Broadway, LLC – Excessive Assessment - \$8,658.93

Claimant Madison on Broadway, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 2232 W. Broadway. The claimant alleges that the assessed value should be no higher than \$4,115,877 for 2024, and the property taxes should be no higher than \$72,977.53. The Claimant seeks a refund of \$8,658.93, plus interest.

The City Assessor valued the property at \$4,605,000. for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Review, and they sustained the assessment. The 2024 real property taxes were \$81,636.46.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86928

File ID: 86928

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney
for Summit Credit Union (Parcel No.
0810-221-0202-4) - excessive assessment -
\$23,377.70

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for Summit Credit Union (Parcel No.
0810-221-0202-4) - excessive assessment - \$23,377.70

Notes: rec'd via hand delivery on 1/27/25

CC Agenda Date: 04/15/2025

Agenda Number: 54.

Sponsors:

Effective Date:

Attachments: 86928Claim.pdf, 86928 Report_Summit Credit Union
(4800 American Pkwy.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86928

Title

Eric Hatchell, Foley & Lardner LLP., attorney for Summit Credit Union (Parcel No.
0810-221-0202-4) - excessive assessment - \$23,377.70

Body

claim received 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, Summit Credit Union (the "Claimant"), whose address is PO Box 8046, Madison, Wisconsin 53708, hereby files a 2024 claim for excessive assessment regarding the property located in the City of Madison ("City") at 4800 American Parkway, Parcel No. 0810-221-0202-4 (the "Subject Property").

1. For the year 2024, the City originally assessed the Subject Property at a total assessment of \$4,078,000.

2. Claimant timely filed an objection and the City's Board of Assessors reduced the 2024 assessed value to \$3,470,000 (the "Final 2024 Assessment").

3. Claimant believes the Final 2024 Assessment still exceeded the fair market value of the Subject Property as of January 1, 2024. Accordingly, Claimant requested and appeared at a Board of Review hearing. The Board sustained the \$3,470,000 assessment.

4. The Final 2024 Assessment exceeds the value of the property as of January 1, 2024.

5. The actual fair market value of the Subject Property as of January 1, 2024 did not exceed \$2,224,900.

6. The Final 2024 assessment resulted in a 2024 net property tax amount of \$65,059.46.

7. Claimant has satisfied all conditions precedent to filing this claim, and either has or will timely pay all installment of 2024 property taxes.

8. Claimant hereby requests a refund of 2024 taxes in the minimum amount of at least \$23,377.70, plus statutory interest.

9. The undersigned is authorized to file this Claim on claimant's behalf; see attached authorization.



Dated this 27th day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for Summit Credit Union – Excessive Assessment - \$23,377.70

Claimant Summit Credit Union claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4800 American Parkway. The claimant alleges that the assessed value should be no higher than \$2,224,900 for 2024, and the property taxes should be no higher than \$41,681.76. The Claimant seeks a refund of \$23,377.70 plus interest.

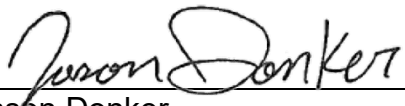
The City Assessor valued the property at \$4,078,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, and they reduced the value to \$3,470,000; the Board of Review subsequently sustained that assessment. The 2024 real property taxes were \$65,059.46.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86929

File ID: 86929

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney for Mirus Madison LLC - excessive assessment - \$55,317.29

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for Mirus Madison LLC - excessive assessment - \$55,317.29

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 55.

Sponsors:

Effective Date:

Attachments: 86929Claim.pdf, 86929 Report_Mirus Madison, LLC (501 Northport Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86929

Title

Eric Hatchell, Foley & Lardner LLP., attorney for Mirus Madison LLC - excessive assessment -
\$55,317.29
Body
claim received 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
 Clerk, City of Madison
 210 Martin Luther King Jr. Blvd.
 Room 103, City-County Building
 Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, Mirus Madison LLC (the "Claimant"), whose address is 7447 University Ave., Suite #210, Middleton, Wisconsin, hereby files a 2024 claim for excessive assessment regarding the property located in the City of Madison ("City") at 501 Northport Drive, Parcel No. 0809-264-0090-6 ("Subject Property").

1. For the year 2024, the City originally assessed the Subject Property at a total assessment of \$6,605,000.

2. Claimant timely filed an objection and appeared at the Board of Review. The Board agreed with Claimant that the City's assessment was excessive and reduced the assessment to \$5,986,000 (the "Final 2024 Assessment").

3. The Subject Property is federally regulated housing pursuant to I.R.C. § 42 and subject to a Land Use Restriction Agreement which limits the amount of rents Claimant can charge its tenants.

4. The City's assessment of the Subject Property was based on the income approach, which converts the future benefits likely to be derived from the property into an estimate of present value. Under the income approach, the property's annual net operating income (income less expenses or NOI) is divided by a capitalization rate. The capitalization rate is an estimate of the rate of return an investor would expect in order to invest in the Subject Property. When assessing subsidized housing, assessors are required to consider the effects the property's restrictions have on value.

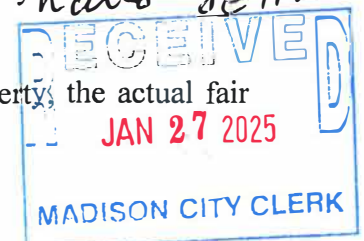
5. The City derived the capitalization rate from financing appraisals completed during construction for other low income housing tax credit properties in Madison. Deriving a capitalization rate in this manner does not account for the restrictions placed on the properties during its compliance period, and therefore, the City's chosen capitalization rate fails to consider the effect the restrictions have on the value of the property to a potential buyer.

6. In addition, the City failed to determine the assessment based on the actual income and expense performance of the Subject Property as required by Wisconsin law.

7. As a result, the Final 2024 Assessment still exceeds the value of the property as of January 1, 2024.

8. The Final 2024 assessment resulted in a 2024 net property tax amount of \$183,577.55. *hand delivered*

9. Based on the actual income and expense of the Subject Property, the actual fair market value as of January 1, 2024 did not exceed \$2,861,254.



10. Claimant has satisfied all conditions precedent to filing this claim, and either has or will timely pay all installment of 2024 property taxes.

11. Claimant hereby requests a refund of 2024 taxes in the minimum amount of at least \$55,317.29, plus statutory interest.

12. The undersigned is authorized to file this Claim on claimant's behalf based on authorization previously provided to the City.

Dated this 23rd day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for Mirus Madison, LLC – Excessive Assessment - \$55,317.29

Claimant Mirus Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 501 Northport Drive. The claimant alleges that the assessed value should be no higher than \$2,861,254 for 2024, and the property taxes should be no higher than \$128,260.26. The Claimant seeks a refund of \$55,317.29 plus interest.

The City Assessor valued the property at \$6,605,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Review, and they reduced the assessment to \$5,986,000. The 2024 real property taxes were \$183,577.55.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86930

File ID: 86930

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Eric Hatchell, Foley & Lardner LLP., attorney for 4612 Hammersley Rd. Madison LLC - excessive assessment - \$10,575.76

Final Action:

Title: Eric Hatchell, Foley & Lardner LLP., attorney for 4612 Hammersley Rd. Madison LLC - excessive assessment - \$10,575.76

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 56.

Sponsors:

Effective Date:

Attachments: 86930Claim.pdf, 86930 Report_4612 Hammersley Road Madison, LLC (4612 Hammersley Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86930

Title

Eric Hatchell, Foley & Lardner LLP., attorney for 4612 Hammersley Rd. Madison LLC -
excessive assessment - \$10,575.76

Body

claim received 1/27/2025

CLAIM FOR EXCESSIVE ASSESSMENT

Maribeth Witzel-Behl
Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Room 103, City-County Building
Madison, WI 5303

Pursuant to Wis. Stat. § 74.37, 4612 Hammersley Rd. Madison LLC (the "Claimant"), whose address is 3801 Regent Street, Madison, Wisconsin 53705, hereby files a 2024 claim for excessive assessment regarding the property located in the City of Madison ("City") at 4612 Hammersley Road, Parcel No. 0709-322-0516-9 (the "Subject Property").

1. For the year 2024, the City originally assessed the Subject Property at a total assessment of \$12,765,000.

2. Claimant timely filed an objection and the City's Board of Assessors reduced the 2024 assessed value to \$11,200,000.

3. Claimant believes the Final 2024 Assessment still exceeded the fair market value of the Subject Property as of January 1, 2024. Accordingly, Claimant requested and appeared at a Board of Review hearing. The Board sustained reduced the assessment to \$11,180,000 (the "Final 2024 Assessment").

4. The Final 2024 Assessment exceeds the value of the property as of January 1, 2024.

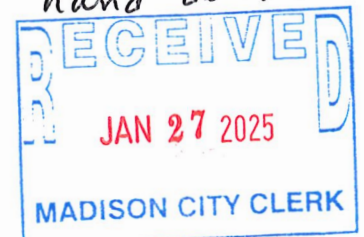
5. The actual fair market value of the Subject Property as of January 1, 2024 did not exceed \$10,582,600.

6. The Final 2024 assessment resulted in a 2024 net property tax amount of \$197,835.69.

7. Claimant has satisfied all conditions precedent to filing this claim, and either has or will timely pay all installment of 2024 property taxes.

8. Claimant hereby requests a refund of 2024 taxes in the minimum amount of at least \$10,575.76, plus statutory interest.

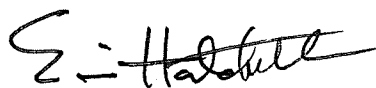
9. The undersigned is authorized to file this Claim on claimant's behalf; see attached authorization.



Eric Hatchell

Dated this 27th day of January 2025.

FOLEY & LARDNER LLP

By 
Eric J. Hatchell

Counsel and Authorized Agent for Claimant

Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name 4612 Hammersley Rd Madison LLC			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County Dane
Mailing address 3801 Regent Street			Street address of property 4612 Hammersley Rd		
City Madison	State WI	Zip 53705	City Madison	State WI	Zip 53705
Parcel number 070932205169	Phone (608) 219 - 1212	Email Contact Agent		Fax () -	

Section 2: Authorized Agent Information

Name / title Eric J. Hatchell / Foley & Lardner LLP			Company name Foley & Lardner LLP		
Mailing address 150 E. Gilman Street, Suite 5000			Phone (608) 258 - 4270	Fax (608) 257 - 5035	
City Madison	State WI	Zip 53703	Email ehatchell@foley.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input type="checkbox"/> Access to manufacturing assessment system (MAS) <input type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>All Property Tax Related Issues</u>		Enter Tax Years of Authorization _____ _____ Until Revoked in Writing Until Revoked in Writing	
Authorization expires: _____ (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none"> The assessor's office may divulge any information it may have on file concerning this property My agent has the authority and my permission to accept a subpoena concerning this property on my behalf I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law A photocopy and/or faxed copy of this completed form has the same authority as a signed original If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form 	
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Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Tom Ripple	
	Owner signature 	
	Company or title 4612 Hammersley Rd Madison LLC	Date (mm-dd-yyyy) 01 - 27 - 2025

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Eric Hatchell, Foley & Lardner, LLP, attorney for
4612 Hammersley Road Madison, LLC – Excessive Assessment - \$10,575.76

Claimant 4612 Hammersley Road Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4612 Hammersley Road. The claimant alleges that the assessed value should be no higher than \$10,582,600 for 2024, and the property taxes should be no higher than \$187,259.93. The Claimant seeks a refund of \$10,575.76, plus interest.


The City Assessor valued the property at \$12,765,000. for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$11,200,000; the Board of Review subsequently established the final assessment at \$11,180,000. The 2024 real property taxes were \$197,835.69.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86931

File ID: 86931

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Vincent J. Falcone, von Briesen & Roper S.C., attorney for Marcus Hotels, Inc - excessive assessment - \$104,962.36

Final Action:

Title: Vincent J. Falcone, von Briesen & Roper S.C., attorney for Marcus Hotels, Inc - excessive assessment - \$104,962.36

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 57.

Sponsors:

Effective Date:

Attachments: 86931Claim.pdf, 86931 Report_Marcus Hotels, Inc. (15 E. Wilson St.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86931

Title

Vincent J. Falcone, von Briesen & Roper S.C., attorney for Marcus Hotels, Inc - excessive
assessment - \$104,962.36

Body

claim received 1/27/2025

TAGLaw International Lawyers

Vincent J. Falcone
Direct Telephone
608-661-3963

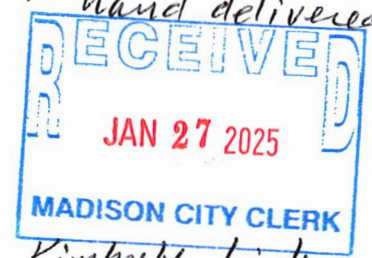
vincent.falcone@vonbriesen.com

CLAIM FOR EXCESSIVE ASSESSMENT

TO: Clerk, City of Madison
210 Martin Luther King, Jr. Blvd., Rm. 105
Madison, Wisconsin 53703

Now comes Marcus Hotels, Inc. ("Claimant") owner of parcel 0709-242-0115-9) (the "Property"), in the City of Madison, Wisconsin, by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 15 East Wilson Street, Madison, Wisconsin.
2. For 2024, property in the City was assessed at 99.23% of its fair market value as of January 1, 2024, and was taxed at \$17.702972 per \$1,000 of assessed value.
3. The 2024 assessment of the Property was set by the City Assessor at \$29,650,000. Timely objection was filed.
4. In August, 2024, the Board of Assessors reviewed and revised the assessment to \$29,520,500. Timely appeal was filed.
5. In August, 2024, the Board of Review issued a determination sustaining the revised 2024 assessment.
6. Based on the 2024 assessment as set by the City, the City imposed a net tax of \$522,517.05 on the Property.
7. The value of the Property for 2024 is no higher than \$23,586,700. This value is derived from the income and expenses generated by the Property.
8. The correct net tax on the Property for 2024 should be no higher than \$417,554.69.
9. Upon information and belief, the 2024 assessment of the Property is not uniform with the 2024 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.
10. As a result of the excessive assessment of the Property for 2024, excess tax in at least the amount of \$104,962.36 was imposed on the Property.



11. On January 20, 2025, Claimant paid the first installment of 2024 taxes on the Property in the amount of \$133,604.70.

12. The total amount of this claim for 2024 is \$104,962.36, plus interest thereon.

Dated at Milwaukee, Wisconsin this 27th day of January, 2025.

von BRIESEN & ROPER, s.c.



Alan H. Marcuvitz

Vincent J. Falcone

Christopher R. Smith

Katie L. Bireley

Joseph J. Rolling

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Vincent J. Falcone, von Briesen & Roper, SC,
attorney for Marcus Hotels, Inc. – Excessive Assessment - \$104,962.36

Claimant Marcus Hotels, Inc., claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 15 East Wilson Street. The claimant alleges that the assessed value should be no higher than \$23,586,700 for 2024, and the property taxes should be no higher than \$417,554.69. The Claimant seeks a refund of \$104,962.36 plus interest.


The City Assessor valued the property at \$29,650,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who revised the assessment to \$29,520,500; the Board of Review subsequently sustained that assessment. The 2024 real property taxes were \$522,517.05. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86932

File ID: 86932

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Vincent J. Falcone, von Briesen & Roper S.C., attorney for 1255 Fourier LLC - excessive assessment - \$157,706.74

Final Action:

Title: Vincent J. Falcone, von Briesen & Roper S.C., attorney for 1255 Fourier LLC - excessive assessment - \$157,706.74

Notes: rec'd via hand delivery on 1/27/2025

CC Agenda Date: 04/15/2025

Agenda Number: 58.

Sponsors:

Effective Date:

Attachments: 86932Claim.pdf, 86932 Report_1255 Fourier, LLC (1255 Fourier Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86932

Title

Vincent J. Falcone, von Briesen & Roper S.C., attorney for 1255 Fourier LLC - excessive
assessment - \$157,706.74

Body

claim received 1/27/2025

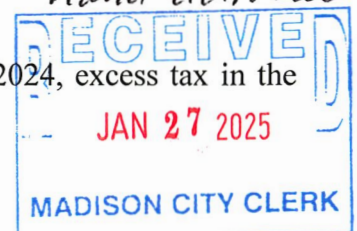
TAGLaw International Lawyers

Vincent J. Falcone
Direct Telephone
608-661-3963
vincent.falcone@vonbriesen.com**CLAIM FOR EXCESSIVE ASSESSMENT**

TO: Clerk, City of Madison
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

Now comes 1255 Fourier LLC ("Claimant") owner of real property located at 1255 Fourier Drive, Madison, Wisconsin, Tax Key No. 0708-151-0310-9 (the "Property"), by Claimant's attorneys, von Briesen & Roper, s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37.

1. Claimant is the owner of Property located at 1255 Fourier Drive, Madison, Wisconsin.
2. For 2024, property in the City was assessed at 99.23% of its fair market value as of January 1, 2024, and was taxed at \$16.891747 per \$1,000 of assessed value.
3. The 2024 assessment of the Property was set by the City Assessor at \$33,002,100. Timely objection was filed.
4. In September, 2024, the Board of Assessors reviewed and revised the assessment to \$30,110,800. Timely appeal was filed
5. In October, 2024, the Board of Review issued a determination sustaining the revised 2024 assessment.
6. Based on the 2024 assessment, the City has imposed a net tax of \$508,548.33 on the Property.
7. The value of the Property for 2024 is no higher than \$20,770,000. This value is derived from an appraisal completed to determine the fair market value of the Property as of January 1, 2023.
8. The correct net tax on the Property for 2024 should be no higher than \$350,841.59.
9. Upon information and belief, the 2024 assessment of the Property is not uniform with 2024 assessments of similar properties in the City, and therefore violates the Uniformity Clause of the Wisconsin Constitution.
10. As a result of the excessive assessment of the Property for 2024, excess tax in the amount of \$157,706.74 was imposed on the Property.



11. On January 21, 2025, Claimant paid the first installment of 2024 taxes on the Property in the amount of \$128,037.20.

12. The total amount of this claim for 2024 is \$157,706.74, plus interest thereon.

Dated at Madison, Wisconsin, this 27th day of January, 2025.

von Briesen & Roper, s.c.

A handwritten signature in blue ink, appearing to be 'Alan H. Marcuvitz', is written over a horizontal line.

Alan H. Marcuvitz
Vincent J. Falcone
Christopher R. Smith
Katie L. Bireley
Joseph J. Rolling

42237407_1.DOCX

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Vincent J. Falcone, von Briesen & Roper, SC,
attorney for 1255 Fourier, LLC – Excessive Assessment - \$157,706.74

Claimant 1255 Fourier, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 1255 Fourier Drive. The claimant alleges that the assessed value should be no higher than \$20,770,000 for 2021, and the property taxes should be no higher than \$350,841.59. The Claimant seeks a refund of \$157,706.74 plus interest.

The City Assessor valued the property at \$33,002,100 for tax year 20214. The Claimant challenged the 2024 assessment before the Board of Assessors, who revised the assessment to \$30,110,800; the Board of Review subsequently sustained the revised assessment. The 2024 real property taxes were \$508,548.33. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 27, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86933

File ID: 86933

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Scott Matthews, owner of 5324 Loruth Terrace - excessive assessment - \$3,643.27

Final Action:

Title: Scott Matthews, owner of 5324 Loruth Terrace - excessive assessment - \$3,643.27

Notes: rec'd via hand delivery on 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 59.

Sponsors:

Effective Date:

Attachments: 86933Claim.pdf, 86933 Report_Matthews, Scott K. (5324 Loruth Tce.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Assessor's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86933

Title

Scott Matthews, owner of 5324 Loruth Terrace - excessive assessment - \$3,643.27

Body
claim received 1/29/2025

January 29, 2025

Maribeth Witzel-Behl, City Clerk
City of Madison Clerk's Office
210 Martin Luther King Jr. Blvd, Room 103
Madison, WI 53703

Dear Ms. Witzel-Behl:

This is a claim under Sec. 74.37, WI Stats., Claim on Excessive Assessment, for a refund of excess property taxes paid for tax year 2024. I am the owner of the property at 5324 Loruth Terrace. I have paid my 2024 property taxes in full and am requesting a refund of \$3643.27.

In December 2024, I received a tax bill showing an assessment of \$1,135,800 and taxes of \$19,754.57. This assessment was appealed to the Board of Review. The correct assessment should be \$930,000. The correct assessment would result in a property tax bill of \$16,111.29. ($\$930,000 * 0.017702972 = \$16,463.76$ – First Dollar Credit of \$83.53 – Lottery and Gaming Credit of \$268.94 = \$16,111.29)

Please let me know if you have questions or require additional information.

Thank you.



Scott Matthews
5324 Loruth Terrace
Madison, WI 53711
(608) 235-0586

hand delivered



Scott Matthews

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Scott K. Matthews, Property Owner – Excessive Assessment - \$3,643.27

Claimant Scott K. Matthews claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for his 2024 taxes for his property located at 5324 Loruth Terrace. The claimant alleges that the assessed value should be no higher than \$930,000 for 2024, and the property taxes should be no higher than \$16,111.29. The Claimant seeks a refund of \$3,643.27 plus interest.


The City Assessor valued the property at \$1,135,800 for tax year 2024. The 2024 real property taxes were \$19,754.57.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86934

File ID: 86934

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Monica Wedgewood, Stroud, Willink & Howard LLC, attorney for Hy-Vee Inc (Parcel # 251-0810-332-0909-1) - excessive assessment - \$114,493.97

Final Action:

Title: Monica Wedgewood, Stroud, Willink & Howard LLC, attorney for Hy-Vee Inc (Parcel # 251-0810-332-0909-1) - excessive assessment - \$114,493.97

Notes: rec'd via hand delivery on 1/30/2025

CC Agenda Date: 04/15/2025

Agenda Number: 60.

Sponsors:

Effective Date:

Attachments: 86934Claim.pdf, 86934 Report_Msn. Wa. ZC Essential DST d.b.a. Hy-Vee Inc. (3809 E. Washington Avenue).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86934

Title

Monica Wedgewood, Stroud, Willink & Howard LLC, attorney for Hy-Vee Inc (Parcel # 251-0810-332-0909-1) - excessive assessment - \$114,493.97

Body

claim received 1/30/2025

**CLAIM FOR AN EXCESSIVE ASSESSMENT
PURSUANT TO WIS. STAT. § 74.37**

In accordance with Wis. Stat. §§ 74.37(2)(b)(5) and 801.11(4), this claim is served on the Clerk of the City of Madison:

TO: CITY OF MADISON
c/o City Clerk
210 Martin Luther King, Jr. Blvd.
Room 105
Madison, WI 53703

() Personal
() Posted

() Substitute
☒ Corporate

with a copy to:

CITY OF MADISON ASSESSOR
210 Martin Luther King, Jr. Blvd.
Room 104
Madison, WI 53703

Process Server: JP

Date: 1-30-2025

Time: 2:50 PM

Address of Service: 210 Martin Luther King Jr Blvd
Rm 104 Madison WI 53703

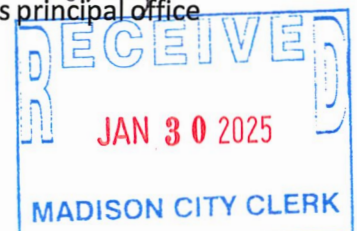
Person

Served: Thomas Lund

MADISON WASHINGTON ZC ESSENTIAL DST and HY-VEE, INC., by their attorneys, Stroud, Willink & Howard, LLC, hereby notify the City of Madison of their claim for an excessive assessment against the City of Madison, to the extent that such a claim may be required, and allege as follows:

PARTIES INVOLVED

1. The City of Madison (hereinafter the "City") is a taxation district located in Dane County with its municipal offices located at 210 and 215 Martin Luther King, Jr. Blvd. in Madison, Wisconsin.
2. The City of Madison Clerk (the "Clerk") is located at 210 Martin Luther King, Jr. Blvd, Room 105 in Madison, Wisconsin.
3. The City of Madison Assessor (the "Assessor") is located at 210 Martin Luther King, Jr. Blvd, Room 104 in Madison, Wisconsin.
4. Claimant HY-VEE, INC. ("Hy-Vee") is a foreign business corporation with its principal office located at 5820 Westown Parkway, West Des Moines, IA 50266.



hand delivered

5. Claimant MADISON WASHINGTON ZC ESSENTIAL DST ("Washington ZC") is a Delaware statutory trust with its principal office located at 2901 Butterfield Rd., Oak Brook, IL 60523.
6. Washington ZC owns real estate identified as 3801 E. Washington Avenue, Madison, WI 53704, Parcel No. 251/0810-332-0909-1 (the "Property").
7. Washington ZC leases the Property to Hy-Vee, pursuant to a lease agreement dated October 28, 2022 (the "Lease"), and Hy-Vee operates a grocery store on the Property. Washington ZC and Hy-Vee shall be collectively referred to herein as the "Claimant."
8. Pursuant to the Lease, Hy-Vee pays all real estate taxes due to the City for the Property.
9. Stroud, Willink & Howard, LLC (the "Agent") is the authorized agent of Claimant pursuant to the Agent Authorizations for Property Assessment Appeals attached hereto as Exhibit A.

CIRCUMSTANCES GIVING RISE TO THE CLAIM AND INJURY

10. Claimant hereby incorporates by reference Paragraphs 1-9 above.
11. Sometime in 2024, the City reassessed the Property at \$25,757,500.
12. Based on comparable market data, the fair market value of the Property as of January 1, 2024, was no higher than \$19,290,000.
13. On May 3, 2024, Claimant, by its Agent, filed an appeal of the assessment of the Property and submitted its Objection to Real Property Assessment for the Property (the "Objection"). A true and correct copy of the Objection is attached hereto as Exhibit B.
14. On May 21, 2024, the Board of Review ("BOR") Clerk notified Claimant that its request for a hearing before the BOR was denied on the basis that the Property was valued under the income approach and Claimant failed to provide certain income and expense information pursuant to Wis. Stat. § 70.47(7). A true and correct copy of the BOR May 21, 2024 letter is attached hereto as Exhibit C.
15. Claimant repeatedly objected to the BOR's improper denial of a hearing on the grounds that the Property was not valued under the income approach, as was confirmed by the Assessor on August 23, 2024 (see Exhibit D – 9). Claimant has also repeatedly demanded the BOR either schedule a hearing or issue a hearing waiver and determination. True and

correct copies of the emails and letters exchanged between the Claimant and the BOR Clerk and Assessor are attached hereto as **Exhibit D**.

16. To date, the BOR has failed to schedule a hearing or issue a hearing waiver.
17. In light of BOR's improper position and failure to schedule a hearing and/or issue a hearing determination or waiver, Claimant asserts that it may still proceed with a claim for excessive assessment. Claimant relies on *Walgreens Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314 in support of its position that it is absolved from complying with the Wis. Stat. § 74.37(7) objection requirements for its 2024 objections because the value of the Property did not change between 2023 and 2024, and because the Claimant's 2023 objections were unresolved as of the date of the BOR's first meeting for the 2024 assessments.
18. The 2024 taxes for the Property are \$455,984.30, and the total taxes owed less credits are \$455,900.77.
19. On January 21, 2025, the Claimant made the first of the four installment tax payments in the amount of \$113,975.17.
20. Pursuant to Wis. Stat. § 74.37(2), Claimant hereby files a written claim for an excessive assessment against the City.
21. Pursuant to Wis. Stat. § 74.37(3)(b), the City must notify Claimant via certified mail whether this claim is allowed or disallowed within 90 days after the claim is filed with the Clerk.
22. Pursuant to Wis. Stat. § 74.37(3)(d), if the City disallows the claim, Claimant may commence an action in circuit court to contest the excessive assessment.

CLAIMS AND INJURY

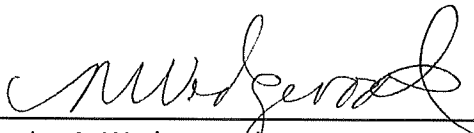
23. Claimant hereby incorporates by reference Paragraphs 1-22 above.
24. The value of the Property as of January 1, 2024, was no higher than \$19,290,000.
25. The 2024 assessment of the Property exceeded the fair market value of the Property by \$6,467,500.
26. As a result, the 2024 real estate tax imposed on the Property in the amount of \$455,984.30 was excessive.

27. Claimant is entitled to a refund of the 2024 real estate tax on the Property in the estimated total amount of \$114,493.97, plus statutory interest.

Dated this 28th day of January, 2025.

Respectfully submitted,

Stroud, Willink & Howard, LLC as the agent of
MADISON WASHINGTON ZC ESSENTIAL DST and HY-VEE, INC.

By: 

Monica A. Wedgewood
State Bar No. 1095261
33 East Main Street, Suite 610
P.O. Box 2236
Madison, WI 53701-2236
(608) 257-2281
mwedgewood@stroudlaw.com
Attorneys for Claimant

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name MADISON WASHINGTON ZC ESSENTIAL DTS by			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County		
Mailing address Hy-Vee Inc 5820 Westown Parkway			Enter municipality → Madison City Wisconsin (Dane County)		
Street address of property 3801 E Washington Ave					
City West Des Moines	State IA	Zip 50266	City Madison	State WI	Zip
Parcel number 0810-332-0909-1	Phone (515) - 267-2800	Email		Fax () -	

Section 2: Authorized Agent Information

Name / title Monica A. Wedgewood - Attorney			Company name Stroud, Willink & Howard, LLC		
Mailing address 35 East Main Street Suite 610			Phone (608) 661-1030		Fax () -
City Madison	State WI	Zip 53703	Email mwedgewood@stroudlaw.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA) <input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____		Enter Tax Years of Authorization Full Authority for 2024 _____ _____	
Authorization expires: <u>01 - 01 - 2025</u> (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none"> The assessor's office may divulge any information it may have on file concerning this property My agent has the authority and my permission to accept a subpoena concerning this property on my behalf I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law A photocopy and/or faxed copy of this completed form has the same authority as a signed original If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form 	
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Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Andy Schroeder	
	Owner signature 	
	Company or title SVP, Accounting, Controller	Date (mm-dd-yyyy) 05-03-2024

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's Guide for Property Owners.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) MADISON WASHINGTON ZC ESSENTIAL DST C/O HY-VEE				Agent name (if applicable) Stroud, Willink & Howard, LLC			
Owner mailing address 5820 Westtown Pkwy				Agent mailing address 33 East Main Street			
City West Des Moines	State IA	Zip 50266		City Madison	State WI	Zip 53703	
Owner phone (608) 257 - 2281		Email mwedgewood@stroudlaw.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 3801 E. Washington Ave.				Legal description or parcel no. (on changed assessment notice) 081033209091			
City Madison	State WI	Zip 53704					
Assessment shown on notice - Total \$25,757,500.00				Your opinion of assessed value - Total \$7,527,400.00			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			\$7,527,400.00
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) The City of Madison increased the real estate tax assessment of the property to \$25,757,500, presumably based on the 2022 non-fair market value transfer of the property. However, based on comparable market data, the fair market value of the property as of January 1, 2023, was no higher than \$7,527,400. Additionally, the value of the property has not appreciably increased between January 1, 2023, and January 1, 2024.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Fair market value of comparable properties.
---	---

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
 If Yes, provide acquisition price \$ 25,757,500.00 Date 10 - 28 - 2022 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
 (mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
 If Yes, describe _____
 Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
 (mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☒ Yes ☐ No
 If Yes, how long was the property listed (provide dates) - - to - -
 (mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ 25,757,500.00 List all offers received \$25,757,500.00; the property was purchased in a non-fair market value sale
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
 If Yes, provide: Date - - Value _____ Purpose of appraisal _____
 (mm-dd-yyyy)
 If this property had more than one appraisal, provide the requested information for each appraisal. _____

Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing 15 minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5 - 3 - 2024
--	-----------------------------------



May 21, 2024

Office of the City Assessor

City-County Building, Room 101
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3342
Phone: (608) 266-4531
Fax: (608) 266-4267
assessor@cityofmadison.com
www.cityofmadison.com

MONICA A WEDGEWOOD ATTY
STROUD WILLINK & HOWARD
35 E MAIN ST # 610
MADISON WI 53703

PARCEL: 0810-332-0909-1 / 0709-304-0403-6
ADDRESS: 3801 E WASHINGTON AVE / 675 S WHITNEY WAY
OWNER: MADISON WASHINGTON / WHITNEY ZC ESSENTIAL DTS

I am writing to inform you that your request for a hearing before the Board of Review will not be scheduled because requested income and expense information was not provided to our office in accordance with Wis. § 70.47(7)(a), which provides:

No person may appear before the board of review, testify to the board by telephone or object to a valuation, if that valuation was made by the assessor or the objector using the income method, unless no later than 7 days before the first meeting of the board of review the person supplies to the assessor all of the information about income and expenses, as specified in the manual under § 73.03 (2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph is not subject to the right of inspection and copying under § 19.35 (1) unless a court determines before the first meeting of the board of review that the information is inaccurate.

You may appeal again in 2025, if desired.

Regards,

Laufie Muench
Laufie Muench
Board of Review Clerk

STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

33 EAST MAIN STREET, SUITE 610
P.O. BOX 2236
MADISON, WI 53701-2236

p (608) 257-2281 f (608) 257-7643

www.stroudlaw.com

mwedgewood@stroudlaw.com

August 22, 2024

VIA EMAIL AND U.S. MAIL – openbook@cityofmadison.com

Board of Review Clerk - Ms. Laurie Muench
Office of the City Assessor
City-County Building, Room 101
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703-3342

Re: Board of Review Hearing Denial

Parcel: 0810-332-0909-1/ 0709-304-0403-6

Address: 3801 E Washington Ave/675 S Whitney Way

Owner(s)/Objector(s): Madison Washington ZC Essential DTS/Madison Whitney ZC Essential DTS

Ms. Laurie Muench:

I am the authorized agent for Madison Washington ZC Essential DTS and Madison Whitney ZC Essential DTS (collectively, the "Objector") in the property assessment appeal process for the above-described properties. On Friday, May 3, 2024, the Objector timely submitted the Objection to Real Property Assessment forms for each property. On May 21, 2024, the Objector received a letter from you wherein you explained that the Objector's "request for a hearing before the Board of Review will not be scheduled because requested income and expense information was not provided to [the City Assessor's] office in accordance with Wis. § 70.47(7)(af)."

To obtain additional information regarding the basis of the City's denial letter and the City Assessor's methodology, the Objector requests a copy of the City Assessor's file for the assessment of 3801 E Washington Ave (Parcel 0810-332-0909-1) and 675 S Whitney Way (Parcel 0709-304-0403-6). Please provide a full copy of the requested files no later than **September 6, 2024.**

Additionally, the Objector requests a meeting with the City Assessor to be scheduled after the provision of the files requested above. Please contact my office directly to schedule.

STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

Board of Review Clerk - Ms. Laurie Muench

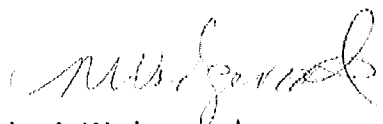
Page 2

August 22, 2024

Very truly yours,

STROUD, WILLINK & HOWARD, LLC

By:



Monica A. Wedgewood

MAW/ag

Laura Garling

From: Drea, Michelle <MDrea@cityofmadison.com>
Sent: Monday, September 9, 2024 4:52 PM
To: Monica Wedgewood; Open Book
Cc: Laura Garling
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica. Laurie is out at the moment. So, I thought I would reply. In her gatekeeping function, Laurie determined that I/E was not provided timely. Hence, no Board of Assessor appeal occurred. We are a City of the Second Class with a BOA. That level of review happens before the Board of Review. In the present case, neither level of review proceeded based on the lack of information provided. To my knowledge, that decision is final.

However, if the value has not changed and the property is in litigation – there is no requirement that the claim be processed through the municipality. You have cited one of the relevant cases below. I am unaware of any authority or requirement that the Board of Review Clerk or Board of Review be involved in that process. In fact, the Clerk would not have authority to “absolve” a property owner from complying with the conditions precedent of bringing a claim. Certainly, the Board of Review would not be involved as they are not even the first level of review in the City of Madison. Pursuing a claim in the precise situation at hand happens relatively frequently, and we have never received a request for absolution.

In my opinion, it would be a waste of your client’s time and money to pursue a “proof of claims”. No quite certain what we would do with that...and, in my opinion, it is entirely unnecessary. However, please proceed as you see fit.



Michelle Drea, Esq.
 (she/her)
 City Assessor · Office of the City Assessor
 City County Building, Room 104
 210 Martin Luther King, Jr. Blvd.
 Madison, WI 53703
 (608)266-4545

From: Monica Wedgewood <mwedgewood@stroudlaw.com>
Sent: Thursday, September 5, 2024 10:56 AM
To: Open Book <openbook@cityofmadison.com>
Cc: Laura Garling <lgarling@stroudlaw.com>; Drea, Michelle <MDrea@cityofmadison.com>
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Laurie,

Please see Michelle’s email below confirming the City did not use the income method when valuing the 3810 E. Washington Ave (Parcel 0810-332-0909-1) and 675 S. Whitney Way (Parcel 0709-304-0403-6) properties. Per Michelle’s email, the City used a mass assessment method to value the properties and then held the value due to the pending litigation.

As such, there appears to be no basis for the BOR's refusal to schedule a hearing on my client's objections to the 2024 assessments. Please schedule a hearing as soon as possible or issue a hearing waiver and determination.

Alternatively, I request that you confirm that my client is absolved from complying with the Wis. Stat. sec. 74.37(7) objection requirements for its 2024 objections because the value of the properties did not change between 2023 and 2024 and my client's 2023 objections were unresolved as of the date of the BOR's first meeting for the 2024 assessments. Please see *Walgreen Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314.

If the BOR will not issue a determination or agree that my client is absolved from the statutory objection requirements for its 2024 objections, I will proceed with serving the City with my client's proof of claims for both properties.

If you have any questions or would like to schedule a time to discuss this matter further, please contact my office to set up a time to meet.

Best,

Monica

Monica A. Wedgewood

Attorney | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: mwedgewood@stroudlaw.com p: 608.257.2281 d: 608.661.1030 f: 608.257.7643

Celebrating 130 Years of Legal Excellence

Confidentiality notice: This e-mail, and any attachment to this e-mail, is intended only for the person to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure. Use, distribution, or copying by anyone else is prohibited. If you receive this in error, please notify us promptly and then destroy this communication.

From: Drea, Michelle <MDrea@cityofmadison.com>

Sent: Friday, August 23, 2024 6:29 PM

To: Monica Wedgewood <mwedgewood@stroudlaw.com>

Cc: Alyssa Gill <agill@stroudlaw.com>; Open Book <openbook@cityofmadison.com>

Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica and Aly. Laurie forwarded your letter to me. The letter includes a request for an "assessor file". I am uncertain to what you refer. If you are seeking the property record card, those are available on our webpage: <https://www.cityofmadison.com/assessor/property/>. Generally, initial values are established using mass appraisal. If you have questions about mass appraisal, please refer to the [Wisconsin Property Assessment Manual](#). For the properties in question, they are both currently in litigation. Our typical business process is to hold the value for the subsequent year when a property is in litigation. That is what occurred with the referenced cases.

I am happy to answer any further questions, please forward them along.



Michelle Drea, Esq.

(she/her)

City Assessor · Office of the City Assessor

City County Building, Room 104

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

(608)266-4545

From: Alyssa Gill <agill@stroudlaw.com>
Sent: Thursday, August 22, 2024 3:55 PM
To: Open Book <openbook@cityofmadison.com>
Cc: Monica Wedgewood <mwedgewood@stroudlaw.com>
Subject: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

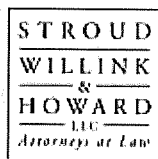
You don't often get email from agill@stroudlaw.com. [Learn why this is important](#)

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

Dear Ms. Laurie Muench,

Please see the attached letter from Attorney Monica Wedgewood regarding the above-referenced properties. A copy of this letter will be mailed out today.

Thank you,
 Aly



Alyssa Gill

Legal Assistant | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: agill@stroudlaw.com p: 608.257.2281 f: 608.257.7643

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Laura Garling

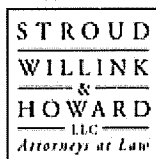
From: Laura Garling <lgarling@stroudlaw.com>
Sent: Friday, January 10, 2025 4:57 PM
To: Drea, Michelle; openbook@cityofmadison.com
Cc: Monica Wedgewood
Subject: Letter from Attorney Monica Wedgewood- 3801 E Washington Ave/675 S Whitney Way
Attachments: 01.10.2025 Letter.pdf

Ms. Drea and Ms. Muench:

Attached please find a letter from Attorney Monica Wedgewood regarding the 2024 objections to the 3801 E. Washington Ave (Parcel 0810-332-0909-1)/675 S. Whitney Way (Parcel 0709-304-0403-6) assessments.

Thank you,

Laura



Laura Garling

Legal Assistant | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: lgarling@stroudlaw.com p: 608.257.2281 f: 608.257.7643

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STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

33 EAST MAIN STREET, SUITE 610
P.O. BOX 2236
MADISON, WI 53701-2236

tel (608) 257-2281 fax (608) 257-7643

www.stroudlaw.com

mwedgewood@stroudlaw.com

January 10, 2025

VIA EMAIL ONLY

Michelle Drea
City of Madison Assessor
210 Martin Luther King, Jr. Blvd.
Room 101
Madison, WI 53703

Laurie Muench
Board of Review Clerk
City-County Building, Room 101
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3342

Re: 2024 Objections to 3801 E. Washington Ave (Parcel 0810-332-0909-1)/675 S. Whitney Way (Parcel 0709-304-0403-6) Assessments

To Ms. Drea and Ms. Muench:

As you know, I represent Hy-Vee, Inc, Madison Washington ZC Essential DST, and Madison Whitney ZC Essential DST. This letter is a final response to the Board of Review's denial of hearing and refusal to issue a determination.

On May 21, 2024, the Board of Review issued a letter stating that my clients' request for a hearing before the Board of Review would not be scheduled because "requested income and expense information was not provided...in accordance with Wis. § 70.47.(7)(af)." This statute requires income and expense information to be provided for objections to assessments in which the City used the income method to value the property.

To date, no evidence has been provided that shows that 3801 E. Washington Ave (Parcel 0810-332-0909-1) or 675 S. Whitney Way (Parcel 0709-304-0403-6) were valued using the income method. Moreover, in an August 23, 2024 email, Ms. Drea confirmed that the City did not use the income method when valuing the properties. Per Ms. Drea's email, the properties were valued using a mass assessment method and then held the value from the previous year due to the pending litigation regarding the 2023 assessments. A true and correct copy of the August 23, 2024 email is enclosed with this letter.

Despite this, the Board of Review continues to refuse to schedule a hearing or issue a determination that my clients may appeal. This letter is to again request that the Board of Review reconsider its position on my clients' request for a hearing, or alternatively, waive the hearing and issue a determination. There is no basis to support the Board of Review's denial of a hearing.

STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

Page 2
January 10, 2025

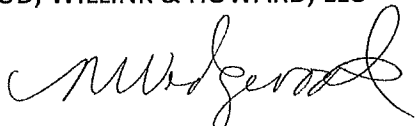
If the Board of Review will not schedule or waive the hearing, I will proceed with serving the City with my client's proof of claims for both properties on the basis that they are absolved from complying with the Wis. Stat. § 74.37(7) objection requirements for its 2024 objections because the value of the properties did not change between 2023 and 2024, and because my client's 2023 objections were unresolved as of the date of the Board of Review's first meeting for the 2024 assessments. *See Walgreen Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314.

Please contact me if you have any questions or concerns.

Very truly yours,

STROUD, WILLINK & HOWARD, LLC

By:



Monica A. Wedgewood

MAW/lg

Enclosures

From: Drea, Michelle <MDrea@cityofmadison.com>
Sent: Friday, August 23, 2024 6:29 PM
To: Monica Wedgewood
Cc: Alyssa Gill; Open Book
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica and Aly. Laurie forwarded your letter to me. The letter includes a request for an "assessor file". I am uncertain to what you refer. If you are seeking the property record card, those are available on our webpage: <https://www.cityofmadison.com/assessor/property/>. Generally, initial values are established using mass appraisal. If you have questions about mass appraisal, please refer to the [Wisconsin Property Assessment Manual](#). For the properties in question, they are both currently in litigation. Our typical business process is to hold the value for the subsequent year when a property is in litigation. That is what occurred with the referenced cases.

I am happy to answer any further questions, please forward them along.



Michelle Drea, Esq.

(she/her)

City Assessor - Office of the City Assessor

City County Building, Room 104

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

(608)266-4545

CLAIM FOR AN EXCESSIVE ASSESSMENT
PURSUANT TO WIS. STAT. § 74.37

In accordance with Wis. Stat. §§ 74.37(2)(b)(5) and 801.11(4), this claim is served on the Clerk of the City of Madison:

TO: CITY OF MADISON
c/o City Clerk
210 Martin Luther King, Jr. Blvd.
Room 105
Madison, WI 53703

with a copy to:

CITY OF MADISON ASSESSOR
210 Martin Luther King, Jr. Blvd.
Room 104
Madison, WI 53703

MADISON WHITNEY ZC ESSENTIAL DST and HY-VEE, INC., by their attorneys, Stroud, Willink & Howard, LLC, hereby notify the City of Madison of their claim for an excessive assessment against the City of Madison, to the extent that such a claim may be required, and allege as follows:

PARTIES INVOLVED

1. The City of Madison (hereinafter the "City") is a taxation district located in Dane County with its municipal offices located at 210 and 215 Martin Luther King, Jr. Blvd. in Madison, Wisconsin.
2. The City of Madison Clerk (the "Clerk") is located at 210 Martin Luther King, Jr. Blvd, Room 105 in Madison, Wisconsin.
3. The City of Madison Assessor (the "Assessor") is located at 210 Martin Luther King, Jr. Blvd, Room 104 in Madison, Wisconsin.
4. Claimant HY-VEE, INC. ("Hy-Vee") is a foreign business corporation with its principal office located at 5820 Westown Parkway, West Des Moines, IA 50266.

5. Claimant MADISON WHITNEY ZC ESSENTIAL DST ("Whitney ZC") is a Delaware statutory trust with its principal office located at 2901 Butterfield Rd., Oak Brook, IL 60523.
6. Whitney ZC owns real estate identified as 675 S. Whitney Way, Madison, WI 53711, Parcel No. 251/0709-304-0403-6 (the "Property").
7. Whitney ZC leases the Property to Hy-Vee, pursuant to a lease agreement dated October 28, 2022 (the "Lease"), and Hy-Vee operates a grocery store on the Property. Whitney ZC and Hy-Vee shall be collectively referred to herein as the "Claimant."
8. Pursuant to the Lease, Hy-Vee pays all real estate taxes due to the City for the Property.
9. Stroud, Willink & Howard, LLC (the "Agent") is the authorized agent of Claimant pursuant to the Agent Authorizations for Property Assessment Appeals attached hereto as **Exhibit A**.

CIRCUMSTANCES GIVING RISE TO THE CLAIM AND INJURY

10. Claimant hereby incorporates by reference Paragraphs 1-9 above.
11. Sometime in 2024, the City reassessed the Property at \$18,010,000.
12. Based on comparable market data, the fair market value of the Property as of January 1, 2024, was no higher than \$13,620,000.
13. On May 3, 2024, Claimant, by its Agent, filed an appeal of the assessment of the Property and submitted its Objection to Real Property Assessment for the Property (the "Objection"). A true and correct copy of the Objection is attached hereto as **Exhibit B**.
14. On May 21, 2024, the Board of Review ("BOR") Clerk notified Claimant that its request for a hearing before the BOR was denied on the basis that the Property was valued under the income approach and Claimant failed to provide certain income and expense information pursuant to Wis. Stat. § 70.47(7). A true and correct copy of the BOR May 21, 2024 letter is attached hereto as **Exhibit C**.
15. Claimant repeatedly objected to the BOR's improper denial of a hearing on the grounds that the Property was not valued under the income approach, as was confirmed by the Assessor on August 23, 2024 (see Exhibit D – 9). The Claimant has also repeatedly demanded the BOR either schedule a hearing or issue a hearing waiver and determination. True and correct copies of the emails and letters exchanged between the Claimant and the BOR Clerk and Assessor are attached hereto as **Exhibit D**.

16. To date, the BOR has failed to schedule a hearing or issue a hearing waiver.
17. In light of BOR's improper position and failure to schedule a hearing and/or issue a hearing determination or waiver, Claimant asserts that it may still proceed with a claim for excessive assessment. Claimant relies on *Walgreens Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314 in support of its position that it is absolved from complying with the Wis. Stat. § 74.37(7) objection requirements for its 2024 objections because the value of the Property did not change between 2023 and 2024, and because the Claimant's 2023 objections were unresolved as of the date of the BOR's first meeting for the 2024 assessments.
18. The 2024 taxes for the Property are \$318,830.53, and the total taxes owed less credits are \$318,747.00.
19. On January 21, 2025, the Claimant made the first of the four installment tax payments in the amount of \$79,686.75.
20. Pursuant to Wis. Stat. § 74.37(2), Claimant hereby files a written claim for an excessive assessment against the City.
21. Pursuant to Wis. Stat. § 74.37(3)(b), the City must notify Claimant via certified mail whether this claim is allowed or disallowed within 90 days after the claim is filed with the Clerk.
22. Pursuant to Wis. Stat. § 74.37(3)(d), if the City disallows the claim, Claimant may commence an action in circuit court to contest the excessive assessment.

CLAIMS AND INJURY

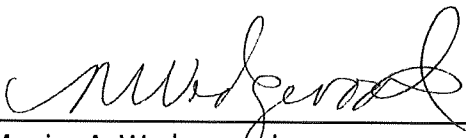
23. Claimant hereby incorporates by reference Paragraphs 1-22 above.
24. The value of the Property as of January 1, 2024, was no higher than \$13,620,000.
25. The 2024 assessment of the Property exceeded the fair market value of the Property by \$4,390,000.
26. As a result, the 2024 real estate tax imposed on the Property in the amount of \$318,830.53 was excessive.

27. Claimant is entitled to a refund of the 2024 real estate tax on the Property in the estimated total amount of \$77,716.05, plus statutory interest.

Dated this 28th day of January, 2025.

Respectfully submitted,

Stroud, Willink & Howard, LLC, as the agent of
MADISON WHITNEY ZC ESSENTIAL DST and HY-VEE, INC.

By: 

Monica A. Wedgewood
State Bar No. 1095261
33 East Main Street, Suite 610
P.O. Box 2236
Madison, WI 53701-2236
(608) 257-2281
mwedgewood@stroudlaw.com
Attorneys for Claimant

Agent Authorization for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name MADISON WHITNEY ZC by Hy-Vee Inc			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input type="checkbox"/> City <input type="checkbox"/> County Enter municipality → Madison City Wisconsin (Dane County)		
Mailing address 5820 Westown Parkway			Street address of property 675 S Whitney Way		
City West Des Moines	State IA	Zip 50266	City Madison	State WI	Zip
Parcel number 251-0709-304-0403-6		Phone (515) - 267-2800	Email		Fax () -

Section 2: Authorized Agent Information

Name / title Monica A. Wedgewood - Attorney			Company name Stroud, Willink & Howard, LLC		
Mailing address 35 East Main Street Suite 610			Phone (608) 661-1030		Fax () -
City Madison	State WI	Zip 53703	Email mwedgewood@stroudlaw.com		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input checked="" type="checkbox"/> Manufacturing property assessment appeals (BOA) <input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input type="checkbox"/> Other _____		Enter Tax Years of Authorization Full Authority for 2024 _____ _____ _____	
Authorization expires: <u>01 - 01-2025</u> <small>(mm-dd-yyyy)</small>		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none"> The assessor's office may divulge any information it may have on file concerning this property My agent has the authority and my permission to accept a subpoena concerning this property on my behalf I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law A photocopy and/or faxed copy of this completed form has the same authority as a signed original If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form 	
---	--

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) Andy Schroeder	
	Owner signature 	
	Company or title SVP, Accounting, Controller	Date (mm-dd-yyyy) 05 - 02 - 2024

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) MADISON WHITNEY ZC ESSENTIAL DST C/O HY-VEE				Agent name (if applicable) Stroud, Willink & Howard, LLC			
Owner mailing address 5820 Westtown Pkwy				Agent mailing address 33 East Main Street			
City West Des Moines		State IA	Zip 50266	City Madison		State WI	Zip 53703
Owner phone (608) 257 - 2281		Email mwedgewood@stroudlaw.com		Owner phone () -		Email	
Section 2: Assessment Information and Opinion of Value							
Property address 675 S. Whitney Way				Legal description or parcel no. (on changed assessment notice) 070930404036			
City Madison		State WI	Zip 53711				
Assessment shown on notice - Total \$18,010,000.00				Your opinion of assessed value - Total \$7,037,900.00			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			\$7,037,900.00
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate

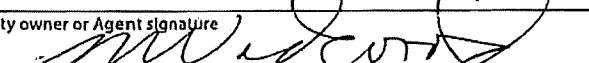
Reason(s) for your objection: (Attach additional sheets if needed) The City of Madison increased the real estate tax assessment of the property to \$18,010,000.00, presumably based on the 2022 non-fair market value transfer of the property. However, based on comparable market data the fair market value of the property as of January 1, 2023, was no higher than \$7,037,900. Additionally, the value of the property has not appreciably increased between January 1, 2023, and January 1, 2024.	Basis for your opinion of assessed value: (Attach additional sheets if needed) Fair market value of comparable properties.
--	--

Section 4: Other Property Information

- A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
 If Yes, provide acquisition price \$18,010,000.00 Date 10 - 28 - 2022 ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance
 (mm-dd-yyyy)
- B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No
 If Yes, describe _____
 Date of changes - - Cost of changes \$ _____ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No
 (mm-dd-yyyy)
- C. Within the last five years, was this property listed/offered for sale? ☒ Yes ☐ No
 If Yes, how long was the property listed (provide dates) - - to - -
 (mm-dd-yyyy) (mm-dd-yyyy)
 Asking price \$ 18,010,000.00 List all offers received \$18,010,000.00; the property was purchased in a non-fair market value sale
- D. Within the last five years, was this property appraised? ☐ Yes ☒ No
 If Yes, provide: Date - - Value _____ Purpose of appraisal _____
 (mm-dd-yyyy)
 If this property had more than one appraisal, provide the requested information for each appraisal. _____

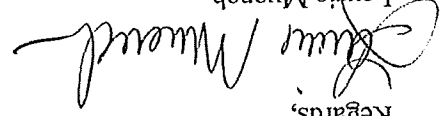
Section 5: BOR Hearing Information

- A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____
Note: This does not apply in first or second class cities.
- B. Provide a reasonable estimate of the amount of time you need at the hearing ¹⁵ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) 5 - 3 - 2024
--	-----------------------------------

Board of Review Clerk

Laufie Muench



Regards,

You may appeal again in 2025, if desired.

No person may appear before the board of review, testify to the board by telephone or object to a valuation; if that valuation was made by the assessor or the objector using the income method, unless no later than 7 days before the first meeting of the board of review the person supplies to the assessor all of the information about income and expenses, as specified in the manual under § 73.03 (2a), that the assessor requests. The municipality or county shall provide by ordinance for the confidentiality of information about income and expenses that is provided to the assessor under this paragraph and shall provide exceptions for persons using the information in the discharge of duties imposed by law or of the duties of their office or by order of a court. The information that is provided under this paragraph is not subject to the right of inspection and copying under § 19.35 (1) unless a court determines before the first meeting of the board of review that the information is inaccurate.

I am writing to inform you that your request for a hearing before the Board of Review will not be scheduled because requested income and expense information was not provided to our office in accordance with Wis. § 70.47(7)(a), which provides:

PARCEL: 0810-332-0909-1 / 0709-304-0403-6
 ADDRESS: 3801 E WASHINGTON AVE / 675 S WHITNEY WAY
 OWNER: MADISON WASHINGTON / WHITNEY ZC ESSENTIAL DTS

MONICA A WEDGEWOOD ATTY
 STROUD WILLINK & HOWARD
 35 E MAIN ST # 610
 MADISON WI 53703

May 21, 2024



Office of the City Assessor

City-County Building, Room 101
 210 Martin Luther King, Jr. Boulevard
 Madison, Wisconsin 53703-3342
 Phone: (608) 266-4531
 Fax: (608) 266-4257
 assessor@cityofmadison.com
 www.cityofmadison.com

STROUD
WILLINK
— & —
HOWARD
— LLC —
Attorneys at Law

33 EAST MAIN STREET, SUITE 610
P.O. BOX 2236
MADISON, WI 53701-2236

p (608) 257-2281 *f* (608) 257-7643

www.stroudlaw.com

mwedgewood@stroudlaw.com

August 22, 2024

VIA EMAIL AND U.S. MAIL – openbook@cityofmadison.com

Board of Review Clerk - Ms. Laurie Muench
Office of the City Assessor
City-County Building, Room 101
210 Martin Luther King, Jr. Boulevard
Madison, WI 53703-3342

Re: Board of Review Hearing Denial

Parcel: 0810-332-0909-1/ 0709-304-0403-6

Address: 3801 E Washington Ave/675 S Whitney Way

Owner(s)/Objector(s): Madison Washington ZC Essential DTS/Madison Whitney ZC Essential DTS

Ms. Laurie Muench:

I am the authorized agent for Madison Washington ZC Essential DTS and Madison Whitney ZC Essential DTS (collectively, the "Objector") in the property assessment appeal process for the above-described properties. On Friday, May 3, 2024, the Objector timely submitted the Objection to Real Property Assessment forms for each property. On May 21, 2024, the Objector received a letter from you wherein you explained that the Objector's "request for a hearing before the Board of Review will not be scheduled because requested income and expense information was not provided to [the City Assessor's] office in accordance with Wis. § 70.47(7)(af)."

To obtain additional information regarding the basis of the City's denial letter and the City Assessor's methodology, the Objector requests a copy of the City Assessor's file for the assessment of 3801 E Washington Ave (Parcel 0810-332-0909-1) and 675 S Whitney Way (Parcel 0709-304-0403-6). Please provide a full copy of the requested files no later than **September 6, 2024**.

Additionally, the Objector requests a meeting with the City Assessor to be scheduled after the provision of the files requested above. Please contact my office directly to schedule.

STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

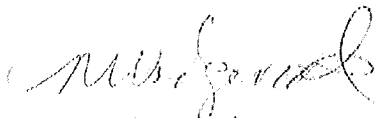
Board of Review Clerk - Ms. Laurie Muench

Page 2

August 22, 2024

Very truly yours,

STROUD, WILLINK & HOWARD, LLC

By: 

Monica A. Wedgewood

MAW/ag

Laura Garling

From: Drea, Michelle <MDrea@cityofmadison.com>
Sent: Monday, September 9, 2024 4:52 PM
To: Monica Wedgewood; Open Book
Cc: Laura Garling
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica. Laurie is out at the moment. So, I thought I would reply. In her gatekeeping function, Laurie determined that I/E was not provided timely. Hence, no Board of Assessor appeal occurred. We are a City of the Second Class with a BOA. That level of review happens before the Board of Review. In the present case, neither level of review proceeded based on the lack of information provided. To my knowledge, that decision is final.

However, if the value has not changed and the property is in litigation – there is no requirement that the claim be processed through the municipality. You have cited one of the relevant cases below. I am unaware of any authority or requirement that the Board of Review Clerk or Board of Review be involved in that process. In fact, the Clerk would not have authority to “absolve” a property owner from complying with the conditions precedent of bringing a claim. Certainly, the Board of Review would not be involved as they are not even the first level of review in the City of Madison. Pursuing a claim in the precise situation at hand happens relatively frequently, and we have never received a request for absolution.

In my opinion, it would be a waste of your client’s time and money to pursue a “proof of claims”. No quite certain what we would do with that...and, in my opinion, it is entirely unnecessary. However, please proceed as you see fit.



Michelle Drea, Esq.
 (she/her)
 City Assessor · Office of the City Assessor
 City County Building, Room 104
 210 Martin Luther King, Jr. Blvd.
 Madison, WI 53703
 (608)266-4545

From: Monica Wedgewood <mwedgewood@stroudlaw.com>
Sent: Thursday, September 5, 2024 10:56 AM
To: Open Book <openbook@cityofmadison.com>
Cc: Laura Garling <lgarling@stroudlaw.com>; Drea, Michelle <MDrea@cityofmadison.com>
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Laurie,

Please see Michelle’s email below confirming the City did not use the income method when valuing the 3810 E. Washington Ave (Parcel 0810-332-0909-1) and 675 S. Whitney Way (Parcel 0709-304-0403-6) properties. Per Michelle’s email, the City used a mass assessment method to value the properties and then held the value due to the pending litigation.

As such, there appears to be no basis for the BOR's refusal to schedule a hearing on my client's objections to the 2024 assessments. Please schedule a hearing as soon as possible or issue a hearing waiver and determination.

Alternatively, I request that you confirm that my client is absolved from complying with the Wis. Stat. sec. 74.37(7) objection requirements for its 2024 objections because the value of the properties did not change between 2023 and 2024 and my client's 2023 objections were unresolved as of the date of the BOR's first meeting for the 2024 assessments. Please see *Walgreen Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314.

If the BOR will not issue a determination or agree that my client is absolved from the statutory objection requirements for its 2024 objections, I will proceed with serving the City with my client's proof of claims for both properties.

If you have any questions or would like to schedule a time to discuss this matter further, please contact my office to set up a time to meet.

Best,

Monica

Monica A. Wedgewood

Attorney | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: mwedgewood@stroudlaw.com p: 608.257.2281 d: 608.661.1030 f: 608.257.7643

Celebrating 130 Years of Legal Excellence

Confidentiality notice: This e-mail, and any attachment to this e-mail, is intended only for the person to whom it is addressed and may contain information that is privileged, confidential, and exempt from disclosure. Use, distribution, or copying by anyone else is prohibited. If you receive this in error, please notify us promptly and then destroy this communication.

From: Drea, Michelle <MDrea@cityofmadison.com>

Sent: Friday, August 23, 2024 6:29 PM

To: Monica Wedgewood <mwedgewood@stroudlaw.com>

Cc: Alyssa Gill <agill@stroudlaw.com>; Open Book <openbook@cityofmadison.com>

Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica and Aly. Laurie forwarded your letter to me. The letter includes a request for an "assessor file". I am uncertain to what you refer. If you are seeking the property record card, those are available on our webpage: <https://www.cityofmadison.com/assessor/property/>. Generally, initial values are established using mass appraisal. If you have questions about mass appraisal, please refer to the [Wisconsin Property Assessment Manual](#). For the properties in question, they are both currently in litigation. Our typical business process is to hold the value for the subsequent year when a property is in litigation. That is what occurred with the referenced cases.

I am happy to answer any further questions, please forward them along.



Michelle Drea, Esq.

(she/her)

City Assessor · Office of the City Assessor

City County Building, Room 104

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

(608)266-4545

From: Alyssa Gill <agill@stroudlaw.com>
Sent: Thursday, August 22, 2024 3:55 PM
To: Open Book <openbook@cityofmadison.com>
Cc: Monica Wedgewood <mwedgewood@stroudlaw.com>
Subject: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

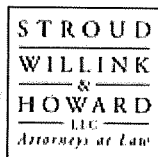
You don't often get email from agill@stroudlaw.com. [Learn why this is important](#)

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

Dear Ms. Laurie Muench,

Please see the attached letter from Attorney Monica Wedgewood regarding the above-referenced properties. A copy of this letter will be mailed out today.

Thank you,
 Aly



Alyssa Gill

Legal Assistant | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: agill@stroudlaw.com p: 608.257.2281 f: 608.257.7643

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Laura Garling

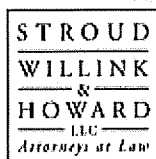
From: Laura Garling <lgarling@stroudlaw.com>
Sent: Friday, January 10, 2025 4:57 PM
To: Drea, Michelle; openbook@cityofmadison.com
Cc: Monica Wedgewood
Subject: Letter from Attorney Monica Wedgewood- 3801 E Washington Ave/675 S Whitney Way
Attachments: 01.10.2025 Letter.pdf

Ms. Drea and Ms. Muench:

Attached please find a letter from Attorney Monica Wedgewood regarding the 2024 objections to the 3801 E. Washington Ave (Parcel 0810-332-0909-1)/675 S. Whitney Way (Parcel 0709-304-0403-6) assessments.

Thank you,

Laura



Laura Garling

Legal Assistant | Stroud, Willink & Howard, LLC

33 East Main Street Suite 610 | Madison, WI 53703 | www.stroudlaw.com

e: lgarling@stroudlaw.com p: 608.257.2281 f: 608.257.7643

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STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

33 EAST MAIN STREET, SUITE 610
P.O. BOX 2236
MADISON, WI 53701-2236

tel (608) 257-2281 fax (608) 257-7643

www.stroudlaw.com

mwedgewood@stroudlaw.com

January 10, 2025

VIA EMAIL ONLY

Michelle Drea
City of Madison Assessor
210 Martin Luther King, Jr. Blvd.
Room 101
Madison, WI 53703

Laurie Muench
Board of Review Clerk
City-County Building, Room 101
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703-3342

Re: 2024 Objections to 3801 E. Washington Ave (Parcel 0810-332-0909-1)/675 S. Whitney Way (Parcel 0709-304-0403-6) Assessments

To Ms. Drea and Ms. Muench:

As you know, I represent Hy-Vee, Inc, Madison Washington ZC Essential DST, and Madison Whitney ZC Essential DST. This letter is a final response to the Board of Review's denial of hearing and refusal to issue a determination.

On May 21, 2024, the Board of Review issued a letter stating that my clients' request for a hearing before the Board of Review would not be scheduled because "requested income and expense information was not provided...in accordance with Wis. § 70.47.(7)(af)." This statute requires income and expense information to be provided for objections to assessments in which the City used the income method to value the property.

To date, no evidence has been provided that shows that 3801 E. Washington Ave (Parcel 0810-332-0909-1) or 675 S. Whitney Way (Parcel 0709-304-0403-6) were valued using the income method. Moreover, in an August 23, 2024 email, Ms. Drea confirmed that the City did not use the income method when valuing the properties. Per Ms. Drea's email, the properties were valued using a mass assessment method and then held the value from the previous year due to the pending litigation regarding the 2023 assessments. A true and correct copy of the August 23, 2024 email is enclosed with this letter.

Despite this, the Board of Review continues to refuse to schedule a hearing or issue a determination that my clients may appeal. This letter is to again request that the Board of Review reconsider its position on my clients' request for a hearing, or alternatively, waive the hearing and issue a determination. There is no basis to support the Board of Review's denial of a hearing.

STROUD
WILLINK
&
HOWARD
LLC
Attorneys at Law

Page 2
January 10, 2025

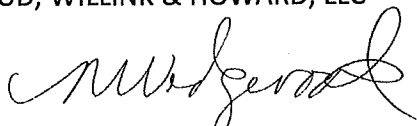
If the Board of Review will not schedule or waive the hearing, I will proceed with serving the City with my client's proof of claims for both properties on the basis that they are absolved from complying with the Wis. Stat. § 74.37(7) objection requirements for its 2024 objections because the value of the properties did not change between 2023 and 2024, and because my client's 2023 objections were unresolved as of the date of the Board of Review's first meeting for the 2024 assessments. *See Walgreen Co. v. City of Oshkosh*, 2014 WI App 54, 354 Wis. 2d 17, 848 N.W.2d 314.

Please contact me if you have any questions or concerns.

Very truly yours,

STROUD, WILLINK & HOWARD, LLC

By:



Monica A. Wedgewood

MAW/lg

Enclosures

From: Drea, Michelle <MDrea@cityofmadison.com>
Sent: Friday, August 23, 2024 6:29 PM
To: Monica Wedgewood
Cc: Alyssa Gill; Open Book
Subject: RE: Board of Review Hearing Denial - 3801 E Washington Ave/675 S Whitney Way

Hello Monica and Aly. Laurie forwarded your letter to me. The letter includes a request for an "assessor file". I am uncertain to what you refer. If you are seeking the property record card, those are available on our webpage: <https://www.cityofmadison.com/assessor/property/>. Generally, initial values are established using mass appraisal. If you have questions about mass appraisal, please refer to the Wisconsin Property Assessment Manual. For the properties in question, they are both currently in litigation. Our typical business process is to hold the value for the subsequent year when a property is in litigation. That is what occurred with the referenced cases.

I am happy to answer any further questions, please forward them along.



Michelle Drea, Esq.

(she/her)

City Assessor · Office of the City Assessor

City County Building, Room 104

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

(608)266-4545

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Monica Wedgewood, Stroud, Willink & Howard, LLC, attorney for Hy-Vee, Inc. – Excessive Assessment - \$114,493.97

Claimant Hy-Vee, Inc., claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 3801 E. Washington Avenue. The claimant alleges that the assessed value should be no higher than \$19,290,000 for 2024, and the property taxes should be no higher than \$341,490.33. The Claimant seeks a refund of \$114,493.97, plus interest.

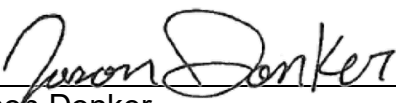
The City Assessor valued the property at \$25,757,500 for tax year 2024. The Claimant did not object to the Board of Review pursuant to an exception to Wis. Stat. § 74.37(2) if previous year's assessment was still pending and the assessment was the same amount as the previous year. (See *Walgreen Co. vs. City of Oshkosh*, 2014 WI App 54, ¶19, 354 Wis.2d 17, 27-28, 848 N.W.2d 314). The 2023 assessment is pending litigation in Dane County, *Madison Washington ZC Essential DST, et al. vs. City of Madison*, 2024CV001912 and remained at the same assessed value of \$25,757,500. The 2024 real property taxes were \$455,984.30.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 30, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86936

File ID: 86936

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 01/31/2025

File Name: CLAIM: Todd R. Barron, Barron Corporate Tax Solutions, representative for Vernon Price, LLC - excessive assessment - \$61,695.00

Final Action:

Title: Todd R. Barron, Barron Corporate Tax Solutions, representative for Vernon Price, LLC - excessive assessment - \$61,695.00

Notes: rec'd via hand delivery on 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 61.

Sponsors:

Effective Date:

Attachments: 86936Claim.pdf, 86936 Report_Vernon Price, LLC (216 Price Pl.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86936

Title

Todd R. Barron, Barron Corporate Tax Solutions, representative for Vernon Price, LLC -
excessive assessment - \$61,695.00
Body
claim received 1/31/2025

Barren

Corporate Tax Solutions

January 27, 2025

Name: AC
 Date: 1/31/25
 Time: 10:11 AM/PM

128 S. County Farm Rd., Suite E
 Wheaton, IL 60187

Tel: (630) 942-8100

Fax: (630) 942-9901

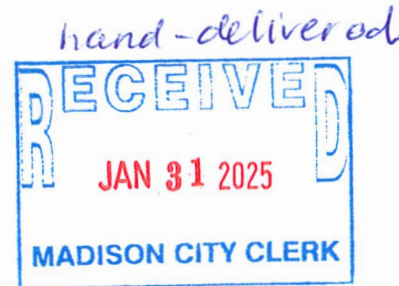
www.barrontax.com

*Alex Carroll***VIA SERVICE DELIVERY**

City of Madison Clerk
 210 Martin Luther King Jr Blvd
 Room 105, City-County Building
 Madison, WI 53703

Re: **Vernon Price LLC**
 Tax Key No. 0709-201-1907-5

To Whom It May Concern:



On behalf of Vernon Price LLC ("Vernon Price"), and pursuant to Wis. Stat. § 74.37, we hereby file this protective claim for an excessive assessment against the City of Madison ("City") to recover that amount of the general property tax imposed on the above-referenced parcel ("Property") because the City's January 1, 2024 assessment (the "2024 Assessment") was excessive. The City's 2024 Assessment exceeded the Property's true assessment based on its actual fair market value by no less than \$3,485,000. Accordingly, Vernon Price's refund claim is in the amount of no less than \$61,695, plus any interest as provided by law.

Vernon Price has complied with the procedures for objecting to the 2024 Assessment under Wis. Stat. § 70.47 and, in particular, timely appealed the assessment to the Board of Review. Vernon Price has not contested the 2024 Assessment of the Property under Wis. Stat. §§ 70.47(13) (action for certiorari) or 70.85 (review by the Wisconsin Department of Revenue).

Despite the excessive assessment of the Property, Vernon Price has or will timely pay the tax alleged to be due, either in full or installments if allowed.

By this letter, Vernon Price has stated a valid claim to recover taxes paid with respect to an excessive assessment on the Property for the 2024 tax year. Vernon Price respectfully requests that the City act on this claim within 90 days from the date of service thereof. Vernon Price also requests that you notify Barron Corporate Tax Solutions at the address above within 10 days of when this matter is acted upon.

If you have any questions, or to discuss further, please contact me at (630) 942-8100 x330. Thank you for your prompt attention to this matter.

Sincerely,

Todd R. Barron
 President

Agent Authorization

for Property Assessment Appeals

If an agent is representing the property owner or municipality, the property owner or municipality must provide prior written authorization for the agent to represent the company or municipality when contacting the reviewing authority.

Section 1: Property Owner and Property Information

Company/property owner name VERNON PRICE LLC % BMO HARRIS BANK - As Tenant			Taxation district (Check one) <input type="checkbox"/> Town <input type="checkbox"/> Village <input checked="" type="checkbox"/> City		County Dane
Mailing address 111 W MONROE ST			Street address of property 216 Price Pl		
City CHICAGO	State IL	Zip 60603	City Madison	State WI	Zip
Parcel number 0709-201-1907-5	Phone () -	Email		Fax () -	

Section 2: Authorized Agent Information

Name / title Todd Barron			Company name Barron Corporate Tax Solutions		
Mailing address PO BOX 1588			Phone (630) 942 - 8100		Fax () -
City Wheaton	State IL	Zip 60187	Email tbarron@barrontax		

Section 3: Agent Authorization

Agent Authorized for: (check all that apply) <input type="checkbox"/> Manufacturing property assessment appeals (BOA) <input checked="" type="checkbox"/> Wisconsin Department of Revenue 70.85 appeals <input checked="" type="checkbox"/> Municipal Board of Review <input checked="" type="checkbox"/> Other <u>Open Book</u>		Enter Tax Years of Authorization _____ until revoked by owner _____ until revoked by owner _____ until revoked by owner	
Authorization expires: _____ (mm - dd - yyyy)		(unless rescinded in writing prior to expiration)	
Send notices and other written communications to: (check one or both) <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/> Property Owner			

Section 4: Agreement/Acceptance

I understand, agree and accept: <ul style="list-style-type: none"> The assessor's office may divulge any information it may have on file concerning this property My agent has the authority and my permission to accept a subpoena concerning this property on my behalf I will provide all information I have that will assist in the discussion and resolution of any assessment appeal of this property Signing this document does not relieve me of personal responsibility for timely reporting changes to my property and paying taxes, or penalties for failure to do so, as provided under Wisconsin tax law A photocopy and/or faxed copy of this completed form has the same authority as a signed original If signed by a corporate officer, partner, or fiduciary on behalf of the owner, I certify that I have the power to execute this Agent Authorization form 	
---	--

Section 5: Owner Grants Authorization

Owner Sign Here	Owner name (please print) WANDA T. CICIORA	
	Owner signature <i>Wanda T. Ciciora</i>	
	Company or title Senior Manager Procurement Operations	Date (mm-dd-yyyy) 5 - 3 - 2024

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Todd R. Barron, Barron Corporate Tax Solutions, representative for Vernon Price, LLC – Excessive Assessment - \$61,695.00

Claimant Vernon Price, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 216 Price Place. The claimant alleges that the assessed value should be no higher than \$3,485,000 for 2024, and the property taxes should be no higher than \$34,348.60. The Claimant seeks a refund of \$61,695, plus interest.

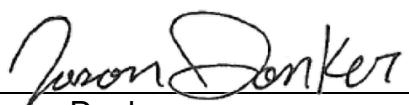
The City Assessor valued the property at \$5,430,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Review, who sustained the assessment. The 2024 real property taxes were \$96,043.60.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86957

File ID: 86957

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Kristina E Somers, Reinhart Boerner Van Deuren s.c., attorney for Slipstream Group, Inc - unlawful taxation - \$29,900.32

Final Action:

Title: Kristina E Somers, Reinhart Boerner Van Deuren s.c., attorney for Slipstream Group, Inc - unlawful taxation - \$29,900.32

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 62.

Sponsors:

Effective Date:

Attachments: 86957Claim.pdf, 86957 Report_Slipstream Group, Inc. (431 Catalyst Way, Unit E).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86957

Title

Kristina E Somers, Reinhart Boerner Van Deuren s.c., attorney for Slipstream Group, Inc -
unlawful taxation - \$29,900.32
Body
claim received on 1/31/2025



Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202-3197

Telephone: 414.298.1000
Facsimile: 414.298.8097
reinhartlaw.com

January 31, 2025

Kristina E. Somers
Direct Dial: 414-298-8249
ksomers@reinhartlaw.com

CLAIM FOR UNLAWFUL TAXES

SERVED BY PROCESS SERVER

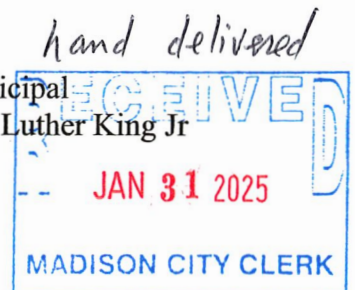
Ms. Maribeth Witzel-Behl
City Clerk
City of Madison
210 Martin Luther King Jr Blvd
Room 105, City-County Building
Madison, WI 53703

Dear Clerk:

Re: 431 Catalyst Way Unit E
Parcel No. 0709-302-1001-1

Now comes Claimant, Slipstream Group, Inc., a person aggrieved by the levy and collection of an unlawful tax assessed against the property at 431 Catalyst Way Unit E (identified as Parcel No. 0709-302-1001-1) (the "Property") located in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Unlawful Taxes against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.35. You hereby are directed to serve any notice of disallowance on the undersigned agent of Claimant.

1. This Claim is brought under Wis. Stat. § 74.35 for a refund of unlawful real estate taxes imposed on the Property by the City for the year 2024, plus statutory interest.
2. Claimant is responsible for the taxes on the Property.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr Blvd, in the City.



Ms. Maribeth Witzel-Behl
January 31, 2025
Page 2

4. The Property is located within the City at 431 Catalyst Way Unit E (and is identified in the City records as Parcel No. 0709-302-1001-1).

5. The Property qualifies for exemption under Wis. Stat. § 70.11, including and without limitation under Wis. Stat. § 70.11(4) as property owned and used exclusively by educational or benevolent associations.

6. The Property was exempt for years previous to 2024, including for tax year 2023. The use, occupancy or ownership of the Property did not change from 2023 to 2024. Therefore, the use, occupancy or ownership of the Property did not change in a way that made it taxable and the Property should continue to be treated as exempt. *See* Wis. Stat. § 70.11. Upon review for tax year 2024, the Assessor's Office requested a Property Tax Exemption Request be filed. As requested, Claimant filed a Property Tax Exemption Request for 2024 as a courtesy, which is on file with the Assessor's Office for the City and is incorporated herein by reference.

7. For 2024, the City's assessor set the assessment of the Property at a land value of \$1,689,000 and an improvement value of \$3,400,000 for a total value of \$5,089,000. Upon information and belief, a correction may have been made to reduce the improvement value to \$0 based on continued exemption, leaving the remaining value for the Property at the land value of \$1,689,000.

8. Upon information and belief, the City imposed tax on the Property on the land value of \$1,689,000 in the tax amount of \$29,900.32.

9. As the Property was exempt by law from taxation, the 2024 assessment and taxes imposed by the City on the Property constituted palpable errors within the meaning of Wis. Stat. § 74.33(1)(c) and resulted in unlawful taxes pursuant to Wis. Stat. § 74.35(1).

10. As an additional ground and upon information and belief, the City's failure to exempt the Property violates Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution.

11. Claimant has timely paid or will timely pay the property taxes or authorized installments thereof imposed by the City on the Property for 2024.

12. Upon information and belief, the City may have returned the property tax payment of \$29,900.32 to Claimant. If so, this claim for unlawful taxes is being filed as a protective measure with respect to exemption for the Property for tax year 2024. If the property tax payment has not been returned, Claimant is entitled to a refund of 2024 tax in the amount of \$29,900.32, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

Ms. Maribeth Witzel-Behl
January 31, 2025
Page 3

13. The amount of this claim is \$29,900.32 plus interest thereon.

Dated at Milwaukee, Wisconsin this 31st day of January, 2025.

Yours very truly,



Kristina E. Somers

53271028

Name _____
Date _____
Time _____ AM / PM

Name: Lynn m Dobler
Date: 1 / 31 / 2025
Time: 2 : 48 AM / PM

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: UNLAWFUL TAXATION: Kristina E. Somers, Reinhart Boerner Van Deuren, SC,
attorney for Slipstream Group, Inc. – Unlawful Taxation - \$ 29,900.32

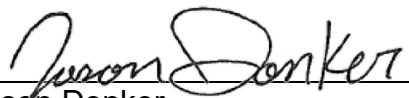
Claimant Slipstream Group, Inc., claims a refund for unlawful real property tax pursuant to Wis. Stat. § 74.35 for their 2024 taxes for their property located at 431 Catalyst Way, Unit E. The claimant alleges that the property should be exempt from taxation. The Claimant seeks a refund of \$ 29,900.32, plus interest.

The City Assessor exempted this property in 2024. As such, there is no basis for this claim.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86962

File ID: 86962

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel 0708-252-0419-5) - excessive assessment - \$27,552

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel 0708-252-0419-5) - excessive assessment - \$27,552

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 63.

Sponsors:

Effective Date:

Attachments: 86962Claim.pdf, 86962 Report_CPC Madison, LLC (6725 Odana Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86962

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel
0708-252-0419-5) - excessive assessment - \$27,552
Body
claim received on 1/31/2025



Name: Lynn m Dobler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 P.O. Box 2018
 Madison, WI 53701-2018

22 East Mifflin Street
 Suite 700
 Madison, WI 53703

Telephone: 608-229-2200
 Facsimile: 608-229-2100
 reinhartlaw.com

Don M. Millis
 Direct Dial: 608-229-2234
 dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

Dear Clerk:

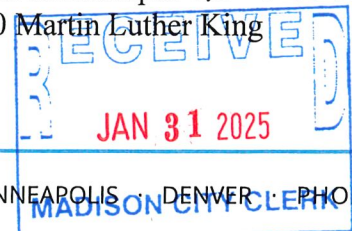
Re: Tax Parcel No. 0708-252-0419-5

Now comes Claimant, CPC Madison, LLC, owner of 0708-252-0419-5 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 6725 Odana Road, within the City and is identified in the City's records as Tax Parcel No. 0708-252-0419-5.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$4,434,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$4,434,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$4,434,000.

11. The City imposed tax on the Property in the amount of \$78,494.97.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$2,900,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$2,877,662.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$50,943.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$27,552.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant are entitled to a refund of 2024 tax in the amount of \$27,552, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$27,552, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", with a stylized flourish at the end.

Don M. Millis
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for CPC Madison, LLC – Excessive Assessment - \$27,552

Claimant CPC Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 6725 Odana Road. The claimant alleges that the assessed value should be no higher than \$2,900,000 for 2024, and the property taxes should be no higher than \$50,943. The Claimant seeks a refund of \$27,552 plus interest.

The City Assessor valued the property at \$4,434,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$78,494.97. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86963

File ID: 86963

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren
s.c., attorney for CPC Madison LLC (Parcel
0708-252-0401-2) - excessive assessment - \$46,433

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison
LLC (Parcel 0708-252-0401-2) - excessive assessment - \$46,433

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 64.

Sponsors:

Effective Date:

Attachments: 86963Claim.pdf,
MadisonHotelPropertyLLC-Assessment.pdf, 86963
Report_CPC Madison, LLC (6905 Odana Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86963

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for CPC Madison LLC (Parcel
0708-252-0401-2) - excessive assessment - \$46,433

Body

claim received on 1/31/2025



Name: Lynn M. Dobler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 P.O. Box 2018
 Madison, WI 53701-2018

22 East Mifflin Street
 Suite 700
 Madison, WI 53703

Telephone: 608-229-2200
 Facsimile: 608-229-2100
 reinhartlaw.com

Don M. Millis
 Direct Dial: 608-229-2234
 dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

Dear Clerk:

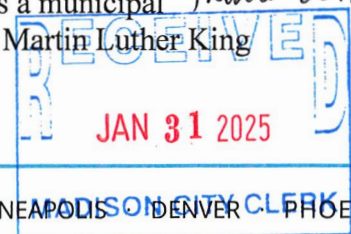
Re: Tax Parcel No. 0708-252-0401-2

Now comes Claimant, CPC Madison, LLC, owner of 0708-252-0401-2 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 6905 Odana Road, within the City and is identified in the City's records as Tax Parcel No. 0708-252-0401-2.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$8,766,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$8,766,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$8,766,000.

11. The City imposed tax on the Property in the amount of \$155,184.25.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$6,190,800.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$6,143,115.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$108,751.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$46,433.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant are entitled to a refund of 2024 tax in the amount of \$46,433, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$46,433, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53206928



Name: Lynn m Dobler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 P.O. Box 2018
 Madison, WI 53701-2018

22 East Mifflin Street
 Suite 700
 Madison, WI 53703

Telephone: 608-229-2200
 Facsimile: 608-229-2100
 reinhartlaw.com

Don M. Millis
 Direct Dial: 608-229-2234
 dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

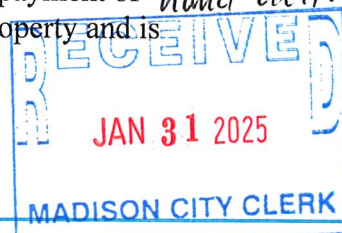
Dear Clerk:

Re: Tax Parcel No. 0709-253-0109-9

Now comes Claimant, Madison Hotel Property Investment, LLC, owner of 0709-253-0109-9 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of *hand delivered* property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 706 John Nolen Drive, within the City and is identified in the City's records as Tax Parcel No. 0709-253-0109-9.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$25,060,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$25,060,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$25,060,000.

11. The City imposed tax on the Property in the amount of \$443,636.49.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$7,224,900.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$7,169,249.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$126,917.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$316,719.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$316,719, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$316,719, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", is written above the printed name.

Don M. Millis
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for CPC Madison, LLC – Excessive Assessment - \$46,433

Claimant CPC Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 6905 Odana Road. The claimant alleges that the assessed value should be no higher than \$6,190,800 for 2024, and the property taxes should be no higher than \$108,751. The Claimant seeks a refund of \$46,433 plus interest.

The City Assessor valued the property at \$8,766,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$155,184.25. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86964

File ID: 86964

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Hotel Property Investment LLC - excessive assessment - \$316,719

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Hotel Property Investment LLC - excessive assessment - \$316,719

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 65.

Sponsors:

Effective Date:

Attachments: 86964Claim.pdf, 86964 Report_Madison Hotel Property Investment, LLC (706 John Nolen Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86964

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Hotel Property
Investment LLC - excessive assessment - \$316,719
Body
claim received on 1/31/2025



Name: Lynn m Dobler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 P.O. Box 2018
 Madison, WI 53701-2018

22 East Mifflin Street
 Suite 700
 Madison, WI 53703

Telephone: 608-229-2200
 Facsimile: 608-229-2100
 reinhartlaw.com

Don M. Millis
 Direct Dial: 608-229-2234
 dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

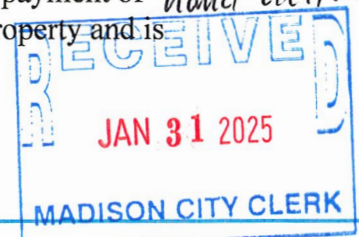
Dear Clerk:

Re: Tax Parcel No. 0709-253-0109-9

Now comes Claimant, Madison Hotel Property Investment, LLC, owner of 0709-253-0109-9 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of *hand delivered* property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 706 John Nolen Drive, within the City and is identified in the City's records as Tax Parcel No. 0709-253-0109-9.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$25,060,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$25,060,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$25,060,000.

11. The City imposed tax on the Property in the amount of \$443,636.49.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$7,224,900.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$7,169,249.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$126,917.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$316,719.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$316,719, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$316,719, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", is written above the printed name.

Don M. Millis
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC, attorney for Madison Hotel Property Investment, LLC – Excessive Assessment - \$316,719

Claimant Madison Hotel Property Investment, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 706 John Nolen Drive. The claimant alleges that the assessed value should be no higher than \$7,224,900 for 2024, and the property taxes should be no higher than \$126,917. The Claimant seeks a refund of \$316,719 plus interest.

The City Assessor valued the property at \$25,060,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$443,636.49. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86968

File ID: 86968

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - unlawful taxation - \$23,891

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - unlawful taxation - \$23,891

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 66.

Sponsors:

Effective Date:

Attachments: 86968Claim.pdf, 86968 Report_110 Bedford, LLC (110 N. Bedford St.) UNLAWFUL.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86968

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - unlawful
taxation - \$23,891
Body
claim received on 1/31/2025



Name: Lynn m Doblin
Date: 1 / 31 / 2025
Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

580

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR UNLAWFUL TAXES

SERVED BY PROCESS SERVER

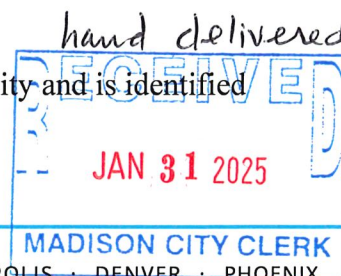
Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-232-2933-4

Now comes Claimant, 110 Bedford LLC, owner of parcel 0709-232-2933-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Unlawful Taxes against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.35. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.35, for a refund of unlawful taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 110 N. Bedford Street within the City and is identified in the City's records as Parcel No. 0709-232-2933-4.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$40,985,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$46,340,000. Claimant timely requested a hearing with the Board of Review.

10. During the Board of Review hearing, Claimant argued that the assessment inappropriately included the value of exempt personal property.

11. Also, during Board of Review hearings on the issue, the City Assessor, Michelle Drea, Esq., stated that Wis. Stat. § 74.35(2m) is the exclusive procedure for claiming that personal property is exempt. Specially, the City Assessor stated "this Board has no statutory authority to render any determination regarding a property's exempt status. And that would include everything that you're talking about with personal property. This Board has no authority to make a determination on."

12. The City Assessor again stated "I just want to restate that there is a specific statutory procedure. It's exclusive. You have to make a claim against the municipality. There is no question that any personal property whether it is exempt or not must go through the recovery of unlawful taxes statute. There is no question."

13. The City's Board of Review heard Claimant's objection and reduced the assessment to \$44,880,000.

14. The assessment of the Property impermissibly includes items that are not properly assessed to the Property because it contains personal property included in the assessment contrary to Wis. Stat. §§ 70.03 and 70.111(28).

15. The assessment of the Property included personal property in the amount of at least \$1,360,000.

16. Based on the aggregate ratio 99.2297365%, the value of the personal property to be deduced from the assessment of the Property for 2024 should be no lower than \$1,349,524.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the amount of property tax attributed by the personal property should be no less than \$23,891.

18. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

19. Based on the City Assessor's unlawful assessment of personal property, the 2024 assessment on the Property resulted in unlawful taxes imposed on Claimant pursuant to Wis. Stat. §§ 74.35(1) and 74.33(1)(c).

20. Claimant is entitled to a refund of 2024 taxes in the amount of \$23,891, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

21. The amount of this claim is \$23,891, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,



Shawn E. Lovell
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: UNLAWFUL TAXATION: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for 110 Bedford, LLC – Unlawful Taxation - \$23,891

Claimant 110 Bedford, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.35 for their 2024 taxes for their property located at 110 N. Bedford Street. The claimant alleges that the assessed value should be no higher than \$43,530,476 for 2024, and the property taxes should be no higher than \$770,534.85. The Claimant seeks a refund of \$23,891 plus interest.

The City Assessor valued the property at \$40,985,000 for tax year 2024. Procedurally, the Claimant challenged the 2024 assessment before the Board of Assessors, who increased the value to \$46,340,000; the Board of Review subsequently reduced the assessment to \$44,880,000. The 2024 net real property taxes were \$794,425.85. The Claimant alleges that the assessed value of the property inappropriately included the value of exempt personal property. As such, an unlawful taxation claim is required in addition to the excessive assessment claim

I have consulted with the Office of the Assessor, and we are of the opinion that there is no basis for the exemption claim and the value sustained by the Board of Review was appropriate for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86969

File ID: 86969

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - excessive assessment - \$60,225

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC - excessive assessment - \$60,225

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 67.

Sponsors:

Effective Date:

Attachments: 86969Claim.pdf, 86969 Report_110 Bedford, LLC (110 N. Bedford St.) EXCESSIVE.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86969

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 110 Bedford LLC -
excessive assessment - \$60,225
Body
claim received on 1/31/2025

Reinhart

Name: Lynn M Dobler
Date: 1 / 31 / 2025
Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

586

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-232-2933-4

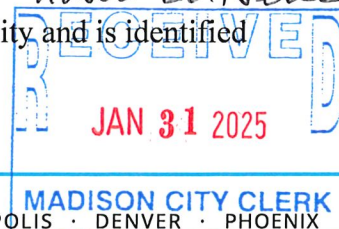
Now comes Claimant, 110 Bedford LLC, owner of parcel 0709-232-2933-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 110 N. Bedford Street within the City and is identified in the City's records as Parcel No. 0709-232-2933-4.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.
6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.
7. For 2024, the City's assessor set the assessment of the Property at \$40,985,000.
8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).
9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$46,340,000. Claimant timely requested a hearing with the Board of Review.
10. The City's Board of Review heard Claimant's objection and reduced the assessment to \$44,880,000.
11. The City imposed tax on the Property in the amount of \$794,509.38.
12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.
13. The fair market value of the Property as of January 1, 2024, was no higher than \$41,800,000.
14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$41,478,030.
15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$734,284.
16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$60,225.
17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$60,225, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$60,225, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206345

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for 110 Bedford, LLC, – Excessive Assessment - \$60,225

Claimant 110 Bedford, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 110 N. Bedford Street. The claimant alleges that the assessed value should be no higher than \$41,800,000 for 2024, and the property taxes should be no higher than \$734,284. The Claimant seeks a refund of \$60,225, plus interest.

The City Assessor valued the property at \$40,985,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who increased to assessment to \$46,340,000; the Board of Review subsequently reduced the assessment to \$44,880,000. The 2024 real property taxes were \$794,509.38. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86970

File ID: 86970

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - excessive assessment - \$14,223

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - excessive assessment - \$14,223

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 68.

Sponsors:

Effective Date:

Attachments: 86970Claim.pdf, 86970 Report_1423 Monroe, LLC (1423 Monroe St.) EXCESSIVE.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86970

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC -
excessive assessment - \$14,223
Body
claim received on 1/31/2025



Name: Lynn M. Dobler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 22 East Mifflin Street, Suite 700
 Madison, WI 53703

Telephone: 608.229.2200
 Facsimile: 608.229.2100
 reinhartlaw.com

January 29, 2025

Shawn E. Lovell
 Direct Dial: 608-229-2265
 slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-221-1221-7

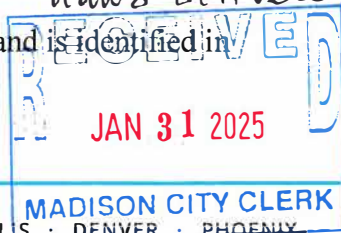
Now comes Claimant, 1423 Monroe LLC, owner of parcel 0709-221-1221-7 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 1423 Monroe Street within the City and is identified in the City's records as Parcel No. 0709-221-1221-7.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$18,550,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$19,770,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and reduced the assessment to \$19,280,000.

11. The City imposed tax on the Property in the amount of \$341,313.30.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$18,620,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$18,476,577.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$327,090.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$14,223.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$14,223, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$14,223, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn Lovell", written in a cursive style.

Shawn E. Lovell
Agent for Claimant

53206531

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for 1423 Monroe, LLC – Excessive Assessment - \$14,223

Claimant 1423 Monroe, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 1423 Monroe Street. The claimant alleges that the assessed value should be no higher than \$18,476,577. for 2024, and the property taxes should be no higher than \$327,090. The Claimant seeks a refund of \$14,223 plus interest.


The City Assessor valued the property at \$18,550,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who increased the assessment to \$19,770,000; the Board of Review reduced the assessment to \$19,280,000. The 2024 real property taxes were \$341,313.30. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86971

File ID: 86971

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - unlawful taxation - \$11,766

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC - unlawful taxation - \$11,766

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 69.

Sponsors:

Effective Date:

Attachments: 86971Claim.pdf, 86971 Report_1423 Monroe, LLC (1423 Monroe St.) UNLAWFUL.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86971

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for 1423 Monroe LLC -
unlawful taxation - \$11,766
Body
claim received on 1/31/2025



Name: Lynn M. Dabler
 Date: 1 / 31 / 2025
 Time: 2 : 50 AM / PM

Reinhart Boerner Van Deuren s.c.
 22 East Mifflin Street, Suite 700
 Madison, WI 53703

Telephone: 608.229.2200
 Facsimile: 608.229.2100
 reinhartlaw.com

January 29, 2025

Shawn E. Lovell
 Direct Dial: 608-229-2265
 slovell@reinhartlaw.com

CLAIM FOR UNLAWFUL TAXES

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
 City of Madison
 City County Building
 210 Martin Luther King Jr. Boulevard
 Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-221-1221-7

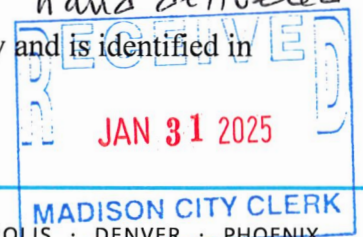
Now comes Claimant, 1423 Monroe LLC, owner of parcel 0709-221-1221-7 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Unlawful Taxes against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.35. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.35, for a refund of unlawful taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 1423 Monroe Street within the City and is identified in the City's records as Parcel No. 0709-221-1221-7.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$18,550,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$19,770,000. Claimant timely requested a hearing with the Board of Review.

10. During the Board of Review hearing, Claimant argued that the assessment inappropriately included the value of exempt personal property.

11. Also, during Board of Review hearings on the issue, the City Assessor, Michelle Drea, Esq., stated that Wis. Stat. § 74.35(2m) is the exclusive procedure for claiming that personal property is exempt. Specially, the City Assessor stated "this Board has no statutory authority to render any determination regarding a property's exempt status. And that would include everything that you're talking about with personal property. This Board has no authority to make a determination on."

12. The City Assessor again stated "I just want to restate that there is a specific statutory procedure. It's exclusive. You have to make a claim against the municipality. There is no question that any personal property whether it is exempt or not must go through the recovery of unlawful taxes statute. There is no question."

13. The City's Board of Review heard Claimant's objection and reduced the assessment to \$19,280,000.

14. The assessment of the Property impermissibly includes items that are not properly assessed to the Property because it contains personal property included in the assessment contrary to Wis. Stat. §§ 70.03 and 70.111(28).

15. The assessment of the Property included personal property in the amount of at least \$669,817.

16. Based on the aggregate ratio 99.2297365%, the value of the personal property to be deduced from the assessment of the Property for 2024 should be no lower than \$664,658.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the amount of property tax attributed by the personal property should be no less than \$11,766.

18. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

19. Based on the City Assessor's unlawful assessment of personal property, the 2024 assessment on the Property resulted in unlawful taxes imposed on Claimant pursuant to Wis. Stat. §§ 74.35(1) and 74.33(1)(c).

20. Claimant is entitled to a refund of 2024 taxes in the amount of \$11,766, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

21. The amount of this claim is \$11,766, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,



Shawn E. Lovell
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: UNLAWFUL TAXATION: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for 1423 Monroe, LLC – Unlawful Taxation - \$11,766

Claimant 1423 Monroe, LLC, claims a refund for unlawful real property tax pursuant to Wis. Stat. § 74.35 for their 2024 taxes for their property located at 1423 Monroe Street. The claimant alleges that the assessed value should be no higher than \$18,615,342 for 2024, and the property taxes should be no higher than \$329,463.77. The Claimant seeks a refund of \$11,766, plus interest.

The City Assessor valued the property at \$18,550,000 for tax year 2024. Procedurally, the Claimant challenged the 2024 assessment before the Board of Assessors, who increased the assessment to \$19,770,000; the Board or Review subsequently reduced the value to \$19,280,000. The 2024 real property net taxes were \$341,229.77. The Claimant alleges that the assessed value of the property inappropriately included the value of exempt personal property. As such, an unlawful taxation claim is required in addition to the excessive assessment claim.

I have consulted with the Office of the Assessor, and we are of the opinion that there is no basis for the exemption claim and the value sustained by the Board of Review was appropriate for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86972

File ID: 86972

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/03/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for SLJ II, LLC - excessive assessment - \$111,008

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for SLJ II, LLC - excessive assessment - \$111,008

Notes: rec'd via hand delivery 1/31/2025

CC Agenda Date: 04/15/2025

Agenda Number: 70.

Sponsors:

Effective Date:

Attachments: 86972Claim.pdf, 86972 Report_SLJ II, LLC (4750 S. Biltmore Ln.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	CITY ATTORNEY			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the CITY ATTORNEY. The motion passed by voice vote/other.						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 86972

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for SLJ II, LLC - excessive
assessment - \$111,008
Body
claim received on 1/31/2025



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

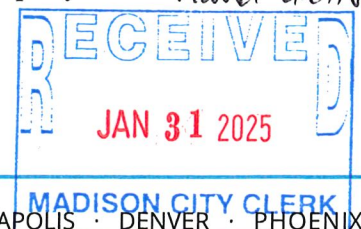
Dear Clerk:

Re: Tax Parcel No. 0810-221-0607-6

Now comes Claimant, SLJ II, LLC, owner of 0810-221-0607-6 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is *hand delivered* authorized to bring this claim in its own name.



Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 4750 S. Biltmore Lane, within the City and is identified in the City's records as Tax Parcel No. 0810-221-0607-6.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$15.873576 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$28,373,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$22,870,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$22,870,000.

11. The City imposed tax on the Property in the amount of \$363,028.68.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$16,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$15,876,758.

15. Based on the tax rate of \$15.873576 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$252,021.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$111,008.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$111,008, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$111,008, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", with a stylized, cursive script.

Don M. Millis
Agent for Claimant

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for SLJ II, LLC – Excessive Assessment - \$111,008

Claimant SLJ II, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4750 S. Biltmore Lane. The claimant alleges that the assessed value should be no higher than \$16,000,000 for 2024, and the property taxes should be no higher than \$252,021. The Claimant seeks a refund of \$111,008 plus interest.

The City Assessor valued the property at \$28,373,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessment to \$22,870,000; the Board of Review subsequently sustained the assessment. The 2024 real property taxes were \$363,028.68. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 31, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87113

File ID: 87113

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Ascendium Education Group, Inc - unlawful taxation - \$348,155.36

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Ascendium Education Group, Inc - unlawful taxation - \$348,155.36

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 71.

Sponsors:

Effective Date:

Attachments: 87113Claim.pdf, 87113 Report_Ascendium Education Group, Inc. (38 Buttonwood Ct.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

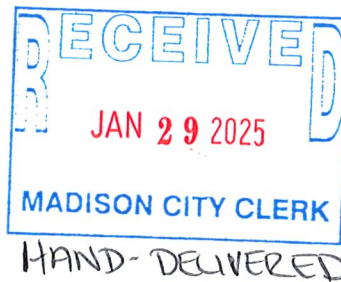
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87113

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Ascendium Education Group,

Inc - unlawful taxation - \$348,155.36
Body
claim received on 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 28, 2025

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Now comes Claimant, Ascendium Education Group, Inc. ("Ascendium"), a nonprofit non-stock corporation, as owner of the properties located at 38 Buttonwood Court in the City of Madison and identified with the Tax IDs 251-0810-154-0113-6 and 251-0810-154-0199-6 (collectively, the "Property"), by Claimant's attorneys, Reinhart Boerner Van Deuren s.c., and files against the City of Madison (the "City") this Claim For Recovery of Unlawful Tax, pursuant to Wis. Stat. § 74.35.

CLAIM FOR RECOVERY OF UNLAWFUL TAX - WIS. STAT. § 74.35

1. Ascendium is a nonprofit non-stock corporation organized and validly existing under Chapter 181 of the Wisconsin Statutes and § 501(c)(3) of the Internal Revenue Code ("IRC").
2. Ascendium is an educational, benevolent, and philanthropic association that has for over 50 years been headquartered in the City and had as its mission and primary purpose to champion opportunity and make the benefits of postsecondary education attainable to all.
3. Ascendium acquired the Property in September of 2020 and completed construction of its new headquarters on the Property in December 2021 at which point it began occupancy and exclusive use of the Property as home for the educational, benevolent, and philanthropic activities it performs to advance its mission described in paragraph 2, above.
4. Ascendium timely and properly filed a Property Tax Exemption Request for the Property in February of 2024 (the "Request"), which Request is attached hereto as Exhibit A.

Maribeth Witzel-Behl, City Clerk
January 28, 2025
Page 2

5. As explained in more detail in the Request, the Property qualifies for a property tax exemption pursuant to Wis. Stat. § 70.11(4)(a) because it is owned and exclusively used by Ascendium for its educational, benevolent, and philanthropic purposes.

6. By letter received November 14, 2024, attached as Exhibit B, the City Assessor denied the Request, setting forth her conclusion that Ascendium is not a benevolent association because, among other reasons, it does not engage in benevolent activities and may profit from its investments.

7. As Ascendium set forth in its Application, the Property qualified for exemption under Wis. Stat. § 70.11(4)(a) at all times during 2024.

8. The City Assessor thus unlawfully classified the Property as taxable for 2024, in direct violation of the plain language of Wis. Stat. § 70.11(4)(a).

9. Based on the City Assessor's unlawful refusal to exempt the Property for 2024, the City assessed the Property for 2024 at \$18,643,800. Based on that unlawful assessment, the City imposed an unlawful 2024 property tax on the Property of \$348,155.36.

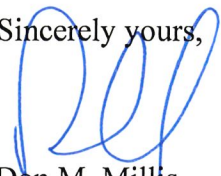
10. Ascendium, under protest and asserting all its rights of appeal and refund, paid the full amount of the unlawful tax by two checks dated January 2, 2025 and numbered 50003851 and 50003852.

11. Because the Property was exempt for the entirety of 2024, the 2024 tax of \$348,155.36 was an unlawful tax within the meaning of Wis. Stat. §§ 74.35(1) and 74.33(1)(c).

12. As the aggrieved party, pursuant to Wis. Stat. § 74.35(2)(a), Ascendium is making this claim against the City for the recovery of an unlawful tax in the amount of \$348,155.36 plus interest.

Dated at Madison, Wisconsin, this 28th day of January, 2025.

Sincerely yours,



Don M. Millis
Agent for Claimant

Encs.

53174019



STATE OF WISCONSIN PROPERTY TAX EXEMPTION REQUEST



State law requires owners seeking exemption of a property for the current assessment year to file this form along with any necessary attachments. **Failure to complete this form in its entirety may result in denial of exemption.** The completed form and attachments must be filed with the assessor in the taxation district where the property is located by **March 1** to be eligible for the current assessment year. See sec. 70.11, Wis. Stats., and the Wisconsin Property Assessment Manual for additional property tax exemption information. If more space is needed for any questions, use the "Additional Information" box on page 4 or attach additional sheets.

SECTION 1 - APPLICANT INFORMATION

1. Applicant Name
Ascendium Education Group, Inc. & Affiliates

Date
02 / 21 / 2024

2. Applicant is ☐ Sole proprietorship ☒ WI Chapter 181 corporation ☐ WI unincorporated nonprofit association
☐ Other (please explain):

3. Contact person: Rebecca Rapp

Address: 38 Buttonwood Court
Madison, WI 53718

Telephone number(s): 608-733-2608

Email: rrapp@ascendiumeducation.org

Relationship to applicant: General Counsel

4. Registered agent: Patricia Kingston

Address: 38 Buttonwood Court
Madison, WI 53718

Telephone number(s): 608-733-2559

Email: pkingston@ascendiumeducation.org

5. Mailing address and phone number of Applicant if different than Contact Person:
SAME

6. Identify each organizational officer, the officer's address, the telephone number and the position held within the requesting organization. See Exhibit 1

7a. Please identify the use of the property:

☐ Agricultural Fair

☐ YMCA/YWCA

☐ Cemetery

☐ Farmer's Temple

☐ Held for Public Interest

☐ Industrial Development Agencies

☐ Sports/Entertainment

☐ Mental/Physical Disabled Camp

☐ Local Exposition

☐ Educational

☐ Women's Club

☐ Library

☐ Fire Company

☐ Lions Camp

☐ Archaeological Site

☐ Housing

☐ Waste Treatment

☐ Humane Society

☐ Railroad Historic Society

☐ Historic/Architectural

☐ Religious

☐ Historical Society

☐ Rehabilitation

☐ Military

☐ Bible Camp

☐ Art Gallery

☐ Disability Camps

☐ Radio Station

☐ Youth Hockey

☐ Youth Baseball Association

☐ Dependent & Development Disability

☐ Professional Sport/Entertainment Stadium

☐ Other (please explain in the "Additional information" box on page 4)

☐ Fraternity

☐ Hospital

☐ Memorial

☐ Charity

☐ Labor Temple

☐ Medical Research

☐ Theater

☒ Benevolent

7b. Identify the precise statutory reference and language supporting the exemption.

Wis. Stat 70.11(4): Ascendium is a benevolent entity that owns property

8. State the organization's purpose, mission, and primary goal:

See Exhibit 1

9. Describe the services provided by the organization:

See Exhibit 1

10. List the primary beneficiaries of the services:

The US Department of Education and people seeking postsecondary education or training

11. Is there a fee charged, or revenue earned, for services provided? ☒ Yes ☐ No ☐ N/A

If Yes, what is the amount of the fee charged or revenue earned?

See Exhibit 1

12. Do you provide any free service? ☒ Yes ☐ No ☐ N/A

If Yes, explain: See Exhibit 1

13. What percent of recipients receive free service (on an annual basis) ☐ N/A See Exhibit 1 _____ %

14. Do you provide service to anyone at below market or reduced rates? ☒ Yes ☐ No ☐ N/A

If Yes, explain: See Exhibit 1

15. What percentage of annual recipients receive services at below or reduced rates?	<input type="checkbox"/> N/A	See Exhibit 1	%
16. Are you under any obligation to provide services to those who cannot pay? If Yes, explain: See Exhibit 1	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
17. Does Applicant receive any subsidies, grants, or low or no interest loans to operate or otherwise provide its services? If Yes, identify sources and amounts and how monies are applied or used.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
18. How much of Applicant's annual gross income or revenue is derived from donations? What percentage is that of Applicant's total annual income or revenue?	\$ 0.00	<input type="checkbox"/> N/A	0%
SECTION 2 – SUBJECT PROPERTY INFORMATION			
* <input type="checkbox"/> N/A			
* If N/A, explain in the "Additional information" box on page 4 of this form.			
19. Property for which exemption is being applied ("Subject Property"): Address: 38 Buttonwood Court, Madison, WI 53718 Tax parcel number: See Exhibit 1 Legal description: See Exhibit 1 Number of acres: 13			
20. Estimated fair market value of Subject Property: \$ 18,643,800.00 If based on an independent appraisal, identify the appraiser and the purpose of the appraisal below. Appraiser: City of Madison as of 2 / 21 / 2024 Purpose of Appraisal: 2023 Tax Assessment			
21. Owner of Subject Property: Ascendium Education Group, Inc. If Owner is different from Applicant, explain and identify the relationship between Applicant and Owner.			
22. Date Owner acquired Subject Property: 09 / 17 / 2020			
23. Person or entity from whom Owner acquired Subject Property: American Family Mutual Insurance Co., S.I.			
24. Date Owner first began using and occupying Subject Property: 12 / 01 / 2021			
25. Date Applicant first began using and occupying the Subject Property: 12 / 01 / 2021			
26. Explain precisely how Applicant actually uses the Subject Property: Corporate headquarters and home to its benevolent nonprofit activities			
27. Explain in detail why Applicant feels the Subject Property qualifies for property tax exemption. Finally, describe precisely how applicant and the Subject Property fit within that statutory language. See Exhibit 1			
SECTION 3 – TENANT INFORMATION			
<input type="checkbox"/> N/A			
28. Identify all persons and entities other than Owner who have the right to use and occupy any part of the Subject Property. Include all tenants, licensees, and concessionaires of the Subject Property. Use the space provided on page 4 or attach additional pages as necessary. For each, include: a. Name of tenant or occupant. b. Their mailing address and phone number. c. Their interest in the Subject Property. d. A precise and detailed explanation of how they actually use the Subject Property. e. The date from which they began occupancy of the Subject Property. f. The monthly rate or fee they pay to use or occupy the Subject Property. g. An explanation of how rent or other fees they pay to use and occupy the Subject Property are used and applied. h. The portion of the Subject Property they use or occupy. Indicate number of users other than owner, if there are no other users, enter "None". Number of other users: 0			
29. Identify the percentage of the Subject Property that is used or occupied by persons other than owner. 0 %			
30. Was the subject Property used in an unrelated trade or business for which the Owner was subject to taxation under section 511 to 515 of the Internal Revenue Code? If Yes, explain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

SECTION 4 – ATTACHMENTS

31. **ATTACH COPIES OF THE FOLLOWING DOCUMENTS:** See attached. Please contact applicant if any additional information is needed to evaluate this application.

A. Documents regarding applicant, owner, tenant(s), or occupant(s) of the Subject Property (where applicable):


1. Proof of non-profit status (e.g. Determination Letter under I.R.C. 501(c)(3)).
2. Partnership Agreement, Association Documents, Articles of Incorporation, Charter and By-laws, including any amendments thereto.
3. Latest annual report filed with State Department of Financial Institutions.
4. Curriculum of educational courses offered.
5. Part II of Form 1023 (Application for Recognition of Exemption) filed with the Internal Revenue Service.
6. Form 990 (Return of Organization Exempt from Income Tax).
7. Form 990T (Exempt Organization Business Income Tax Return).
8. Ordination papers for the occupants if the Subject Property is to be considered eligible as housing for pastors and their ordained assistants, members of religious order and communities, or ordained teachers.
9. Leases and subleases affecting the Subject Property or any part thereof, including all amendments thereto.
10. Concessionaire agreements, license agreements, and other documents regarding the use of occupancy of the Subject Property or any part thereof, including all amendments thereto.
11. Covenants, restrictions, rules and regulations (recorded or unrecorded), and all amendments thereto, affecting use or occupancy of the Subject Property or title thereto and all amendments thereto.
12. Mortgages (recorded or unrecorded) affecting the Subject Property.
13. Copy of the documents listed in 1 through 12 above as the same relate to any tenant or occupant of the property.
14. Any other information that would aid in determining exempt status.

B. Documents regarding the Subject Property:

1. Survey of the Subject Property. This includes certified survey maps and subdivision maps and plats.
2. An Appraisal of the Subject Property.
3. Deeds or instruments of conveyance by which organization acquired interest in the Subject Property.
4. Any other information that would aid in determining exempt status.

SECTION 5 – AFFIDAVIT

Under penalties of perjury, I, on behalf of the above-named organization/Applicant, hereby certify that I am authorized to sign and submit this application, and that the information and documents submitted herewith are true and correct to the best of my knowledge and belief.

Title General Counsel	Telephone (608) 733 – 2608	Date 2/21/2023
Signature 	Name (printed) Rebecca Rapp	

STATE OF WISCONSIN

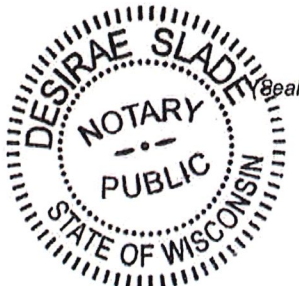
COUNTY OF: Dane

Subscribed and sworn to before me this 21 day of February, 2024

Desirae Sladik

Notary Public

My Commission expires on 12/12/26



Note: The following text is an excerpt from Stat., Sec. 70.11. Refer to current Wisconsin Statutes for the complete language or sections applicable to the exemption of property from taxation.

70.11 Property exempted from taxation. The property described in this section is exempted from general property taxes if the property is exempt under sub. (1), (2), (18), (21), (27) or (30); if it was exempt for the previous year and its use, occupancy or ownership did not change in a way that makes it taxable; if the property was taxable for the previous year, the use, occupancy or ownership of the property changed in a way that makes it exempt and its owner, on or before March 1, files with the assessor of the taxation district where the property is located a form that the department of revenue prescribes or if the property did not exist in the previous year and its owner, on or before March 1, files with the assessor of the taxation district where the property is located a form that the department of revenue prescribes. Except as provided in subs. (3m)(c), (4)(b), (4a) (f), and (4d), leasing a part of the property described in this section does not render it taxable if the lessor uses all of the leasehold income for maintenance of the leased property, construction debt retirement of the leased property or both and if the lessee would be exempt from taxation under this chapter if it owned the property. Any lessor who claims that leased property is exempt from taxation under this chapter shall, upon request by the tax assessor, provide records relating to the lessor's use of the income from the leased property.

Additional information:

See Exhibit 1.

PRIVILEGED AND CONFIDENTIAL

**ASCENDIUM EDUCATION GROUP, INC. & AFFILIATES
2024 PROPERTY TAX EXEMPTION REQUEST - EXHIBIT 1**

Introduction

Ascendium Education Group, Inc. is a nonprofit non-stock corporation under Wisconsin Statutes Chapter 181 and Internal Revenue Code (IRC) § 501(c)(3) ("AEG"). It has been headquartered in the City of Madison ("City") for over 50 years.¹ It serves as a "supporting organization" under IRC § 501(c)(3) and exists to support its wholly-owned affiliate, Ascendium Education Solutions, Inc. ("AES"), which is a nonprofit non-stock corporation under Wisconsin Statutes Chapter 181 and IRC § 501(c)(3).²

AEG is applying for a property tax exemption for the 2024 tax year under Wis. Stat. § 70.11(4)(a)(1) for its headquarters at 38 Buttonwood Court ("Subject Property") ("Exemption"). AEG has an action pending in Dane County Circuit Court for a refund of unlawful taxes imposed in the 2022 tax year, plus statutory interest, and has filed a Claim for Return of Unlawful Taxes with the City related to the 2023 tax year. The information provided herein supplements the detailed information provided to the City previously, which is incorporated by reference.

The Subject Property is in the City of Madison but located in the Sun Prairie and DeForest school districts. AEG acquired the Subject Property in September 2020 completed construction of the new headquarters and began occupancy in late-Fall 2021.

AEG qualifies for the Exemption because it is a benevolent association under § 70.11(4)(a)(1) and owns, occupies, and uses the Subject Property for its nonprofit benevolent purposes.

AEG's guiding mission is "to champion opportunity—to make the benefits of postsecondary education more attainable to all." This mission animates everything AEG does. AEG operates for the support and benefit of AES, which engages in a variety of benevolent and philanthropic activities including:

- Serving one of the nation's largest philanthropies focused on increasing access and success to postsecondary education and training;
- Serving as the nation's largest Federal Family Education Loan Program ("FFELP") guarantor, playing a critical role in a two-tiered insurance model that was established as part of President Lyndon Johnson's "Great Society" initiative to allow people with no collateral or credit history to get money for school without satisfying traditional underwriting requirements;
- Performing a variety of financial-wellness and educational services as a FFELP guarantor on behalf of schools (including many Wisconsin public institutions; and
- Awarding over \$100 million each year through its education philanthropy grants, support of the Project Success Program aimed at to offer Minority Serving Institutions ("MSIs") including

¹ See [Who We Are \(ascendiumeducation.org\)](https://ascendiumeducation.org).

² AES was formerly known as Great Lakes Higher Education Guaranty Corporation. AEG has another affiliate other than AES, NorthStar Education Services, LLC ("NES"). NES does not regularly conduct any activities or have any employees at the Property, and the vast majority of activities AEG and AES (including sales and marketing support) perform for NES are done by remote employees who do not work at the Subject Property. Further, any NES profits would be part of AEG's philanthropic corpus and used to advance its benevolent and philanthropic mission. AEG consequently focuses on AEG and AES here but is happy to answer questions about NES.

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

Historically Black Colleges and Universities and Tribal Colleges and Universities, and various community-giving initiatives.

So significant are AEG's and AES's contributions to Wisconsin that the Governor's Council on Financial Literacy selected "Ascendium" to receive the Governor's Financial Literacy 2022 Legacy Award along with the Wisconsin Student Debt Coalition. The Legacy Award is for:

Any individuals, organizations, or businesses whose purpose and heritage are ingrained in sustained financial literacy, capability and inclusion, and whose reputation in doing so is held in high regard as to serve as a model for others in carrying on the work of supporting financial literacy and expanding opportunities and security through financial capability. This lifetime recognition is intended to be conferred once to the recipients.³

AEG built the Subject Property to house AES—and, by extension, its—benevolent and philanthropic activities. AEG's Chairman and President Richard George explained this at the groundbreaking for the new headquarters, stating that the new headquarters "will embody our mission to elevate opportunity for all" and serve as a "physical manifestation of our continuing commitment to the Madison community" and "to our unwavering belief in the power of postsecondary education to transform lives."

As both a home and beacon for AEG's benevolent and philanthropic mission of creating access and opportunity for all, the Subject Property clearly qualifies for a property tax exemption under Wis. Stat. § 70.11(4)(a)(1). AEG consequently and AEG's income primarily comes from AES's service as a FFELP guarantor. FFELP guarantors are required under the Higher Education Act to be state or nonprofit agencies.⁴ They are statutory agents of the federal government, and their role and compensation are set by statute.⁵ All of AES's FFELP guarantor (and other) profits go to support AEG's and AES's shared mission of increasing access and success in postsecondary education and workforce training.

Question 6: AEG's Officers

Richard George President & CEO 38 Buttonwood Court Madison, WI 53718 608-733-2516	Jacqueline Fairbairn Chief Compliance Officer 38 Buttonwood Court Madison, WI 53718 608-334-7248	Matt Harlowe Director of Internal Audit 38 Buttonwood Court Madison, WI 53718 608-733-2534	Maureen Harrill VP of Human Resources 38 Buttonwood Court Madison, WI 53718 608-733-2535
Hope Merry Chief Financial Officer 38 Buttonwood Court Madison, WI 53718 608-733-2584	Brett Lindquist VP of Strategic Communications 38 Buttonwood Court Madison, WI 53718 608-733-2477	Rebecca Rapp General Counsel 38 Buttonwood Court Madison, WI 53718 608-733-2608	Keith Witham VP of Educational Philanthropy 38 Buttonwood Court Madison, WI 53718 608-733-2592

³ See [20220428 NewsRelease 2022GovFinLitAwardNominations vFINAL.pdf \(wdfi.org\)](#)

⁴ See 20 USC § 1078(b)

⁵ See 20 USC §§ 1071 *et al.*

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

Question 8: AEG's mission and primary purpose is to champion opportunity to make the benefits of postsecondary education attainable to all. It accomplishes this purpose primarily by supporting AES in the provision of the services identified in Question 9 below.⁶

Question 9:

AEG fulfills its benevolent and philanthropic mission primarily by supporting AES, which engages in a variety of activities to increase access and success to postsecondary education and workforce training from initial inquiry to matriculation to student loan repayment including:

- **Education and Training Philanthropy.** AES is one of the nation's largest philanthropies focused on post-secondary education and workforce training.⁷ It funds programs that support learners from low-income backgrounds and historically unserved populations—with a specific focus on first-generation students, rural residents, and incarcerated adults. AES made over \$88,800,000 in new grant commitments in 2023, over \$110 million in 2022, and over \$105 million in 2021 to support post-secondary institutions, nonprofit partners, and workforce training programs; all aimed at increasing access and success in postsecondary education and workforce training.
- **Federal Fiduciary and Student Loan Guarantor.** AES has served as Wisconsin's designated FFELP guarantor for over 50 years.⁸ FFELP guarantors are fiduciaries of the federal government. They are required under the Higher Education Act to be nonprofits or state agencies and must a nonprofit in Wisconsin given a state constitutional prohibition on state contracting of public debt.⁹ Their role and compensation are set by the Higher Education Act, statutorily-required agreements with the Department of Education along with Department of Education regulations and guidance.¹⁰ FFELP guarantors' role has significantly changed in the aftermath of the March 2020 COVID19 National Emergency ("NE") declaration—due, among other things, to successive NE and Fresh Start ("FS") collections pauses. They continue to play a critical role in a two-tiered insurance model established to allow people with no collateral or credit history to get money for school without satisfying traditional underwriting requirements. These are activities that the Department of Education clearly distinguishes from servicing in its regulations and website, and but for the involvement of AES, the Department of Education would otherwise have to fulfill this function.
- **Project Success.** A multi-year initiative supporting Ascendium's portfolio of 51 Minority Serving Institutions including 35 Tribal Colleges and Universities and 16 Historically Black Colleges and Universities. Ascendium's suite of services is tailored to meet the needs of the individual colleges. All colleges have the opportunity to participate in Ascendium's emergency aid, paid internship,

⁶ See [Home | Ascendium Education Group \(ascendiumphilanthropy.org\)](https://ascendiumphilanthropy.org)

⁷ See [Home | Ascendium Education Group \(ascendiumphilanthropy.org\)](https://ascendiumphilanthropy.org)

⁸ Wisconsin had to have a nonprofit serve as its designated guarantor given a constitutional prohibition on the state contracting of any public debt. See Wisconsin Const. Art. VIII, Sec. 4. FFELP guarantors in effect reinsure private FFELP lenders (and are then reinsured themselves by ED).

⁹ See Wisconsin Const. Art. VIII, Sec. 4.

¹⁰ See

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

and financial literacy offerings. Colleges that participate in the federal student loan program have the opportunity to take advantage of our offering to provide student loan repayment counseling to former students.

- **Attigo.** AES provides the Attigo suite of financial-wellness tools in partnership with higher education organizations, employers, and service providers to support academic achievement, financial wellness, and student loan repayment success. The Attigo suite includes a service to help schools craft and send student debt letters, an interactive online financial wellness curriculum for schools, and supplemental repayment support to student-loan borrowers.
- **Wisconsin Student Loan Help Hotline.** AES collaborated with the Wisconsin Coalition on Student Debt to launch the Wisconsin Student Loan Help Hotline.¹¹ The hotline is free resource for borrowers to get high-quality information about their student loans, including about COVID-19 pandemic relief, and is intended among other things as a trustworthy source for borrowers who could otherwise fall prey to student loan debt relief scams.
- **Student Loan Start Over Initiative.** AES received a Wisconsin Equitable Recovery Grant from the Wisconsin Department of Administration to provide defaulted student loan borrowers in Milwaukee free, personalized student loan counseling.^{12,13}
- **Community Giving.** AES has an extensive community-giving program . It awarded \$5.44 million in 2023 to local organizations including the Boys & Girls Club of Dane County (\$1,500,000), Urban League of Greater Madison (\$2,500,000), Operation Fresh Start (\$300,000), United Ways and Community Shares (\$143,000), and twenty Good Neighbor Grant recipients (collectively totaling \$1 million). It awarded over \$9 million in 2022 to local organizations including to the Urban League (\$2,750,000), Center for Black Culture and Excellence (\$2.5 million), Centro Hispano (\$2.5 million), United Way (\$157,000), and ten Good Neighbor Grant recipients (collectively totaling \$1 million).
- **My Way to Repay Initiative.** AES has partnered with Savi to offer free premium services to borrowers who are most likely to struggle with student loan repayment.¹⁴

Question 11: Nearly all AEG's revenue comes from AES's service as a FFELP guarantor. The fees charged are set by statute and by Department of Education regulations and sub-regulatory guidance. AES's guarantor revenue made up around 98.5% of the net revenue AEG generated from operational activities (excluding investment income) in 2023 and represented 98.9% of AEG's annual operational net revenue in 2022. All of AEG's net revenue, regardless of the activity or source, goes towards AEG's philanthropic mission and work of improving access and success to post-secondary education and workforce training for populations that have been historically underserved. This includes AEG's investment income.

Questions 12 and 13: AES provides a variety of free services:

¹¹ See [ATPStudentLoanHelp.pdf \(wi.gov\)](#)

¹² See <https://www.studentloanstartover.org/>

¹³ See <https://content.govdelivery.com/accounts/WIGOV/bulletins/30a12a6>

¹⁴ See <https://www.mywaytorepay.com/promotional-partners/>

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

Education and Training Philanthropy. AES spent around 27% of its revenue in 2023 and around 47% of its revenue in 2022 on educational philanthropy grant-making aimed at increasing access and success in postsecondary education and workforce training and then directed all remaining revenue (after operating expenses) to its philanthropic corpus for future educational-philanthropy grantmaking and other philanthropic and benevolent activities. The grants are free to recipients.

- **Project Success.** Historically AES provided 100% of the emergency aid and paid internship student funds and shared the remaining costs with the Department of Education. In 2023 AES began covering all Project Success expenses. In 2023, emergency aid served 854 students at 50 institutions, and paid internship served 607 students at 49 institutions. The 2023 total cost for all services was an estimated \$7 million.
- **Attigo.** AES provided free access to various Attigo services (predominately, GradReady and Cohort Catalyst) to around 33% of post-secondary school clients in 2023 and 2022.

Questions 14 and 15: AES has historically shared Project Success costs that go to institutions rather than directly to students with the Department of Education. In 2023, AES began covering all the Project Success costs, including those the Department of Education previously paid, incurring \$7.1 million of costs. During 2022, AES covered approximately \$2.5 million of the total \$5.8 million costs related to the Project Success services. AES received around \$3.3 million in federal funds during 2022. During 2021, AES covered approximately \$2.2 million of the total \$5.8 million costs related to the Project Success services.

Question 16: Yes, AES provides a variety of services to student loan borrowers without charging them a fee—including its work as a federal student loan guarantor and with the Wisconsin Student Loan Helpline and the Milwaukee Student Loan Start Over Initiative. AES also provides free services to Historically Black Colleges and Universities and Tribal Colleges and Universities as part of the Project Success Program and to Wisconsin schools as part of the Milwaukee Student Loan Start Over Initiative. It also provides significant funding, totaling over \$100 million a year, to schools and nonprofits through its extensive education-philanthropy and community-giving programs.

Question 19:

Tax Parcel Numbers: 251-0810-154-0113-6 and 251-0810-154-0199-6

Acreage: 13.365 acres

Legal Description: Lot One (1) of Certified Survey Map No. 15485, recorded in the office of the Register of Deeds for Dane County, Wisconsin in Volume 111 of Certified Survey Maps, Pages 243-252, as Document No. 5634354, in the City of Madison, Dane County, Wisconsin.

Questions 24 and 25: AEG purchased the Subject Property on September 17, 2020 for \$4,413,829. Construction of our headquarters began immediately after acquisition. Construction is complete and AEG began occupying the Subject Property and using the Subject Property for its benevolent and philanthropic activities in December 2021.

Question 27:

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

The Subject Property qualifies for a property tax exemption pursuant to Wis. Stat. § 70.11(4)(a)(1) because AEG is a nonprofit benevolent association that owns and uses the Subject Property for its benevolent and philanthropic purposes.

A. Ascendium is a benevolent association.

The term “benevolent association” is not defined in § 70.11(4). But “benevolent” activities have been defined in the caselaw “as those that benefit the public and, ‘to some extent at least, relieve the state from expense.’”¹⁵ The ultimate test: “is the basic nature of the institution and the dominant purpose of the operation.”¹⁶ An entity does not have to be completely free of revenue or give away things for free to be benevolent.¹⁷ The key consideration is what an entity does with its revenue and whether such revenue is directed to benevolent work or inure to founders’, directors’, officers’, or other private parties’ benefit.¹⁸ AEG clearly fits the definition of a “benevolent association.”

AEG is a long-established nonprofit with the guiding mission of championing opportunity and making post-secondary education and training available to all. This mission is reflected in AEG’s corporate documentation and Internal Revenue Code § 501(c)(3) designation. Equally or more important, it is supported by AEG’s actions. AEG’s mission is not some token phrase on placards and websites. It animates everything AEG does—including its building of the new headquarters at the Subject Property.

AEG is AES’s sole owner and serves as a “supporting organization” of AES under Internal Revenue Service regulations. AEG exists to support AES’s benevolent and philanthropic activities and built the Subject Property entirely for that reason. As such, AEG’s ownership of the property qualifies for exemption.

AEG acquired the Subject Property and uses it to house its philanthropic mission by supporting AES’s work as:

- An educational philanthropy that awards over \$100 million in grants a year to postsecondary-education, workforce-training, and other nonprofit partners as part of its education philanthropy, Project Success, and community-giving efforts;
- The nation’s largest FFELP guarantor—which performs activities the Department of Education would otherwise have to perform or procure on its own and that must be performed by a nonprofit in Wisconsin given a state constitutional prohibition on the public guarantee of privately-held debt;
- A provider of financial-wellness and other student and student loan support services through the Attigo suite of financial wellness services, Project Success, the Wisconsin Student Loan Help Hotline, and the Milwaukee Student Loan Start Over Initiative; and

AEG’s benevolent and philanthropic activities constituted the bulk of its activities, expenses, and revenues in 2023:

- Over 89% of AEG’s total net revenue and nearly 98% of the net revenue from operational activities is from AES’s work as a FFELP guarantor; and

¹⁵ *Milwaukee Protestant Home for the Aged v. City of Milwaukee*, 41 Wis.2d 284, 300-01 (1966)

¹⁶ *Id.*

¹⁷ *Id.*

¹⁸ *Id.*

Ascendium Education Group, Inc. & Affiliates
Property Tax Exemption Request

- Over 94.8% of AEG's expenses go towards AES's benevolent and philanthropic activities.

Moreover, all AEG's net revenue, regardless of the activity or source from which they generated, goes towards AEG's benevolent and philanthropic mission of improving access and success to post-secondary education and workforce training for populations that have been historically underserved. Much of the work that AEG performs lessens the burdens of government. As a FFELP guarantor, Ascendium performs work a Wisconsin state agency could not and that the Department of Education would otherwise have to perform or procure on its own. Doing so, AEG saves the federal government and taxpayers from incurring significant financial liability for uncured defaulted loans. As further described above, Ascendium also uses the Property for its vast range of other benevolent and philanthropic activities—including its sizable education philanthropy, special initiatives like Project Success, the Wisconsin Student Loan Hotline, and Lawyers for Learners, as well as for its community giving program.

B. AEG uses the Subject Property for benevolent activities in furtherance of its mission.

The Subject Property cannot be separated from AEG's benevolent and philanthropic mission.

From a practical standpoint, AEG's built its new headquarters as the home for AES's—and, by extension, its—philanthropic and benevolent activities. In addition to housing the day-to-day philanthropic and benevolent work, the Subject Property includes a state-of-the art convening center to bring philanthropic partners—including local nonprofits and other national funders and experts—together to collaborate, exchange ideas, and share best practices for increasing opportunity, access, and success.

And the embodiment goes beyond the practical.

AEG designed the building not only house—but to visibly represent—its benevolent and philanthropic mission. Its Chairman of the Board and President Richard George explained this in a message to employees on groundbreaking day:

Today marks an exciting new chapter for Ascendium Education Group as construction is set to begin on our new headquarters in Madison. Our new corporate home will embody our mission to elevate opportunity for all, from the inclined approach to the property to the iconic design of the building itself.

Amidst the current crises of pandemic and protest, we all share a common hope for a better and brighter tomorrow. For Ascendium, our future home symbolizes that hope. It is a physical manifestation of our continuing commitment to the Madison community, where the majority of our employees live and work; to our employees who, whether they work in the building or visit from remote locations, will always have a place; and to our unwavering belief in the power of postsecondary education to transform lives.

As both a home and beacon for creating access and opportunity for all, the Subject Property clearly qualifies for a property tax exemption under Wis. Stat. § 70.11(4)(a)(1). AEG consequently and respectfully asks that its application be granted.

**ASCENDIUM EDUCATION GROUP, INC. & AFFILIATES
2024 PROPERTY TAX EXEMPTION REQUEST
ATTACHMENTS TO SECTION 4**



U. S. TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE

DISTRICT DIRECTOR
MILWAUKEE, WISCONSIN 53202

November 27, 1967

DETERMINATION LETTER
MIL-80-67-755

IN REPLY REFER TO
Form L-178

ASR: PMS

Wisconsin Higher Education Corporation
115 W. Wilson St.
Madison, Wis. 53702

(continued)

PURPOSE Charitable	
ADDRESS INQUIRIES & FILE RETURNS WITH DISTRICT DIRECTOR OF INTERNAL REVENUE Milwaukee, Wisconsin	
FORM 990-A RE- QUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	ACCOUNTING PERIOD ENDING June 30

On the basis of your stated purposes and the understanding that your operations will continue as evidenced to date or will conform to those proposed in your ruling application, we have concluded that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code. Any changes in operation from those described, or in your character or purposes, must be reported immediately to your District Director for consideration of their effect upon your exempt status. You must also report any change in your name or address.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code, in which event you are required to file Form 990-T. Our determination as to your liability for filing the annual information return, Form 990-A, is set forth above. That return, if required, must be filed on or before the 15th day of the fifth month after the close of your annual accounting period indicated above.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of section 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to this office, as should any questions concerning excise, employment or other Federal taxes.

This is a determination letter.

Very truly yours,

W. S. Stumpf

W. S. Stumpf

District Director

POST RETURN - TIMELY

Approved: _____

Address: _____

_____ Date

Internal Revenue Service

Department of the Treasury

Board Agenda Item
#7(c)

Washington, DC 20224

Person to Contact:

Great Lakes Higher Education Corporation
2401 International Lane
Madison, WI 53704

Telephone Number: F. Dulle

Refer Reply to: 202-622-6486

Date: CP:E:EO:T:5

DO: Midstates(Dallas)
EIN: 39-1090394

AUG 11 1997

Dear Sir or Madam:

This is in reply to the letters dated July 22, 1997 and August 5, 1997, submitted to us by Ms. Linda S. Moroney, your legal representative, concerning several changes to our June 19, 1997, ruling to you.

Those changes involve two instances where fact material was inadvertently omitted by us, a typo correction to ruling #4, and a mutually agreed upon rewording of ruling #21. Accordingly, please find attached a revised ruling letter dated June 19, 1997, which incorporates the four abovementioned revisions.

We regret any inconvenience this may have caused.

Sincerely yours,

Garland A. Carter

Garland A. Carter
Chief, Exempt Organizations
Technical Branch 5

Internal Revenue Service

Department of the Treasury

Washington, DC 20224

Contact Person:

Great Lakes Higher Education Corporation
 2401 International Lane
 Madison, WI 53704

Telephone Number: Dulle

In Reference to: 202-622-6486

Date: CP:E:EO:T:5

JUN 19 1997

Legend:

A	=	Great Lakes Higher Education Corporation ("GLHEC")
X.	=	Guaranty Division of GLHEC
Y	=	Servicing Division of GLHEC
Z	=	Corporate Support Services Division of GLHEC
B	=	Great Lakes Higher Education Guaranty Corporation ("Guaranty")
C	=	Great Lakes Higher Education Servicing Corporation ("Servicing")
D	=	Great Lakes Educational Loan Services, Inc. ("Loan Services")
E	=	Northstar Guarantee Inc. ("Northstar")
F	=	State of Wisconsin
G	=	Puerto Rico
H	=	The Virgin Islands
I	=	State of Ohio
J	=	State of Minnesota

PROPRIETARY

This letter is in reply to your request for various rulings in connection with (i) the restructuring of a non-profit corporation into three separate non-profit corporations and a taxable corporation, and (ii) the proposed affiliation of these corporations with a previously-unrelated non-profit corporation.

A is a non-profit corporation organized in 1967 under the laws of the State of F. A was formed and has operated since its inception for exclusively charitable and educational purposes, including specifically the aim of ensuring access to post-

-2-

Great Lakes Higher Education Corporation

secondary education for persons with limited financial resources. In furtherance of these purposes, A has acted as the designated guarantor for the State of F with respect to loans made by lending institutions under the Higher Education Act of 1965, as amended. Our records show that Corporation A was recognized as exempt from federal income tax as an organization described in section 501(c)(3) of the Code, and as other than a private foundation under section 509(a)(2) of the Code.

A's operations have traditionally been conducted through three divisions, X, Y, and Z, all of which were part of the single corporate entity. The activities of X consisted primarily of acting as a guarantor for federally-insured student loans; such activities eventually expanded such that X served as the designated guarantor under the federal guaranteed student loan ("GSL") program for G, H, and the State of I, as well as for the State of F. Y provided activities related to the origination and servicing of these same federally-insured student loans, in an effort to encourage lenders to participate, or increase their participation, in the GSL program. In addition, Y provided loan origination and servicing for certain loans made outside of the GSL program, principally as a convenience to schools, students and lenders; the revenues from such activities were, however, reported as unrelated business taxable income on A's annual information returns. Z provided administrative and systems support for X and Y, receiving compensation for such services from each division on a cost reimbursement basis.

For various valid business reasons, the board of directors of A determined that the divisional functions of the corporation should be formally segregated into three separate corporations. Accordingly, A caused to be formed both corporations B and C as non-profit corporations under the laws of the State of F, with A acting as the sole corporate member of each of those corporations. Both corporations were formed for the purpose of increasing access to post-secondary education by encouraging lenders to allocate greater financial resources to student loan activities. Both B and C have been recognized by the Service as organizations described in sections 501(c)(3) and 509(a)(2) of the Code.

As of October 1, 1996, A contributed to B the assets and operations of X; since that date, B has conducted all activities previously conducted by X. Also as of October 1, 1996, A contributed to C the assets and operations of Y; since that date, C has conducted the activities previously conducted by Y. As an exception to the foregoing, C no longer conducts the activities previously conducted by Y which were deemed to result in unrelated business taxable income to A; these activities are now

-3-

Great Lakes Higher Education Corporation

conducted by D, a for-profit taxable corporation organized under the laws of the State of F, all of the stock of which is held by C. In addition to these activities, it is anticipated that D may in the future conduct other origination and servicing functions with respect to loans outside the scope of the GSL program.

Finally, since October 1, 1996, the activities previously conducted by Z remain in A as the sole activities of that corporation. A's articles of incorporation and bylaws were amended and restated to provide that A shall operate for the support and benefit of B and C and other organizations engaged in the guaranty and servicing of student loans, provided that such organizations are at all times qualified as tax-exempt under section 501(c)(3) of the Code and as other than a private foundation under section 509(a) of the Code. Accordingly, A now provides corporate support services to B and C pursuant to support services agreements with each entity; these agreements provide that A is reimbursed by B and C for its costs incurred in providing support services to each corporation.

Like B and C, D does not hold the assets or personnel necessary to provide corporate support services for its own activities. Accordingly, D has entered into a support services agreement with its own parent, C, pursuant to which C provides, or arranges for the provision of, corporate support services to D on a cost-reimbursement basis. While, at least initially, C is deriving the support services necessary to fulfill its obligations to D through its own support services agreement with A, C has the option to provide such services to D through any manner it chooses, including its own assets and personnel, or those of an unrelated third-party.

E is a non-profit corporation having no corporate affiliation with A, B, C, or D. E is organized under the laws of the State of J, and has been recognized as exempt from Federal income taxation under section 501(c)(3) of the Code and as other than a private foundation under section 509(a)(2) of the Code. E's purposes are charitable and educational in nature and include, specifically, increasing access to post-secondary education by acting as the designated guarantor under the federal GSL program for the State of J. Several months prior to A's internal restructuring, as described above, A and E entered into an agreement to affiliate, pursuant to which E was to have become affiliated with A by converting to a membership entity and naming A as its sole corporate member. While the affiliation was to have occurred as of October 31, 1996, the closing of the affiliation was postponed due to certain issues which arose between E and the United States Department of Education. It is anticipated that these issues will be resolved in the relatively

-4-

Great Lakes Higher Education Corporation

near future and, if that occurs, the affiliation will be consummated very shortly thereafter through a closing of the transaction.

Once the affiliation has been consummated, E will continue to act as a guarantor under the federal GSL program for a relatively short period of time, but then will be "defederalized." This event will entail E's contribution to B of its guaranty reserves held as a guarantor under the GSL program, and its contracts with the Department of Education in relation thereto; B will thereafter serve as the designated guarantor under the GSL program for the State of J, in addition to the other areas and states it currently serves.

Subsequent to the defederalization, E will conduct other activities directed at increasing access to post secondary education, including an alternative loan program ("ALP") developed and designed to assist students above and beyond the scope of the federal GSL program. The ALP will be utilized primarily in high-cost or graduate-level programs where existing federal loan programs are insufficient to cover total need. Through its ALP, however, E intends to facilitate an offering of loan types that will be a combination of government-guaranteed and non-government-guaranteed loans to a select group of educational institutions. It is anticipated that E's ALP will assist those students who cannot obtain further funds under the federal GSL program or would have difficulty financing from conventional lenders. The ALP loans will have lower interest rates, lower origination fees, lower guaranty fees, and less restrictive credit criteria than would be required by conventional lenders. The loans will be unsecured and will not require the payment of principal and interest until such time as the student graduates or otherwise discontinues pursuit of his or her education. Loan origination and servicing activities with respect to the loans made under E's ALP are anticipated to be provided by D.

While E may conduct other activities in addition to the ALP, such activities will be similarly aimed at increasing access to post-secondary education.

In connection with the consummation of the affiliation transaction, A will contribute a sum of money, part-grant and part-loan, to E in order to assist in E's development and initial financing of the ALP. In addition, A will amend and restate its articles of incorporation and bylaws to provide that A will operate for the support and benefit of E, as well as of B and C, and other section 501(c)(3) and section 509(a) organizations engaged in the funding, guaranty, insurance or servicing of

-5-

Great Lakes Higher Education Corporation

educational loans. E and A will enter into a support services agreement pursuant to which A will provide to E the same corporate support services A provides to B and C.

You have requested rulings regarding the tax consequences of the activities of A, B and C subsequent to the internal restructuring, and regarding the tax consequences of the proposed affiliation between A and E.

Section 501(c)(3) of the Internal Revenue Code provides for the exemption from federal income tax of organizations organized and operated exclusively for charitable purposes, no part of the net earnings of which inures to the benefit of any private shareholder or individual.

Section 1.501(c)(3)-1(a)(1) of the Income Tax Regulations provides that in order to be exempt as an organization described in section 501(c)(3) of the Code, an organization must be both organized and operated exclusively for one or more purposes specified in that section. If an organization does not meet either the organizational or the operational test, it is not exempt.

Section 1.501(c)(3)-1(b)(1) of the regulations states, in part, that an organization is not organized exclusively for exempt purposes unless its activities are limited to one or more exempt purposes.

Section 1.501(c)(3)-1(c)(1) of the regulations, in part, states that an organization will not be operated exclusively for exempt purposes if more than an insubstantial part of its activities is not in furtherance of an exempt purpose.

Section 1.501(c)(3)-1(c)(2) of the regulations states, in part, that an organization is not operated exclusively for exempt purposes if its net earnings inure in whole or in part to the benefit of private shareholders or individuals.

Section 1.501(c)(3)-1(d)(1) of the regulations provides that an organization may be exempt as an organization described in section 501(c)(3) of the Code if it is organized and operated exclusively for charitable or educational purposes. In addition, the regulation provides that an organization is not organized and operated exclusively for charitable purposes unless it serves a public rather than a private interest.

Section 1.501(c)(3)-1(d)(2) of the regulations provides a definition of the term "charitable" as it is used in section 501(c)(3) of the Code. The regulation provides that the term

-6-

Great Lakes Higher Education Corporation

"charitable" is used in its generally accepted legal sense. The term includes both the advancement of education and lessening the burdens of government.

Rev. Rul. 61-87, 1961-1 C.B. 191 provides that a corporation formed primarily to make unsecured loans to students at low rates of interest to enable such students to complete their educational programs and which also guarantees loans, when such loans are made to qualified students by commercial banks, is exempt under section 501(c)(3) of the Code.

Rev. Rul. 63-220, 1963-2 C.B. 208 provides that a corporation organized to make loans to needy college students for educational purposes, which grants such loans on either a secured or unsecured basis at nominal rates substantially lower than commercial rates, may qualify for exemption under section 501(c)(3) of the Code.

Rev. Rul. 85-1, 1985-1 C.B. 177, and Rev. Rul. 85-2, 1985-1 C.B. 178, offer a two step analysis for determining whether an organization "lessens the burdens of government", requiring, first, a showing that the government considers the activity to be its burden and, second, a showing that the activity actually lessens the burdens of government.

Section 509(a) of the Code provides that a section 501(c)(3) organization shall be a private foundation unless it is described in sections 509(a)(1) through 509(a)(4).

Section 509(a)(2) of the Code describes an organization which, in general, in each taxable year:

(A) normally received more than one-third of its support from any combination of -

(i) gifts, grants, contributions, or memberships; and

(ii) gross receipts from admission, sales of merchandise, performance of services, or furnishing of facilities, in an activity which is not an unrelated trade or business, not including such receipts from any person, bureau or similar agency of a governmental unit to the extent such receipts exceed the greater of \$5,000 or 1 percent of the organization's support in such taxable year, from persons other than disqualified persons, from governmental units described in section 170(c)(1), or from organizations described in section 170(c)(1), or from organizations described in section 170(b)(1)(A) (other than in clauses (vii) and (viii)), and

-7-

Great Lakes Higher Education Corporation

(B) normally receives not more than one-third of its support from the sum of

(i) gross investment income and

(ii) the excess of the amount of the unrelated business taxable income over the amount of the tax imposed by section 511.

Section 1.509(a)-3(c)(1)(i) of the regulations provides that, for purposes of section 509(a)(2) of the Code, "normally" is determined with reference to the four-year period preceding an organization's current taxable year.

Section 1.509(a)-3(c)(3) of the regulations provides that, in applying these rules, certain amounts may be excluded from both the numerator and the denominator of the one-third support test described in section 509(a)(2) on the basis that they are "unusual grants"; the regulation then states that this status is generally intended to apply to contributions which (i) are attracted by reason of the publicly supported nature of the organization, (ii) are unusual or unexpected with respect to the amount thereof, and (iii) would by reason of their size adversely affect the status of the organization as normally meeting the one-third test.

Section 509(a)(3) of the Code provides another exception for classification as a private foundation for organizations that, in general, are organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of, one or more specified publicly supported organizations.

Section 1.509(a)-4 of the regulations describes the nature of the relationship required for organizations to be described in section 509(a)(3) of the Code, and the various activities which may properly be carried on by such organizations.

Section 1.509(a)-4(f)(4) of the regulations provides that an "operated in connection with" relationship is characterized by the fact that the supporting organization is responsive to, and significantly involved in the operations of, one or more specified publicly supported organizations.

Section 1.509(a)-4(i)(2)(ii) provides that a supporting organization may demonstrate that it is responsive to the needs or demands of one or more specified publicly supported organizations by showing that one or more members of the governing bodies of the publicly supported organizations are also officers, directors or trustees of, or hold other important offices in, the supporting organizations, and, as a result, the

-8-

Great Lakes Higher Education Corporation

publicly supported organizations have a significant voice in the investment policies of the supporting organization, the timing of grants, the manner of making them, the selection of recipients, and in otherwise directing the use of the income or assets of the supporting organization.

Section 511 of the Code provides for the taxation of unrelated business taxable income of organizations described in section 501(c)(3) of the Code.

Section 512(a)(1) of the Code provides that unrelated business taxable income can only arise if there is an unrelated trade or business which is regularly carried on by an exempt organization.

Section 513(a) of the Code defines "unrelated trade or business" as any trade or business the conduct of which is not substantially related to the exercise or performance by such organization of its charitable, educational, or other purpose or function constituting the basis for its exemption under section 501 of the Code.

Section 1.513-1(a) of the regulations, in part, provides that unless one of the specific exceptions of sections 512 or 513 of the Code applies, the gross income of an exempt organization subject to the section 511 tax is includable in the computation of unrelated business taxable income if (1) it is income from a trade or business, (2) such trade or business is regularly carried on by the organization, and (3) the conduct of such trade or business is not substantially related (other than through the production of funds) to the organization's performance of its exempt functions.

Section 1.513-1(c) of the regulations, in part, provides that a business activity will be deemed to be regularly carried on if it manifests a frequency and continuity, and is pursued in a manner generally similar to commercial activities of non-exempt organizations.

Section 1.513-1(d)(1) of the regulations provides that gross income is derived from unrelated trade or business if the conduct of the trade or business which produces the income is not substantially related (other than through the production of income) to the purposes for which exemption is granted.

Section 1.513-1(d)(2) of the regulations provides that a trade or business is "unrelated" to exempt purposes only where conduct of the business activity has a causal relationship to the achievement of any exempt purpose, and is "substantially related"

-9-

Great Lakes Higher Education Corporation

for purposes of section 513 of the Code only if the causal relationship is a substantial one. Thus, for conduct of trade or business from which a particular amount of gross income is derived to be substantially related to purposes for which exemption is granted, the production or distribution of goods or the performance of services from which the gross income is derived must contribute importantly to the accomplishment of those purposes.


Each of the non-profit organizations involved in the internal restructuring, as well as E, has as its stated purpose the furtherance of education, which is a charitable purpose under section 501(c)(3) of the Code. You represent that the servicing of student loans under the federal GSL program is a charitable activity for the reason that lenders participating in the federal GSL program have found it increasingly difficult to service student loans on a profitable basis, resulting in a decrease in the number of participating lenders and inhibiting the growth of this necessary educational support activity.

The decline in lender participation in the servicing of student loans has resulted from various factors, including: (i) the ever-changing and highly complex scheme of federal regulations promulgated by the Department of Education for lenders participating in the GSL program; (ii) the significant risk of loss and penalties in the event that errors occur in the origination and servicing of student loans; and (iii) the extremely high costs associated with conducting student loan servicing on an in-house basis, including personnel, space and very expensive and complex computer software programs and systems. You have provided evidence that many lenders, including large regional banking networks, have ceased participating, or are deterred from increasing their participation, in the federal GSL program due to these costs. At a time when costs of post-secondary education are rising, these developments result in an ever-expanding gap between the costs of education and the financial resources available to pay these costs. The collective activities of A, B, C and E are directed at responding to this growing need by encouraging lenders to participate, or to increase their participation, in student lending.

In addition, you have demonstrated that the private benefit to lenders resulting from C's activities is far outweighed by the public benefits, which take the form of not only an increased amount of capital available for financing post secondary education, but also the assistance given to schools and students through various programs, processes and functions by which C is able to facilitate the process of bringing students and schools together with the financial resources necessary to finance

-10-

Great Lakes Higher Education Corporation

educational costs. You have represented that C's activities are narrowly targeted toward exempt purposes, since it will provide student loan servicing primarily for those loans which are federally insured under the GSL program, and which are guaranteed by either B or E. While C may engage in a relatively insubstantial degree of servicing for loans outside the GSL program, C will report income received from such servicing as unrelated business taxable income. Finally, you have further represented that services similar to the linked guaranty and servicing products offered by A and its affiliated organizations are not available commercially on similar terms. 

Under these circumstances, the activities of A, B, C, and E are all aimed at the promotion of education and, as such, are properly characterized as charitable within the meaning of section 501(c)(3) of the Code.

Moreover, you have provided evidence demonstrating that the government of the State of F has provided an objective manifestation that it considers the guaranty and servicing of student loans under the federal GSL program to be burdens of state government, and that the State has long recognized that A's activities serve to alleviate such burdens. As such, the activities traditionally conducted by A, and now conducted by A, B, and C, are deemed "charitable" within the meaning of section 501(c)(3) of the Code.

In light of the foregoing, A's contribution of its assets and activities to B and C must be viewed as an essential step in the creation of an overall structure aimed at better achieving the exempt purposes of A, B and C. The contributions were a one-time event intended to enable B and C to assume their roles in a system of affiliated organizations collectively operating for a common charitable purpose.

As a result of the internal restructuring, A provides corporate support services intended to allow B and C to conduct their own charitable operations. While such support services are not inherently charitable in nature, they are essential to the effective and efficient operation of B and C. Moreover, A maintains a close structural and financial relationship with both B and C, as assured by the fact that at least two members of A's seven-member board of directors must at all times be individuals also serving on the board of directors of B, and at least two members must at all times be individuals also serving on the board of directors of C. These facts result in A being "operated in connection with" B and C, within the meaning of section 509(a)(3) of the Code. A's articles of incorporation have been revised to state that A is organized and will at all times

-11-

Great Lakes Higher Education Corporation

operate for the support and benefit of B and C and other tax-exempt organizations similar thereto in class or purpose.

C's provision of corporate support services to D at fair market value rates is offered as an accommodation to schools, students, and lenders participating in the federal GSL program. Schools and student borrowers benefit in the sense that they need to interact with only one organization over the life of a student loan, even though the particular student borrower may have exceeded his or her lifetime borrowing limits under the GSL program and, as a result, has had to turn to other loan programs to finance the remainder of his or her educational programs. Lenders will be encouraged to participate in ALPs of various types, as well as in the federal GSL program, if they can be assured that the high-quality, low-cost servicing product they have come to rely upon for their GSL loans will also be available for their additional student lending activities. C's provision of support services to D is intended to allow this result. As noted above, while C initially has chosen to derive the resources necessary to fulfill its obligations to D from the resources made available to it under its own agreement with A, C may at any time choose to fulfill its obligations to D by obtaining such support services from some other entity.

Because A, B, and C share the common charitable mission of increasing access to post-secondary education, any future transfers of funds, assets, services or personnel between or among such organizations will be made for the sole purpose of enhancing the organizations' ability to achieve this common charitable mission through their respective activities.

The proposed affiliation between A and E is anticipated to result in economic benefits to be derived by schools, student borrowers, lenders and the Department of Education. Moreover, the ALP and other activities to be conducted by E will be designed to provide new and innovative programs which will be designed to attract lenders and encourage them to allocate greater capital resources to student lending. A's affiliation with E, and its contribution of a grant and loan thereto, are the mechanisms by which these public benefits can be brought into existence.

Subsequent to the proposed affiliation, A will provide to E the same corporate support services it provides to B and C. Such services are essential to the conduct of E's current guaranty activities and, after defederalization, will be critical to ensuring a stable support foundation as E's ALP is developed, designed, and implemented. A will have a close structural and financial relationship with E, as assured by the fact that at

-12-

Great Lakes Higher Education Corporation

least two members of A's board of directors (increased to nine members in connection with the affiliation) must at all times be individuals also serving on the board of directors of E.

Upon defederalization, E will contribute its guaranty assets and contracts to B, which will thereafter serve as the designated guarantor for the State of J, as well as the States of F and I, Area G and Area H. By taking such steps, E may then focus upon the development and design of its ALP and other activities directed at increasing access to post-secondary education.

Subsequent to the proposed affiliation, any future transfers of funds, assets, services or personnel among A, B, C and E will be directed at achieving the common charitable mission of such organizations to increase access to post-secondary education.

Accordingly, we rule as follows:

1. A's participation in the internal restructuring, including the contribution of its assets and activities to B and C, will not adversely impact the tax-exempt status of A under section 501(c)(3) of the Internal Revenue Code.
2. The contribution of assets and funds by A to B and C will not constitute unrelated business taxable income under sections 511-514 of the Code to B or C.
3. The contribution of assets and funds by A to B and C will be considered unusual grants under section 1.509(a)-3(c)(3) of the Income Tax Regulations, and B and C can exclude the transfer from both the numerator and the denominator of the support test described in section 509(a)(2) of the Code.
4. A's provision of support services to B and C as described above will not adversely impact the tax-exempt status of A under section 501(c)(3) of the Code.
5. On the basis of the above described changes made pursuant to the restructuring, and on the basis of A's activities subsequent to the restructuring, principally including A's provision of support services to B and C as described above, A will qualify as other than a private foundation under section 509(a)(3) of the Code.
6. Amounts received by A from B and C as reimbursement for A's provision of support services will not constitute

-13-

Great Lakes Higher Education Corporation

unrelated business taxable income under sections 511-514 of the Code to A.

7. Assuming that C's provision of support services to D in accordance with the Support Services Agreement will not cause C to be organized and operated for the primary purpose of carrying on an unrelated trade or business, as defined in section 513, C's provision of support services to D will not adversely affect the tax-exempt status of C or A under section 501(c)(3), nor the status of A as other than a private foundation under section 509(a)(3).
8. Future transfers of funds, assets, services, or personnel between or among A, B and C will not adversely impact the tax exempt status of such organizations under section 501(c)(3) of the Code.
9. Future transfers of funds, assets, services, or personnel between or among A, B and C will not be deemed to constitute unrelated business taxable income under sections 511-514 of the Code to such organizations.
10. E's affiliation with A, including its creation of a membership interest, will not adversely impact the tax-exempt status of E under section 501(c)(3) of the Code.
11. A's affiliation with E, including its contribution of funds to E through a grant and a loan, will not adversely impact the tax exempt status of A under section 501(c)(3) of the Code.
12. The grant and loan amounts received by E from A will not constitute unrelated business taxable income under sections 511-514 of the Code to E.
13. The grant and loan amounts received by E from A will be considered an unusual grant under section 1.509(a)-3(c)(3), and E can exclude the amounts from both the numerator and the denominator of the support test described in section 509(a)(2) of the Code.
14. A's provision of support services to E as described above subsequent to the affiliation will not adversely impact the tax exempt status of A under section 501(c)(3) of the Code.

-14-

Great Lakes Higher Education Corporation

15. A's provision of support services to E as described above subsequent to the affiliation will not adversely impact the status of A as other than a private foundation under section 509(a)(3) of the Code.
16. Amounts received by A from E as reimbursement for A's provision of support services will not constitute unrelated business taxable income under sections 511-514 of the Code to A.
17. E's contribution of its guaranty assets to B upon defederalization will not adversely impact the tax-exempt status of E under section 501(c)(3) of the Code.
18. B's receipt of E's guaranty assets upon the defederalization of E will not adversely impact the tax-exempt status of B under section 501(c)(3) of the Code.
19. The contribution of E's guaranty assets to B upon the defederalization of E will be considered an unusual grant under section 1.509(a)-3(c)(3) of the regulations, and B can exclude the transfer from both the numerator and the denominator of the support test described in section 509(a)(2) of the Code.
20. The contribution of E's guaranty assets to B upon defederalization of E will not constitute unrelated business taxable income under sections 511-514 of the Code to B.
21. E's proposed ALP student loan program activities subsequent to defederalization, as described above, will not adversely impact the tax-exempt status of E under section 501(c)(3) of the Code.
22. Future transfers of funds, assets, services, or personnel between or among A, B, C and E will not adversely impact the tax-exempt status of such organizations under section 501(c)(3) of the Code.
23. Future transfers of funds, assets, services, or personnel between or among A, B, C, and E will not result in unrelated business taxable income under sections 511-514 of the Code to such organizations.

This ruling covers only the earlier described ALP student loan program of E. You have indicated that E will engage in other future loan programs for students. At such time as E has

-15-

Great Lakes Higher Education Corporation

developed the specifics of such future student loan programs, you should notify your key District Director of the proposed change in E's activities so that the District Director may determine the effect of those changes on E's exempt status.

This ruling is directed only to the organizations which requested it. Section 6110(j) of the Code provides that it may not be used or cited as precedent.

We are informing your key District Director of this ruling. Because this letter could help resolve any future questions about your exempt status, you should keep it in your permanent records.

Sincerely,

Garland A. Carter

Garland A. Carter
Chief, Exempt Organizations
Technical Branch 5



Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Corporations Bureau

Form 5-Domestic Non-Stock Corporation Annual Report

Name of Entity

Search by Entity Name or ID: ASCENDIUM EDUCATION GROUP, INC.
Entity ID: 6W11028

Formed under the laws of: Wisconsin

Registered Agent

Registered Agent Individual: PATRICIA KINGSTON

Name of Entity:

Address: 38 BUTTONWOOD CT

Address 2:

City: MADISON

State: WI

Zip Code: 53718

Email: corptax@ascendiumeducation.org

Principal Office

Address: 38 BUTTONWOOD CT

Address 2:

City: MADISON

State: WISCONSIN

Zip Code: 53718

Directors

Name: Richard George

Post Office Address: 38 BUTTONWOOD CT

City: MADISON

State: WISCONSIN

Zip Code: 53718

Name: Emerspn Brumback

Post Office Address: 13635 Carnoustie Cir.

City: Dade City

State: FL

Zip Code: 33525

Officers

Name: Richard George

Street Address: 38 BUTTONWOOD CT

City: MADISON

State: WISCONSIN

Zip Code: 53718
Name: Jacqueline Fairbairn
Street Address: 38 BUTTONWOOD CT
City: MADISON
State: WISCONSIN
Zip Code: 53718

Signature

Title: Officer
Date: 08/14/2023

I understand that checking this box constitutes a legal signature: Yes

Signatory's Name: Richard George

Contact Information (Optional)

Name: Patricia Kingston-Brown
Address: 38 BUTTONWOOD CT
City: MADISON
State: WISCONSIN
Zip Code: 53718
Phone Number:
Email Address: corptax@ascendiumeducation.org

Endorsement

Received Date: FILED
08/14/2023

**EIGHTH AMENDED AND RESTATED ARTICLES OF INCORPORATION
OF
ASCENDIUM EDUCATION GROUP, INC.**

The following Eighth Amended and Restated Articles of Incorporation of ASCENDIUM EDUCATION GROUP, INC., a Wisconsin corporation WITHOUT STOCK AND NOT-FOR-PROFIT (the "Corporation"), pursuant to the authority and provisions of Chapter 181 of the Wisconsin Statutes, supersede and take the place of the existing Seventh Restated Articles of Incorporation and Amendments thereto.

ARTICLE I

The name of the corporation shall be ASCENDIUM EDUCATION GROUP, INC. (the "Corporation").

ARTICLE II

The period of existence shall be perpetual.

ARTICLE III

The Corporation is organized and shall be operated exclusively for charitable and educational purposes, including for such purposes the making of distributions to organizations that are described in Section 501(c)(3) or (c)(4) of the Internal Revenue Code of 1986, as amended from time to time (the "Code").

The Corporation is organized and shall at all times hereafter be operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of ASCENDIUM EDUCATION SOLUTIONS, INC. and any other organization engaged in the funding, guaranty or servicing of educational loans, financial wellness or philanthropic activities, so long as each such organization shall continue to qualify as an organization described in Code Section 501(c)(3) or (c)(4) and as other than a private foundation under Code Section 509(a).

ARTICLE IV

No part of the property, net earnings or net income of the Corporation shall inure to the benefit of or be distributable to any member, officer or director of the Corporation of any private individual.

Except to the extent consistent with the Corporation's purposes and permitted by a corporation exempt from federal income tax under Code Section 501(c)(3) or (c)(4), no substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation. The Corporation shall not participate or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provisions of these Eighth Amended and Restated Articles of Incorporation, the Corporation shall not conduct, carry on or engage in any activities not permitted to be conducted, carried on or engaged in by (a) an organization exempt from federal income taxation under Code Section 501(c)(3) or (c)(4), or (b) an organization, contributions to which are deductible under Code Section 170(c).

At any time that the Corporation is a private foundation as described in Code Section 509, the Corporation:

- (a) Shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed in Code Section 4942;
- (b) Shall not engage in any act of self-dealing as defined in Code Section 4941(d);
- (c) Shall not retain any excess business holdings as defined in Code Section 4943(c);
- (d) Shall not make any investments in a manner as to subject the Corporation to tax under Code Section 4944; and,
- (e) Shall not make any taxable expenditures as defined in Code Section 4945(d).

ARTICLE V

The Corporation shall have no members.

ARTICLE VI

The Board of Directors of the Corporation shall adopt Eighth Amended and Restated Bylaws consistent with these Eighth Amended and Restated Articles of Incorporation. These Eighth Amended and Restated Articles of Incorporation may be amended from time to time as provided in such Eighth Amended and Restated Bylaws.

ARTICLE VII

The number of directors constituting the Board of Directors of the Corporation shall be fixed in the Eighth Amended and Restated Bylaws, but shall not be less than three (3), nor more than fifteen (15). The qualifications of directors, their powers, duties, tenure, manner of election, and all other matters pertaining to the directors shall be provided in the Eighth Amended and Restated Bylaws.

ARTICLE VIII

Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment and discharge of the duties, obligations and liabilities of the Corporation, distribute the remaining assets of the Corporation in such proportions as the Board of Directors may deem appropriate to the organizations described in ARTICLE III of these Eighth Amended and Restated Articles of Incorporation, provided that each such organization shall, at the date of such dissolution of the Corporation, continue to qualify as an organization described in Code Section 501(c)(3) or (c)(4), and as other than a private foundation under Code Section 509(a). If no such organization exists at the date of dissolution of the Corporation, the Board of Directors shall distribute the remaining assets of the Corporation to one or more organizations organized and operated exclusively for charitable and educational purposes, provided, however, that no assets of the Corporation shall be distributed to any organization which is not described in Code Section 501(c)(3) or (c)(4).

ARTICLE IX

The mailing address of the principal office of the Corporation at the time of the adoption of these Eighth Amended and Restated Articles of Incorporation is 38 Buttonwood Court, Madison, Wisconsin 53718. Such principal office is located in Dane County, Wisconsin.

ARTICLE X

The name and address of the registered agent at the time of the adoption of these Eighth Amended and Restated Articles of Incorporation is Patricia Kingston, 38 Buttonwood Court, Madison, Wisconsin 53718.

I, the undersigned, Richard D. George, President of Ascendium Education Group, Inc. hereby certifies that the foregoing Eighth Amended and Restated Articles of Incorporation of the Corporation were duly adopted pursuant to Wis. Stat. § 181.1002(2) by the unanimous consent of the Board of Directors of the Corporation at a meeting on December 3, 2021, receiving the affirmative vote of all of the Directors then in office. The Corporation does not have members.

In witness whereof, I, Richard D. George, set my hand this 21st day of December 2021 .



Richard D. George, President

This document was drafted by Attorney Jennifer M. Krueger
Ascendium Education Group, Inc. and Affiliates
38 Buttonwood Court
Madison, Wisconsin 53718



For Office



State of Wisconsin
Department of Financial Institutions

Endorsement

RESTATED ARTICLES OF INCORPORATION - CHAP 181

ASCENDIUM EDUCATION GROUP, INC.

Received Date: 10/15/2018

Filed Date: 10/16/2018

Filing Fee: \$25.00

Expedited Fee: \$25.00

Entity ID#: A084362

Total Fee: \$50.00

**NAME CHANGE
CHANGES REGISTERED OFFICE ADDRESS
CHANGES PRINCIPAL OFFICE ADDRESS**

OOS# 201810155150761

**ELEVENTH AMENDED AND RESTATED BYLAWS
OF
ASCENDIUM EDUCATION GROUP, INC.**

The following Tenth Amended and Restated Bylaws of ASCENDIUM EDUCATION GROUP, INC., a Wisconsin corporation WITHOUT STOCK AND NOT-FOR-PROFIT (the "Corporation"), pursuant to the authority and provisions of Chapter 181 of the Wisconsin Statutes, supersede and take the place of the Tenth Amended and Restated Bylaws.

ARTICLE I

Purpose

Section 1. Purpose of Corporation. This Corporation is organized and shall be operated at all times hereafter exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended from time to time (the "Code"). In furtherance of such purposes, the Corporation shall operate exclusively for the benefit of, to perform the functions of, or to carry out the purposes of ASCENDIUM EDUCATION SOLUTIONS, INC. and any other organization engaged in the funding, guaranty or servicing of educational loans, so long as each such organization shall continue to qualify as an organization described in Code Section 501(c)(3) and (c)(4) and as other than a private foundation under Code Section 509(a). These Eleventh Amended and Restated Bylaws specify the manner in which the Corporation shall be governed and operated.

ARTICLE II

Members

Section 1. No Members. The Corporation shall have no members.

ARTICLE III

Directors

Section 1. Powers. The affairs, property and business of the Corporation shall be managed by the Board of Directors.

They shall have powers, in addition to all other lawfully vested in them, to take, hold and administer, on behalf of the Corporation, real, personal or mixed property and monies, or any interest thereon, and the income therefrom, either absolutely or in trust, for any purpose of the Corporation as described in Article I above. The Corporation may acquire property for such purpose, by purchase or lease and by the acceptance of gifts, grants, bequests, devises or monies or loans.

Section 2. Number, Qualifications, Identity; Election and Term.

(a) The number of Directors of this Corporation shall be not be less than three (3) nor more than fifteen (15).

(b) The Board of Directors shall be individuals who have a professional interest in, and/or knowledge of, public policy, finance, information processing, insurance, business and management, or subjects connected with the Corporation's philanthropic mission including postsecondary education and workforce training.

(c) The Corporation shall not at any time be controlled directly or indirectly by disqualified persons as defined by Code Section 4946, other than foundation managers or one or more organizations described in Code Sections 509(a)(1) or (a)(2).

(d) The Directors of the Corporation, except in the event of a prior death, resignation or removal in accordance with these Eleventh Amended and Restated Bylaws, shall serve a term of office which shall expire no later than the regular annual meeting of the Board of Directors immediately following the expiration of the term specified by the Board of Directors.

(e) At the expiration of each Director's specified term of office as described in Section 2(d) above, and at the expiration of the term of office of each successor thereto, the remaining members of the Board (including those members whose terms are expiring at the same time) shall either re-elect such Director for another term or they shall elect a successor thereto. In either event, the person so re-elected or elected, and his or her successors in office, shall thereupon serve a term that commences immediately upon election and lasts for the latter of two (2) years or until the regular annual meeting of the Board of Directors immediately following the expiration of the term specified by the Board of Directors except in the event of his or her prior death, resignation or removal in accordance with these Eleventh Amended and Restated Bylaws. Any re-election or election of a Director hereunder shall be limited only by (i) the requirement that any person to re-elected or elected shall meet the qualifications described in Sections 2(b) and 2(c) above and (ii) the obligation of the Board to maintain the Board Overlap Requirement described in Section 2(f) below.

(f) It shall be required that, at all times at least a majority of the Directors of the Corporation shall be individuals who have been elected or appointed to serve, and are concurrently serving, as Directors of Ascendium Education Solutions, Inc. For purposes of this Section 2(f), the requirement just described shall be referred to as the "Board Overlap Requirement." In the event that the Board Overlap Requirement is not met at any time, for any reason, the Board of this Corporation shall promptly take such legal steps as it believes appropriate so that such Board Overlap Requirement shall again be met, including (as illustrations only) filing an existing or newly created vacancy on this Board with an individual whose status as a Board member of Ascendium Education Solutions, Inc. will enable the Board Overlap Requirement to be met, removing any Director from this Board and replacing the Director so removed with such an individual, or exercising the power of this Corporation as a member of Ascendium Education Solutions, Inc. so as to modify the Boards of those organizations (in accordance with their respective Articles of Incorporation and Bylaws) in a manner which will enable the Board Overlap Requirement to be met.

Section 3. Resignation. A Director may resign at any time by giving written notice to the Secretary of the Corporation, who shall advise the Board of Directors of such resignation. Such resignation shall take effect at the time specified therein or, if no time is specified, then upon receipt of the resignation by the Secretary of the Corporation, and unless otherwise specified therein, acceptance of such resignation shall not be necessary to make it effective.

Section 4. Removal. Any individual Director may be removed from office, with cause or for any reason provided in the Eighth Amended and Restated Articles of Incorporation or these Eleventh Amended and Restated Bylaws, by the action of a majority of the Board of Directors.

Section 5. Vacancies. A vacancy or vacancies in the Board of Directors occurring for any reason, including an increase in the authorized number of Directors, may be filled by a majority of the Directors then in office, even though less than a quorum. Each Director so elected shall hold office for the unexpired portion of the term such Director was elected to fill and until such Director's successor is elected or appointed and qualified, or until such Director's death, resignation or removal. Any election of a new Director to fill a vacancy hereunder shall be limited only by (i) the requirement that any person so elected shall meet the qualifications described in Sections 2(b) and 2(c) above, and (ii) the obligation of the Board to maintain the Board Overlap Requirement described in Section 2(f) above.

Section 6. Meetings.

(a) Annual Meeting. A regular annual meeting of the Board of Directors shall be held for each fiscal year during the first calendar quarter after the fiscal year's end, at such time or place as may be designated by the Chairman of the Corporation, or by the Vice Chairman, President or any Vice President if the Chairman of the Board is unable to act, for the election of officers and the transaction of such other business as may properly come before the meeting. In the event of failure, through oversight or otherwise, to hold the annual meeting of Directors in any year during the quarter herein provided therefore, the meeting, upon waiver of notice or upon due notice, may be held at a later date, and any election had or business transacted at such meeting shall be as valid and effectual as if had or transacted at the annual meeting during the months herein provided.

(b) Other Regular Meetings. Other regular meetings of the Board of Directors of the Corporation may be held with or without notice at such regularly recurring time and place as the Board of Directors may designate.

(c) Special Meetings. Special meetings of the Board of Directors for any purpose or purposes shall be held whenever called by the Chairman of the Board of the Corporation, or by the Vice Chairman, President or any Vice President if the Chairman is unable or refuses to act, or by a majority of Directors.

Section 7. Notices. With the exception of regular meetings as set forth in Section 6(b) above in this Article, notice of any meeting of the Board of Directors, in each case specifying the place, date and hour of the meeting, shall be given to each Director by delivering notice, orally or in writing, not more than thirty (30) days prior to the date of the meeting, but at least seven (7) days before the time set for such meeting or, if notification is by mail, by mailing such notice at least seven (7) days before the time set for such meeting.

If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, with postage prepaid, addressed to the Director at the Director's address as it appears on the records of the Corporation. Neither the business to be transacted at, nor the purpose of, any meeting of the Board of Directors need be specified in the notice or waiver of such notice of such meeting.

Section 8. Waiver of Notice. The transactions of any meeting of the Board of Directors, however called and noticed or wherever held, shall be as valid as though had at a meeting duly held after regular call and notice, if a quorum is present and if, either before or after the meeting, a written waiver of notice of the meeting, containing the same information as would have been required to be included in proper notice of the meeting, is signed by (a) each Director not present at the meeting, and (b) each Director present at the meeting who objected there to the transaction of any business because the meeting was not lawfully called or convened. All such waivers shall be filed with and made a part of the minutes of the meeting.

Section 9. Action Without Meeting. Any action which may be taken at a meeting of the Board of Directors may be taken without a meeting if all the Directors shall consent in writing to such action. Such action by written consent shall have the same force and effect as the unanimous vote of the Directors.

Section 10. Quorum. A majority of the number of Directors fixed pursuant to these Eleventh Amended and Restated Bylaws shall constitute a quorum for the transaction of business. The act of the majority of the Directors present at a meeting at which a quorum is present shall be the act or decision of the Board of Directors, unless the act of a greater proportion is required by law, the Eighth Amended and Restated Articles of Incorporation or these Eleventh Amended and Restated Bylaws.

Section 11. Adjournment. Any meeting of the Board of Directors, whether regular or special, and whether or not a quorum is present, may be adjourned from time to time by the vote of a majority of the Directors present. Notice of the time and place of an adjourned meeting need not be given to absent Directors if said time and place are fixed at the meeting adjourned. At any such adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting adjourned.

Section 12. Organization. The Chairman of the Board of the Corporation, or in the absence of the Chairman of the Board, the Vice Chairman, or in the absence of the Vice Chairman, a chairman chosen by a majority of the Directors present shall act as chairman at every meeting of the Board of Directors. The Secretary of the Corporation, or in the absence of the Secretary any person appointed by the chairman of the meeting, shall act as secretary of the meeting.

Section 13. Compensation. Upon resolution of the Board of Directors, any one or more Directors may receive compensation and reimbursement for attending any meeting of the Board of Directors or in otherwise fulfilling their duties as Directors hereunder.

Section 14. Committees.

(a) Standing or Temporary Advisory Committees Without Board Authority. The Chairman of the Board may authorize, and appoint or remove members (whether or not members of the Board of Directors) of, standing and/or temporary committees to consider appropriate matters, make reports to the Chairman of the Board and/or Board of Directors, and fulfill such other advisory functions as may be designated. The designation of such standing and/or temporary committees, and the members thereof, shall be recorded in the minutes of the Board of Directors.

(b) Other Committees with Limited Board Authority. The Board of Directors may by appropriate resolution designate one or more committees, each of which shall consist of three (3)

or more Directors elected by the Board of Directors, which to the extent provided in said resolutions or in these Eleventh Amended and Restated Bylaws, shall have and may exercise, when the Board of Directors is not in session, the powers of the Board of Directors in the management of the affairs of the Corporation, except action with respect to election of officers and the formation of and the filling of vacancies in committees with limited board authority pursuant to this subsection. The Board of Directors may elect one or more Directors as alternate members of any such committee, who may take the place of any absent committee member or members at any meeting of such committee. The designation of such committee or committees and the delegation thereto of authority shall not operate to relieve the Board of Directors or any individual Director of any responsibility imposed upon the Board of Directors or any individual Director by law.

(c) Executive Committee. There shall be an Executive Committee chaired by the Chairman of the Board with membership comprised of the following: the Chairman of the Board, the Chairman of the Audit Committee, the Chairman of the Personnel Policy Committee, and the Secretary. The Executive Committee shall meet at the call of the Chairman of the Board.

(d) Audit Committee. There shall be an Audit Committee composed of three (3) Directors elected by the Board of the Corporation. The Board shall also elect the Chairman of the Audit Committee.

(e) Personnel Policy Committee. There shall be a Personnel Policy Committee composed of three (3) Directors elected by the Board of the Corporation. The Board shall also elect the Chairman of the Personnel Policy Committee.

(f) Investment Committee. There shall be an Investment Committee composed of three (3) Directors elected by the Board of the Corporation. The Board shall also elect the Chairman of the Investment Committee.

(g) Grants Committee. There shall be a Grants Committee composed of three (3) Directors elected by the Board of the Corporation. The Board shall also elect the Chairman of the Grants Committee.

Section 15. Director Conflicts of Interest. No contract or other transaction between this Corporation and one or more of its Directors or any other corporation, firm, association, or entity in which one or more of its Directors are directors or officers or has a material financial interest shall be either void or voidable because of such relationship or interest or because such Director or Directors are present at the meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction or because his or their votes are counted for such purpose, if (1) the fact of such relationship or interest is disclosed or known to the Board of Directors or committee which authorizes, approves, or ratifies the contract or transaction by a vote or consent sufficient for the purpose without counting the votes or consents of such interested Directors; or (2) the fact of such relationship or interest is disclosed or known to the members entitled to vote and they authorize, approve or ratify such contract or transaction by vote or written consent; or (3) the contract or transaction is fair and reasonable to the Corporation. Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof which authorizes, approves or ratifies such contract or transaction.

Section 16. Meetings by Telephone or Other Communication Technology. Any action required or permitted by the Eighth Amended and Restated Articles of Incorporation or these Eleventh Amended and Restated Bylaws or any provision of law to be taken by the Board of Directors or a committee of the Board of Directors at a meeting or by resolution may be taken in a meeting through the use of any means or communication by which (a) all participating Directors may simultaneously hear each other during the meeting, or (b) all communication during the meeting is immediately transmitted to each participating Director and each participating director is able to immediately send messages to all other participating Directors.

ARTICLE IV

Officers

Section 1. Officers. The Corporation shall have a Chairman and Vice Chairman of the Board, a President who shall be the chief executive officer of the Corporation, one or more Vice-Presidents, a Secretary, a Treasurer and such other officers or assistant officers as the Directors may from time to time elect. Any two or more of said offices may be held by the same person, except that the offices of President and Secretary and the offices of President and Vice-President may not be held by the same person.

Section 2. Election. The President shall serve as Treasurer of the Corporation and shall hold office until replaced by the Board of Directors. The other officers of the Corporation shall be chosen annually by the Board of Directors at its annual meeting, and each officer shall hold office until such officer's successor shall have been duly elected and qualified, or until such successor's death, resignation or removal. The offices of Chairman of the Board and Secretary shall be held by a member of the Board of Directors. Any number of Vice-Presidents and an Assistant Secretary may be chosen from the membership of the Board of Directors of the Corporation or from the Corporation's employees. Election or appointment as an officer shall not of itself create contract rights.

Section 3. Resignation. Any officer may resign at any time by giving written notice to the Board of Directors or the Secretary of the Corporation. Such resignation shall take effect at the time specified therein or, if not time is specified, then upon receipt of the resignation by the Secretary of the Board of Directors as the case may be, and, unless otherwise specified therein, acceptance of such resignation shall not be necessary to make it effective.

Section 4. Removal. Any officer may be removed from office by the action of the Board of Directors, whenever in their judgment the best interest of the Corporation will be served thereby, without prejudice to the contract rights, if any, of the officer so removed.

Section 5. Vacancies. A vacancy occurring in any office, for any reason, may be filled for the unexpired portion of the term of said office by the Board of Directors.

Section 6. Chairman and Vice Chairman of the Board. The Chairman of the Board or, in his absence, the Vice Chairman, shall, when present, preside at the meetings of the Board of Directors and they shall have such other duties, responsibilities and powers as may be assigned by the Board of Directors or these Eleventh Amended and Restated Bylaws. The Chairman shall be an ex-officio member of all standing committees established pursuant to Article III, Section 14.

Section 7. President. The President shall be the chief executive officer of the Corporation and shall have such duties, responsibilities and powers as may be necessary to carry out the directions and policies of the Board of Directors or prescribed in these Eleventh Amended and Restated Bylaws or otherwise delegated by the Board of Directors and shall at all times be subject to the policies, control and direction of the Board of Directors. The President may sign and execute, in the name of the Corporation, any instrument or document consistent with the foregoing general delegation of authority or any other instrument or document specifically authorized by the Board of Directors, except when the signing and execution thereof shall have been expressly delegated by the Board of Directors or by these Eleventh Amended and Restated Bylaws to some other officer or agent of the Corporation; provided, that neither the President nor any other officer may sign any deeds or instrument of conveyance or endorse any security or execute any checks, drafts or other orders for payment of money, notes acceptances or other evidence of indebtedness without the specific authority of the Board of Directors pursuant to Article V below of these Eleventh Amended and Restated Bylaws dealing with such matters. The President shall, whenever it may in the President's opinion be necessary, prescribe the duties of other officers (except the Chairman of the Board and Secretary) and employees of the Corporation, in a manner not inconsistent with the provisions of these Eleventh Amended and Restated Bylaws and the directions of the Board of Directors.

Section 8. Vice-President. In the absence or disability of the President, the Vice-President shall perform the duties of the President, and when so acting shall have all the powers of, and be subject to all the restrictions on, the President. If at any such time the Corporation has more than one Vice-President, the duties and powers of the President shall pass to the Vice-Presidents in order of their rank as fixed by the Board of Directors. The Vice-Presidents shall have such other powers and perform such other duties as may be prescribed for them from time to time by the Board of Directors or these Eleventh Amended and Restated Bylaws.

Section 9. Secretary. The Secretary shall:

(a) Certify and keep at the principal office of the Corporation the original or a copy of its these Eighth Amended and Restated Articles of Incorporation and the Eleventh Amended and Restated Bylaws, as amended or otherwise altered to date.

(b) Keep at the principal office of the Corporation or such other place as the Board of Directors may direct, a book of minutes of all meetings or the members of the Corporation, the Board of Directors and committees thereof, with the time and place of holding, whether regular or special and, if special, how authorized, the notice thereof given and the names of those present at the meetings.

(c) See that all notices are duly given in accordance with the provisions of these Eleventh Amended and Restated Bylaws.

(d) Be custodian of the records of the Corporation.

(e) See that the books, reports, statements and all other documents and records required by law are properly kept and filed.

(f) In general, perform all duties incident to the office of Secretary, and such other duties as from time to time may be assigned by the Board of Directors.

Section 10. Treasurer. The Treasurer shall perform or have performed under the Treasurer's direction the following functions:

(a) Have charge and custody of, and be responsible for, all funds and securities of the Corporation, and deposit all such funds in the name of the Corporation in such banks, trust companies or other depositories as shall be selected by the Board of Directors.

(b) Keep and maintain adequate and correct amounts of the Corporation's properties and business transactions, including an account of its assets, liabilities, receipts, disbursements, gains, losses, capital and surplus.

(c) Render interim statements of the condition of the finances of the Corporation to the Board of Directors upon request, and render a full financial report at the annual meeting of the Board of Directors.

(d) Receive, and give receipt for, monies due and payable to the Corporation from any source whatsoever.

(e) In general, perform all duties incident to the office of Treasurer and such other duties as from time to time may be assigned to the Treasurer by the Board of Directors.

Section 11. Compensation. The reasonable compensation of the officers, if any, shall be fixed from time to time by the Board of Directors, and no officer shall be prevented from receiving such compensation by reason of the fact that such officer is also a Director of the Corporation.

ARTICLE V

Contracts and Instruments; Bank Accounts; Checks and Drafts; Loans; Securities

Section 1. Execution of Contracts and Instruments. Except as in these Eleventh Amended and Restated Bylaws otherwise provided, the Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instruments in the name of and on behalf of the Corporation, and such authorization may be general or confined to specific instances. Except as so authorized, or as in these Eleventh Amended and Restated Bylaws otherwise expressly provided, no officer, agent or employee shall have any power or authority to bind the Corporation by any contract or engagement or to pledge its credit or to render it liable for any purpose in any amount.

Section 2. Bank Accounts. The Board of Directors from time to time may authorize the opening and keeping of general and/or special bank accounts with such banks, trust companies or other depositories as may be selected by the Board or any officer or officers, agent or agents of the Corporation to whom such power may be delegated from time to time by the Board of Directors. The Board of Directors may make such rules and regulations with respect to said bank accounts, not inconsistent with the provisions of these Eleventh Amended and Restated Bylaws as the Board may deem expedient.

Section 3. Checks and Drafts. All checks, drafts or other orders for the payment of money, notes, acceptances, and other evidence of indebtedness issued in the name of the Corporation shall be signed by such officer or officers, agent or agents, of the Corporation, and in such manner, as shall be determined from time to time by resolution of the Board of Directors. Endorsements for deposit to the credit of the Corporation in any of its duly authorized depositories may be made without countersignature, by the President or any Vice-President, or the Treasurer or any Assistant Treasurer, or by any other officer or agent of the Corporation to whom the Board of Directors, by resolution, shall have delegated such power, or by hand-stamped impression in the name of the Corporation.

Section 4. Loans. No loans shall be contracted on behalf of the Corporation and no evidence of indebtedness shall be issued in its name unless authorized by or under the authority of a resolution of the Board of Directors. Such authority may be general or confined to specific instances. No loans may be made to any officer or Director of the Corporation, directly or indirectly, except that reasonable advances of reimbursable expenses may be made in the discretion of the President or, in the case of the President, as determined by the Board of Directors.

Section 5. Sales of Securities. The Board of Directors may authorize and empower any officer or officers to sell, assign, pledge or hypothecate any and all shares of stock, bonds or securities, or interest in stocks, bonds or securities, owned or held by this Corporation at any time, including, without limitation because of enumeration, deposit certificates for stock and warrants or rights which entitle the holder thereof to subscribe for share of stock, and to make and execute to the purchaser or purchasers, pledgee or pledgees, on behalf and in the name of this Corporation, any assignment of bonds or stock certificates representing shares of stock owned or held by this Corporation, and to subscribe for shares of stock. However, this Corporation shall not offer or sell any of its securities in violation of any State or Federal securities law registration or other requirement.

ARTICLE VI

Miscellaneous

Section 1. Fiscal Year. The fiscal year of the Corporation shall end on December 31st of each year.

Section 2. Corporate Seal. The Corporation shall have no seal.

ARTICLE VII

Indemnification of Officers, Directors and Others

Section 1. Interpretation and Application. The terms and provisions of this Article shall be interpreted and applied in accordance with Chapter 181 of the Wisconsin Statutes, as amended from time to time. Indemnification under this Article is not required to the extent limited by the Eighth Amended and Restated Articles of Incorporation, including any amendment to or restatement thereof.

Section 2. Indemnification Against Expenses. Each person, or his or her estate or personal representative, who was or is made party or witness, or is threatened to be made a party or a

witness, to any proceeding by reason of the fact that he or she is or was a director, officer, employee or agent of the Corporation shall be indemnified by the Corporation to the fullest extent authorized or permitted by the Wisconsin Nonstock Corporation Law, against all expenses incurred by such person in connection therewith; provided, however, that the person is or was successful on the merits or otherwise, in the defense of such proceeding, or unless and only to the extent that a court of competent jurisdiction shall determine that, in view of all of the circumstances of the case, such person is fairly and reasonably entitled to be indemnified.

Section 3. Indemnification Against Liability. In any case not included under Section 2 of this Article, the Corporation shall indemnify any person who was or is a party or witness, or is threatened to be made a party or witness to any proceeding, by reason of the fact that he or she is or was a director, officer, employee or agent of the Corporation, against liability incurred in connection therewith, including any judgment, settlement, penalty, assessment, forfeiture or fine, and reasonable expenses; provided, however, that such liability was not incurred because the person breached or failed to perform a duty he or she owed the Corporation. The termination of any action, suit, arbitration or proceeding by judgment or settlement, conviction or upon a plea of no contest or its equivalent, shall not, of itself, create a presumption that indemnification of the person is not required under this Section.

Section 4. Payment of Expenses in Advance. Any right to indemnification under this Article shall include the right to payment by the Corporation of expenses incurred in connection with any such proceeding in advance of its final disposition; provided, however, that the payment of such expenses incurred by such person shall be made only upon delivery to the Corporation of (a) written affirmation of his or her good faith belief that he or she has not breached or failed to perform his or her duties to the Corporation and, (b) an undertaking, by or on behalf of such person, to repay all amounts so advanced, including reasonable interest, if it should be determined ultimately that such person is not entitled to be indemnified under this Article or otherwise.

Section 5. Breach or Failure to Perform a Duty. The Corporation shall not indemnify any person, or permit any person to retain any allowance of expenses unless it is determined by or on behalf of the Corporation that the person did not breach or fail to perform a duty he or she owes to the Corporation. Unless otherwise provided by the Eighth Amended and Restated Articles of Incorporation or these Eleventh Amended and Restated Bylaws, including any amendments to the restatements thereof, or by agreement, such determination shall be made, at the discretion of the party seeking indemnification, in any manner permitted under Section 181.043, Wis. Stats., as amended from time to time.

Section 6. Indemnification Not Exclusive. The indemnification and advancement of expenses provided by or granted pursuant to this Article shall not be deemed exclusive of any other rights to which a person seeking indemnification or advancement of expenses and may be entitled under any bylaw, agreement or resolution of Directors.

Section 7. Insurance. The Corporation shall have the power to purchase and maintain insurance to protect itself and any person who is or was a director, officer, employee or agent of the Corporation against liability asserted against or incurred by him or her in any such capacity, or arising out of his or her status as such, whether or not the Corporation would be required or have the power to indemnify him or her against such liability under this Article, the law of the State of Wisconsin or otherwise.

Section 8. Invalidation. If this Article or any portion thereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify each director, officer, employee or agent of the Corporation as to expenses, judgments, fines and amounts paid in settlement with respect to any proceeding, to the fullest extent permitted by any applicable portion of this Article that shall not have been invalidated by the Wisconsin Nonstock Corporation Law or by any other applicable law.

Section 9. References to Corporation and Other References. For purposes of this Article, references to the "Corporation" shall include, in addition to the corporation first named above, any corporation absorbed in a merger or other transactions which otherwise would have lawfully been entitled to indemnify its directors, officers, employees or agents.

For purposes of this Article, references to "DIRECTOR OR OFFICER" shall include: (a) any natural person who is or was a director or officer of the Corporation; (b) any natural person who, while a director or officer of the Corporation, is or was serving at the Corporation's request as a director, officer, partner, trustee, member of any governing or decision-making committee, employee or agent of another corporation or enterprise, and including service to an employee benefit plan, its participants or beneficiaries.

For purposes of this Article, a "breach or failure to perform a duty owed to the Corporation" shall mean: (a) any willful misconduct; (b) a willful failure to deal fairly with the Corporation in connection with a matter in which the director or officer has a material conflict of interest; (c) any violation of criminal law, unless the director or officer had reasonable cause to believe his or her conduct was lawful; or, (d) a transaction from which the director or officer derived an improper personal benefit.

For purposes of this Article, references to "PROCEEDING" shall include any threatened, pending or completed civil, criminal, administrative or investigative action, suit, arbitration or other proceeding, whether formal or informal, which involves foreign, federal, state or local law and is brought by or in the right of the Corporation or by any other person.

For purposes of this Article, references to "EXPENSES" shall include fees, costs, charges, disbursements, attorneys' fees and any other expenses incurred in connection with a proceeding.

ARTICLE VIII

Amendment of Articles of Incorporation and Bylaws

The Corporation's Eighth Amended and Restated Articles of Incorporation and/or these Eleventh Amended and Restated Bylaws may be amended by a vote of two-thirds (2/3) of the Board of Directors then serving at any regular meeting, or at any special meeting called for the purpose of amending these Eleventh Amended and Restated Bylaws.



Building a better
working world

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Ascendium Education Group Inc.
Instructions for Filing
Form 8453-TE
IRS e-file Signature Authorization for Form 990
For the year ended December 31, 2022

The original IRS E-file Signature Authorization form should be signed (use full name) and dated by an authorized officer of the organization.

Return your signed IRS e-file Signature Authorization Form 8453-TE to:

ERNST & YOUNG U.S. LLP
1011 NEW YORK AVE NW
WASHINGTON DC 20005

There is no tax due with the filing of this return.

Do NOT separately file Form 990 with the Internal Revenue Service. Doing so will delay the processing of your return. We must receive your signed form before we can electronically transmit your return, which is due on or before November 15, 2023. We would appreciate you returning this form as soon as possible as this will expedite the processing of your return. The Internal Revenue Service will notify us when your return is accepted. Your return is not considered filed until the Internal Revenue Service confirms their acceptance, which may occur after the due date of your return.

Form 8453-TE Department of the Treasury Internal Revenue Service	Tax Exempt Entity Declaration and Signature for Electronic Filing For calendar year 2022, or tax year beginning _____, 2022, and ending _____, 20_____ For use with Forms 990, 990-EZ, 990-PF, 990-T, 1120-POL, 4720, 8868, 5227, 5330, and 8038-CP Go to www.irs.gov/Form8453TE for the latest information.	OMB No. 1545-0047 <div style="font-size: 2em; font-weight: bold;">2022</div>
Name of filer ASCENDIUM EDUCATION GROUP, INC.		EIN or SSN 39-1090394

Part I Type of Return and Return Information

Check the box for the type of return being filed with Form 8453-TE and enter the applicable amount, if any, from the return. Form 8038-CP and Form 5330 filers may enter dollars and cents. For all other forms, enter whole dollars only. If you check the box on line 1a, 2a, 3a, 4a, 5a, 6a, 7a, 8a, 9a, or 10a below, and the amount on that line of the return being filed with this form was blank, then leave line 1b, 2b, 3b, 4b, 5b, 6b, 7b, 8b, 9b, or 10b, whichever is applicable, blank (do not enter -0-). If you entered -0- on the return, then enter -0- on the applicable line below. Do not complete more than one line in Part I.

1a Form 990 check here <input checked="" type="checkbox"/>	b Total revenue, if any (Form 990, Part VIII, column (A), line 12)	1b	25,305,849
2a Form 990-EZ check here <input type="checkbox"/>	b Total revenue, if any (Form 990-EZ, line 9)	2b	
3a Form 1120-POL check here <input type="checkbox"/>	b Total tax (Form 1120-POL, line 22)	3b	
4a Form 990-PF check here <input type="checkbox"/>	b Tax based on investment income (Form 990-PF, Part V, line 5)	4b	
5a Form 8868 check here <input type="checkbox"/>	b Balance due (Form 8868, line 3c)	5b	
6a Form 990-T check here <input type="checkbox"/>	b Total tax (Form 990-T, Part III, line 4)	6b	
7a Form 4720 check here <input type="checkbox"/>	b Total tax (Form 4720, Part III, line 1)	7b	
8a Form 5227 check here <input type="checkbox"/>	b FMV of assets at end of tax year (Form 5227, Item D)	8b	
9a Form 5330 check here <input type="checkbox"/>	b Tax due (Form 5330, Part II, line 19)	9b	
10a Form 8038-CP check here <input type="checkbox"/>	b Amount of credit payment requested (Form 8038-CP, Part III, line 22)	10b	

Part II Declaration of Officer or Person Subject to Tax

- 11a ☐ I authorize the U.S. Treasury and its designated Financial Agent to initiate an Automated Clearing House (ACH) electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment.
- b ☐ If a copy of this return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I certify that I executed the electronic disclosure consent contained within this return allowing disclosure by the IRS of this Form 990/990-EZ/990-PF (as specifically identified in Part I above) to the selected state agency(ies).

Under penalties of perjury, I declare that ☒ I am an officer of the above named entity or ☐ I am the person subject to tax with respect to (name of entity) _____, (EIN) _____,

and that I have examined a copy of the 2022 electronic return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund.

Sign

Here Signature of officer or person subject to tax _____ Date _____	PRESIDENT & CEO Title, if applicable _____
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Part III Declaration of Electronic Return Originator (ERO) and Paid Preparer (see instructions)

I declare that I have reviewed the above return and that the entries on Form 8453-TE are complete and correct to the best of my knowledge. If I am only a collector, I am not responsible for reviewing the return and only declare that this form accurately reflects the data on the return. The entity officer or person subject to tax will have signed this form before I submit the return. I will give a copy of all forms and information to be filed with the IRS to the officer or person subject to tax, and have followed all other requirements in Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns. If I am also the Paid Preparer, under penalties of perjury I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. This Paid Preparer declaration is based on all information of which I have any knowledge.

ERO's Use Only	ERO's signature 	Date 08/23/2023	Check if also paid preparer <input checked="" type="checkbox"/>	Check if self-employed <input type="checkbox"/>	ERO's SSN or PTIN P01391011
	Firm's name (or your self-employed), address, and ZIP code ERNST & YOUNG US LLP 1101 NEW YORK AVENUE NW, WASHINGTON, DC 20005				ERO's EIN 34-6565596
					Phone no. (202) 327-6000

Under penalties of perjury, I declare that I have examined the above return and accompanying schedules and statements, and, to the best of my knowledge and belief, they are true, correct, and complete. Declaration of preparer is based on all information of which the preparer has any knowledge.

Paid Preparer Use Only	Print/Type preparer's name _____	Preparer's signature _____	Date _____	Check if self-employed <input type="checkbox"/>	PTIN _____
	Firm's name _____				Firm's EIN _____
	Firm's address _____				Phone no. _____

Form **990****Return of Organization Exempt From Income Tax**

OMB No. 1545-0047

Department of the Treasury
Internal Revenue Service

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.**2022****Open to Public Inspection**

A For the 2022 calendar year, or tax year beginning , 2022, and ending , 20	
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization ASCENDIUM EDUCATION GROUP, INC. Doing business as
	Number and street (or P.O. box if mail is not delivered to street address) Room/suite 38 BUTTONWOOD COURT
	City or town, state or province, country, and ZIP or foreign postal code MADISON, WI 53718
	D Employer identification number 39-1090394
	E Telephone number (608) 733-2500
F Name and address of principal officer: RICHARD GEORGE SAME AS C ABOVE	
G Gross receipts \$ 60,952,396	
H(a) Is this a group return for subordinates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
H(b) Are all subordinates included? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If "No," attach a list. See instructions.	
H(c) Group exemption number	
I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527	
J Website: WWW.ASCENDIUMEDUCATION.ORG	
K Form of organization: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> Association <input type="checkbox"/> Other	
L Year of formation: 1967	
M State of legal domicile: WI	

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities: ASCENDIUM EDUCATION GROUP, INC. OPERATES FOR THE SUPPORT AND BENEFIT OF ASCENDIUM EDUCATION SOLUTIONS, INC.
	2 Check this box <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets.
	3 Number of voting members of the governing body (Part VI, line 1a) 3 11
	4 Number of independent voting members of the governing body (Part VI, line 1b) 4 10
	5 Total number of individuals employed in calendar year 2022 (Part V, line 2a) 5 112
Revenue	6 Total number of volunteers (estimate if necessary) 6 0
	7a Total unrelated business revenue from Part VIII, column (C), line 12 7a (105,767)
	b Net unrelated business taxable income from Form 990-T, Part I, line 11 7b 0
	8 Contributions and grants (Part VIII, line 1h) 8 0
	9 Program service revenue (Part VIII, line 2g) 9 840,000
Expenses	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) 26,397,852 24,465,304
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) 1,245 545
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12) 26,399,097 25,305,849
	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3) 18,737 61,144,777
	14 Benefits paid to or for members (Part IX, column (A), line 4) 0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10) 11,025,687 14,744,063
	16a Professional fundraising fees (Part IX, column (A), line 11e) 0 0
	b Total fundraising expenses (Part IX, column (D), line 25) 0
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e) (5,450,154) (5,292,719)
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25) 5,594,270 70,596,121
Net Assets or Fund Balances	19 Revenue less expenses. Subtract line 18 from line 12 20,804,827 (45,290,272)
	20 Total assets (Part X, line 16) 2,781,800,074 2,599,459,075
	21 Total liabilities (Part X, line 26) 3,740,839 5,887,995
	22 Net assets or fund balances. Subtract line 21 from line 20 2,778,059,235 2,593,571,080

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer

RICHARD GEORGE, PRESIDENT & CEO

Date

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name

AMBER GAZICA

Preparer's signature

Date

08/23/2023

Check ☐ if self-employed

PTIN

P01391011

Firm's name ERNST & YOUNG US LLP

Firm's EIN

34-6565596

Firm's address 1101 NEW YORK AVENUE NW, WASHINGTON, DC 20005

Phone no.

(202) 327-6000

May the IRS discuss this return with the preparer shown above? See instructions

☒ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 11282Y

Form **990** (2022)

Form **8868**

(Rev. January 2022)

Department of the Treasury
Internal Revenue Service**Application for Automatic Extension of Time To File an
Exempt Organization Return**► **File a separate application for each return.**
► **Go to www.irs.gov/Form8868 for the latest information.**

OMB No. 1545-0047

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print	Name of exempt organization or other filer, see instructions. ASCENDIUM EDUCATION GROUP, INC.	Taxpayer identification number (TIN) 39-1090394
	Number, street, and room or suite no. If a P.O. box, see instructions. 38 BUTTONWOOD COURT	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. MADISON, WI 53718	

Enter the Return Code for the return that this application is for (file a separate application for each return) **0 1**

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12
Form 990-T (corporation)	07		

- The books are in the care of ► HOPE MERRY, 38 BUTTONWOOD COURT, MADISON, WI 53718

Telephone No. ► (608) 733-2584

Fax No. ►

- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) If this is for the whole group, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and TINs of all members the extension is for.

- 1 I request an automatic 6-month extension of time until 11/15, 2023, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
 ► ☒ calendar year 2022 or
 ► ☐ tax year beginning, 20, and ending, 20

- 2 If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return
☐ Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Cat. No. 27916D

Form **8868** (Rev. 1-2022)

Part III Statement of Program Service AccomplishmentsCheck if Schedule O contains a response or note to any line in this Part III ☐

- 1** Briefly describe the organization's mission:
 ASCENDIUM EDUCATION GROUP, INC. OPERATES FOR THE SUPPORT AND BENEFIT OF ASCENDIUM EDUCATION SOLUTIONS, INC.
- 2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No
 If "Yes," describe these new services on Schedule O.
- 3** Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No
 If "Yes," describe these changes on Schedule O.
- 4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$ 67,303,913 including grants of \$ 61,144,777) (Revenue \$ 840,000)
 ASCENDIUM EDUCATION GROUP, INC. OPERATES FOR THE SUPPORT AND BENEFIT OF ASCENDIUM EDUCATION SOLUTIONS, INC. (SOLUTIONS). SOLUTIONS SUPPORTS INCREASED ACCESS TO AND SUCCESS IN POSTSECONDARY EDUCATION AS A NATIONAL GRANTMAKER, A FEDERAL STUDENT LOAN GUARANTY AGENCY AND A PROVIDER OF STUDENT SUCCESS SERVICES.

4b (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c (Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d Other program services (Describe on Schedule O.)
 (Expenses \$ including grants of \$) (Revenue \$)

4e Total program service expenses 67,303,913

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? If "Yes," complete Schedule C, Part III	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6 Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9 Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10 Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? If "Yes," complete Schedule D, Part V	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11 If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.		
a Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12a Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14a Did the organization maintain an office, employees, or agents outside of the United States?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Parts I and IV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? If "Yes," complete Schedule F, Parts II and IV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? If "Yes," complete Schedule F, Parts III and IV	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I. See instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20a Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	<input type="checkbox"/>	<input type="checkbox"/>
21 Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part IV Checklist of Required Schedules (continued)

	Yes	No
22 Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III		✓
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	✓	
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a		✓
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I		✓
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I		✓
26 Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part II		✓
27 Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? If "Yes," complete Schedule L, Part III		✓
28 Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV	✓	
b A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV		✓
c A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV	✓	
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M		✓
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M		✓
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I		✓
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II		✓
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I		✓
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1	✓	
35a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	✓	
b If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	✓	
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2		✓
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI		✓
38 Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note: All Form 990 filers are required to complete Schedule O	✓	

Part V Statements Regarding Other IRS Filings and Tax ComplianceCheck if Schedule O contains a response or note to any line in this Part V ☐

	Yes	No
1a Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable		
b Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable		
c Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	✓	

Part V Statements Regarding Other IRS Filings and Tax Compliance (continued)		Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	112
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b	✓
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	✓
b	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation on Schedule O	3b	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	✓
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	✓
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	✓
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	✓
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	✓
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	✓
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d	
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	✓
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	✓
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8	Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a	
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
10	Section 501(c)(7) organizations. Enter:		
a	Initiation fees and capital contributions included on Part VIII, line 12	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11	Section 501(c)(12) organizations. Enter:		
a	Gross income from members or shareholders	11a	
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? Note: See the instructions for additional information the organization must report on Schedule O.	13a	
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
c	Enter the amount of reserves on hand	13c	
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a	✓
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation on Schedule O	14b	
15	Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.	15	✓
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.	16	✓
17	Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.	17	

Part VI Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions. Check if Schedule O contains a response or note to any line in this Part VI ☒

Section A. Governing Body and Management

	1a	1b	11	10	Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year			11			
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.						
b Enter the number of voting members included on line 1a, above, who are independent				10		
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?					2	✓
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?					3	✓
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?					4	✓
5 Did the organization become aware during the year of a significant diversion of the organization's assets?					5	✓
6 Did the organization have members or stockholders?					6	✓
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?					7a	✓
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?					7b	✓
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:						
a The governing body?					8a	✓
b Each committee with authority to act on behalf of the governing body?					8b	✓
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses on Schedule O					9	✓

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a Did the organization have local chapters, branches, or affiliates?	10a	✓
b If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	✓
b Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
12a Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	✓
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	✓
c Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done	12c	✓
13 Did the organization have a written whistleblower policy?	13	✓
14 Did the organization have a written document retention and destruction policy?	14	✓
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official	15a	✓
b Other officers or key employees of the organization	15b	✓
If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.		
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	✓
b If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed NONE

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain on Schedule O)

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records.
HOPE MERRY, 38 BUTTONWOOD COURT, MADISON, WI 53718, (608) 733-2584

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent ContractorsCheck if Schedule O contains a response or note to any line in this Part VII ☒**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees****1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) RICHARD D GEORGE - 2,3 CHAIR/PRES/CIO/TREAS	33.0 17.0	✓		✓				848,497	0	54,340
(2) HOPE E MERRY - 3 CHIEF FINANCIAL OFFICER	27.0 23.0			✓				409,184	0	49,408
(3) JACQUELINE J FAIRBAIRN - 3 CHIEF COMPLIANCE OFFICER	15.0 44.0			✓				0	302,969	55,347
(4) REBECCA E RAPP - 3 GEN CNSL & ASST SECRETARY	31.0 14.0			✓				288,345	0	48,671
(5) AMY S KERWIN - 3 VP - EDUCATION PHILANTHROPY	44.0 0.0			✓				289,078	0	43,552
(6) BRETT G LINDQUIST - 3 VP - STRATEGIC COMMUNICATIONS	6.0 39.0			✓				277,226	0	54,875
(7) ERIC C MALY - 3 DIRECTOR INFO/TECHNOLOGY/SECURITY	12.0 33.0			✓				227,358	0	46,627
(8) MAUREEN L HARRILL - 3 VP - HUMAN RESOURCES	12.0 33.0			✓				224,068	0	41,532
(9) MATTHEW R HARLOWE - 3 DIRECTOR INTERNAL AUDIT	43.0 2.0			✓				240,268	0	16,568
(10) JENNIFER M KRUEGER - 3 DEPUTY GENERAL COUNSEL	45.0 0.0					✓		159,870	0	44,060
(11) KEITH WITHAM - 3 DIRECTOR - EDUCATION GRANTMAKING	45.0 0.0					✓		178,800	0	24,838
(12) BETHANY M MILLER - 3 DIRECTOR - LEARNING AND IMPACT	45.0 0.0					✓		168,692	0	25,678
(13) ALEXANDER J HAMMOND - 3 SENIOR SECURITY ARCHITECT	45.0 0.0					✓		159,406	0	33,215
(14) RICHARD T SCHICK - 3 SR IT ARCHITECTURAL ENGINEER	45.0 0.0					✓		149,034	0	20,417

Form 990 (2022)

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) SCOTT KLUG - 1 DIRECTOR	2.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	11,900	11,900	0
(16) THOMAS BOLDT - 1 DIRECTOR	3.0 0.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	23,800	0	0
(17) RICHARD A WEISS - 1 DIRECTOR	2.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	10,800	10,800	0
(18) ROGER ERVIN - 1 DIRECTOR	3.0 0.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	21,600	0	0
(19) EMERSON BRUMBACK - 1 DIRECTOR, VICE CHAIRMAN	2.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	9,700	9,700	0
(20) LINDA HOESCHLER - 1 DIRECTOR	3.0 0.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	19,400	0	0
(21) DAVID J HANSON - 1 DIRECTOR, SECRETARY	2.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	8,600	8,600	0
(22) JOAN PRINCE - 1 DIRECTOR	3.0 0.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	17,200	0	0
(23) MARY BURKE - 1 DIRECTOR	2.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	8,600	8,600	0
(24) MARIA GONZALEZ-KNAVEL - 1 DIRECTOR	1.0 1.0	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	0	0	0
(25)										
1b Subtotal								3,751,426	352,569	559,128
c Total from continuation sheets to Part VII, Section A								0	0	0
d Total (add lines 1b and 1c)								3,751,426	352,569	559,128

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization 36

	Yes	No
3 Did the organization list any former officer, director, trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
FOLEY & LARDNER, 777 E. WISCONSIN AVENUE, MILWAUKEE, WI 53202-5306	LEGAL SERVICE	908,828
ERNST & YOUNG, LP, 200 PLAZA DR., SECAUCUS, NJ 07094-0000	AUDIT / TAX SERVICE	413,785
BELL GIFTOS ST. JOHN LLC, 5325 WALL ST, STE 2200, MADISON, WI 53718-7890	LEGAL SERVICE	189,474

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 3

Part VIII Statement of RevenueCheck if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514	
Contributions, Gifts, Grants, and Other Similar Amounts	1a	Federated campaigns	1a	0				
	b	Membership dues	1b	0				
	c	Fundraising events	1c	0				
	d	Related organizations	1d	0				
	e	Government grants (contributions)	1e	0				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	0				
	g	Noncash contributions included in lines 1a-1f	1g	\$ 0				
	h	Total. Add lines 1a-1f		0				
	Program Service Revenue	2a	CONTRACTED REVENUE SHARE	Business Code 900099	840,000	840,000		0
b				0	0	0	0	
c				0	0	0	0	
d				0	0	0	0	
e				0	0	0	0	
f		All other program service revenue . .		0	0	0	0	
g		Total. Add lines 2a-2f		840,000				
Other Revenue		3	Investment income (including dividends, interest, and other similar amounts)		25,684,957		(105,767)	25,790,724
		4	Income from investment of tax-exempt bond proceeds		0	0	0	0
	5	Royalties		0	0	0	0	
	6a	Gross rents	(i) Real	0	0			
		b	Less: rental expenses	(ii) Personal	0	0		
		c	Rental income or (loss)		0	0		
	d	Net rental income or (loss)		0	0	0	0	
	7a	Gross amount from sales of assets other than inventory	(i) Securities	34,423,401	3,493			
		b	Less: cost or other basis and sales expenses	(ii) Other	35,601,161	45,386		
		c	Gain or (loss)		(1,177,760)	(41,893)		
	d	Net gain or (loss)		(1,219,653)			(1,219,653)	
	8a	Gross income from fundraising events (not including \$ 0 of contributions reported on line 1c). See Part IV, line 18		0				
	b	Less: direct expenses		0				
	c	Net income or (loss) from fundraising events		0		0	0	
	9a	Gross income from gaming activities. See Part IV, line 19		0				
	b	Less: direct expenses		0				
	c	Net income or (loss) from gaming activities		0	0	0	0	
	10a	Gross sales of inventory, less returns and allowances		0				
	b	Less: cost of goods sold		0				
	c	Net income or (loss) from sales of inventory		0	0	0	0	
Miscellaneous Revenue	11a	MISCELLANEOUS REVENUE	Business Code 900099	545	0	0	545	
	b			0	0	0	0	
	c			0	0	0	0	
	d	All other revenue		0	0	0	0	
	e	Total. Add lines 11a-11d		545				
	12	Total revenue. See instructions		25,305,849	840,000	(105,767)	24,571,616	

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☒

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.				
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	61,144,777	61,144,777		
2 Grants and other assistance to domestic individuals. See Part IV, line 22	0	0		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16	0	0		
4 Benefits paid to or for members	0	0		
5 Compensation of current officers, directors, trustees, and key employees	3,115,011	953,745	2,161,266	0
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0	0	0	0
7 Other salaries and wages	9,013,357	8,262,535	750,822	0
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	673,692	444,509	229,183	0
9 Other employee benefits	1,354,320	972,369	381,951	0
10 Payroll taxes	587,683	410,875	176,808	0
11 Fees for services (nonemployees):				
a Management	0	0	0	0
b Legal	944,850	285,956	658,894	0
c Accounting	203,258	0	203,258	0
d Lobbying	0	0	0	0
e Professional fundraising services. See Part IV, line 17	0			0
f Investment management fees	4,076,540	0	4,076,540	0
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	2,573,906	290,452	2,283,454	0
12 Advertising and promotion	113,798	97,723	16,075	0
13 Office expenses	2,377,267	364,357	2,012,910	
14 Information technology	0	0	0	0
15 Royalties	0	0	0	
16 Occupancy	882,034	43,923	838,111	
17 Travel	209,086	162,166	46,920	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	0	0	0	0
19 Conferences, conventions, and meetings	150,177	86,276	63,901	0
20 Interest	0	0	0	0
21 Payments to affiliates	0	0	0	0
22 Depreciation, depletion, and amortization	1,166,822	1,088	1,165,734	0
23 Insurance	1,676,009	513,284	1,162,725	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a SERVICE ARRANGEMENT FEES	3,072,841	3,072,841		
b DUES AND MEMBERSHIPS	63,699	30,511	33,188	0
c CORP SUPP FUNCT ALLOCATION	(29,556,457)	(12,078,995)	(17,477,462)	0
d MISCELLANEOUS	6,753,451	2,245,521	4,507,930	0
e All other expenses	0	0	0	0
25 Total functional expenses. Add lines 1 through 24e	70,596,121	67,303,913	3,292,208	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)	0	0	0	0

Part X Balance SheetCheck if Schedule O contains a response or note to any line in this Part X ☐

		(A) Beginning of year		(B) End of year
Assets	1 Cash—non-interest-bearing	894	1	4,929
	2 Savings and temporary cash investments	1,269,231,590	2	977,260,130
	3 Pledges and grants receivable, net		3	0
	4 Accounts receivable, net		4	167,272,721
	5 Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	5	0
	6 Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)	0	6	0
	7 Notes and loans receivable, net		7	2,575,000
	8 Inventories for sale or use		8	0
	9 Prepaid expenses and deferred charges	169,485	9	2,183,564
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 42,611,153		
	b Less: accumulated depreciation	10b 1,312,192		
	11 Investments—publicly traded securities	42,058,274	10c	41,298,961
	12 Investments—other securities. See Part IV, line 11	3,446,492	11	681,330
	13 Investments—program-related. See Part IV, line 11	1,445,379,810	12	1,382,479,459
	14 Intangible assets	15,548,500	13	17,548,500
	15 Other assets. See Part IV, line 11		14	
16 Total assets. Add lines 1 through 15 (must equal line 33)	5,965,029	15	8,154,481	
	2,781,800,074	16	2,599,459,075	
Liabilities	17 Accounts payable and accrued expenses	3,537,885	17	5,786,125
	18 Grants payable		18	0
	19 Deferred revenue		19	0
	20 Tax-exempt bond liabilities		20	0
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	0
	22 Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons	0	22	0
	23 Secured mortgages and notes payable to unrelated third parties		23	0
	24 Unsecured notes and loans payable to unrelated third parties		24	0
	25 Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17–24). Complete Part X of Schedule D			
	26 Total liabilities. Add lines 17 through 25	202,954	25	101,870
	3,740,839	26	5,887,995	
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here <input checked="" type="checkbox"/> and complete lines 27, 28, 32, and 33.			
	27 Net assets without donor restrictions	2,778,059,235	27	2,593,571,080
	28 Net assets with donor restrictions		28	0
	Organizations that do not follow FASB ASC 958, check here <input type="checkbox"/> and complete lines 29 through 33.			
	29 Capital stock or trust principal, or current funds		29	0
	30 Paid-in or capital surplus, or land, building, or equipment fund		30	0
	31 Retained earnings, endowment, accumulated income, or other funds		31	0
	32 Total net assets or fund balances.	2,778,059,235	32	2,593,571,080
33 Total liabilities and net assets/fund balances.	2,781,800,074	33	2,599,459,075	

Form 990 (2022)

Part XI Reconciliation of Net AssetsCheck if Schedule O contains a response or note to any line in this Part XI ☒

1	Total revenue (must equal Part VIII, column (A), line 12)	1	25,305,849
2	Total expenses (must equal Part IX, column (A), line 25)	2	70,596,121
3	Revenue less expenses. Subtract line 2 from line 1	3	(45,290,272)
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	2,778,059,235
5	Net unrealized gains (losses) on investments	5	(189,197,883)
6	Donated services and use of facilities	6	0
7	Investment expenses	7	0
8	Prior period adjustments	8	0
9	Other changes in net assets or fund balances (explain on Schedule O)	9	50,000,000
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	2,593,571,080

Part XII Financial Statements and ReportingCheck if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant? . . . If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		✓
b Were the organization's financial statements audited by an independent accountant? . . . If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	✓	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? . . . If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	✓	
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F? . . .		✓
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits .		

Form **990** (2022)

**SCHEDULE A
(Form 990)**

 Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

 Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022
**Open to Public
Inspection**

Name of the organization

ASCENDIUM EDUCATION GROUP, INC.

Employer identification number

39-1090394

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

- 1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**
- 2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)
- 3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**
- 4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____
- 5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)
- 6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**
- 7 ☐ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)
- 9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university: _____
- 10 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)
- 11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**
- 12 ☒ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.
 - a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**
 - b ☒ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**
 - c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**
 - d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**
 - e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

1

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
(A) (SEE STATEMENT)						
(B)						
(C)						
(D)						
(E)						
Total					21,640,191	0

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Cat. No. 11285F

Schedule A (Form 990) 2022

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						0
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0
3 The value of services or facilities furnished by a governmental unit to the organization without charge						0
4 Total. Add lines 1 through 3	0	0	0	0	0	0
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						0
6 Public support. Subtract line 5 from line 4						0

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
7 Amounts from line 4	0	0	0	0	0	0
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						0
9 Net income from unrelated business activities, whether or not the business is regularly carried on						0
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	0	0	0	0	0	0
11 Total support. Add lines 7 through 10						0
12 Gross receipts from related activities, etc. (see instructions)					12	0
13 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here						<input type="checkbox"/>

Section C. Computation of Public Support Percentage

14 Public support percentage for 2022 (line 6, column (f), divided by line 11, column (f))	14	0.00 %
15 Public support percentage from 2021 Schedule A, Part II, line 14	15	%
16a 33 1/3% support test—2022. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 33 1/3% support test—2021. If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
17a 10%-facts-and-circumstances test—2022. If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
b 10%-facts-and-circumstances test—2021. If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and stop here. Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization		<input type="checkbox"/>
18 Private foundation. If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions		<input type="checkbox"/>

Schedule A (Form 990) 2022

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II.
If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						0
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						0
3 Gross receipts from activities that are not an unrelated trade or business under section 513						0
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0
5 The value of services or facilities furnished by a governmental unit to the organization without charge						0
6 Total. Add lines 1 through 5	0	0	0	0	0	0
7a Amounts included on lines 1, 2, and 3 received from disqualified persons	0	0	0	0	0	0
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year	0	0	0	0	0	0
c Add lines 7a and 7b	0	0	0	0	0	0
8 Public support. (Subtract line 7c from line 6.)						0

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2018	(b) 2019	(c) 2020	(d) 2021	(e) 2022	(f) Total
9 Amounts from line 6	0	0	0	0	0	0
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						0
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						0
c Add lines 10a and 10b	0	0	0	0	0	0
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						0
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	0	0	0	0	0	0
13 Total support. (Add lines 9, 10c, 11, and 12.)	0	0	0	0	0	0
14 First 5 years. If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and stop here <input type="checkbox"/>						

Section C. Computation of Public Support Percentage

15 Public support percentage for 2022 (line 8, column (f), divided by line 13, column (f))	15	0.00 %
16 Public support percentage from 2021 Schedule A, Part III, line 15	16	0.00 %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for 2022 (line 10c, column (f), divided by line 13, column (f))	17	0.00 %
18 Investment income percentage from 2021 Schedule A, Part III, line 17	18	0.00 %

- 19a 33 1/3% support tests—2022.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization . . . ☐
- b 33 1/3% support tests—2021.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization . . . ☐
- 20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions . . . ☒

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 of Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

	Yes	No
1 Are all of the organization's supported organizations listed by name in the organization's governing documents? If "No," describe in Part VI how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.	✓	
2 Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? If "Yes," explain in Part VI how the organization determined that the supported organization was described in section 509(a)(1) or (2).		✓
3a Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? If "Yes," answer lines 3b and 3c below.		✓
b Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? If "Yes," describe in Part VI when and how the organization made the determination.		
c Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? If "Yes," explain in Part VI what controls the organization put in place to ensure such use.		
4a Was any supported organization not organized in the United States ("foreign supported organization")? If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.		✓
b Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? If "Yes," describe in Part VI how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.		
c Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? If "Yes," explain in Part VI what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.		
5a Did the organization add, substitute, or remove any supported organizations during the tax year? If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in Part VI , including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).	✓	
b Type I or Type II only. Was any added or substituted supported organization part of a class already designated in the organization's organizing document?		✓
c Substitutions only. Was the substitution the result of an event beyond the organization's control?		
6 Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? If "Yes," provide detail in Part VI .		✓
7 Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? If "Yes," complete Part I of Schedule L (Form 990).		✓
8 Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? If "Yes," complete Part I of Schedule L (Form 990).		✓
9a Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? If "Yes," provide detail in Part VI .		✓
b Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? If "Yes," provide detail in Part VI .		✓
c Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? If "Yes," provide detail in Part VI .		✓
10a Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? If "Yes," answer line 10b below.		✓
b Did the organization have any excess business holdings in the tax year? (Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)		

Schedule A (Form 990) 2022

Part IV Supporting Organizations (continued)

	Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?		
a A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?		
11a		✓
b A family member of a person described on line 11a above?		✓
11b		
c A 35% controlled entity of a person described on line 11a or 11b above? If "Yes" to line 11a, 11b, or 11c, provide detail in Part VI .		✓
11c		

Section B. Type I Supporting Organizations

	Yes	No
1 Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.		
1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.		
2		

Section C. Type II Supporting Organizations

	Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).		
1	✓	

Section D. All Type III Supporting Organizations

	Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).		
2		
3 By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.		
3		

Section E. Type III Functionally Integrated Supporting Organizations

1 Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions).		
a <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
b <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
c <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a governmental entity (see instructions).		
2 Activities Test. Answer lines 2a and 2b below.		
	Yes	No
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.		
2a		
b Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.		
2b		
3 Parent of Supported Organizations. Answer lines 3a and 3b below.		
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? If "Yes" or "No," provide details in Part VI .		
3a		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? If "Yes," describe in Part VI the role played by the organization in this regard.		
3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

- 1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in **Part VI**). See instructions. All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	1	
2	Recoveries of prior-year distributions	2	
3	Other gross income (see instructions)	3	
4	Add lines 1 through 3.	4	
5	Depreciation and depletion	5	
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6	
7	Other expenses (see instructions)	7	
8	Adjusted Net Income (subtract lines 5, 6, and 7 from line 4)	8	
Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):		
a	Average monthly value of securities	1a	
b	Average monthly cash balances	1b	
c	Fair market value of other non-exempt-use assets	1c	
d	Total (add lines 1a, 1b, and 1c)	1d	
e	Discount claimed for blockage or other factors (explain in detail in Part VI):		
2	Acquisition indebtedness applicable to non-exempt-use assets	2	
3	Subtract line 2 from line 1d.	3	
4	Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4	
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	5	
6	Multiply line 5 by 0.035.	6	
7	Recoveries of prior-year distributions	7	
8	Minimum Asset Amount (add line 7 to line 6)	8	
Section C – Distributable Amount			Current Year
1	Adjusted net income for prior year (from Section A, line 8, column A)	1	
2	Enter 0.85 of line 1.	2	0
3	Minimum asset amount for prior year (from Section B, line 8, column A)	3	0
4	Enter greater of line 2 or line 3.	4	0
5	Income tax imposed in prior year	5	
6	Distributable Amount. Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	0
7	<input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D—Distributions		Current Year
1	Amounts paid to supported organizations to accomplish exempt purposes	1
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	3
4	Amounts paid to acquire exempt-use assets	4
5	Qualified set-aside amounts (prior IRS approval required—provide details in Part VI)	5
6	Other distributions (describe in Part VI). See instructions.	6
7	Total annual distributions. Add lines 1 through 6.	7 0
8	Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI). See instructions.	8
9	Distributable amount for 2022 from Section C, line 6	9 0
10	Line 8 amount divided by line 9 amount	10 0.00

Section E—Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2022	(iii) Distributable Amount for 2022
1 Distributable amount for 2022 from Section C, line 6			0
2 Underdistributions, if any, for years prior to 2022 (reasonable cause required—explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2022			
a From 2017			
b From 2018			
c From 2019			
d From 2020			
e From 2021			
f Total of lines 3a through 3e	0		
g Applied to underdistributions of prior years			
h Applied to 2022 distributable amount			
i Carryover from 2017 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.	0		
4 Distributions for 2022 from Section D, line 7: \$ 0			
a Applied to underdistributions of prior years			
b Applied to 2022 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.	0		
5 Remaining underdistributions for years prior to 2022, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI . See instructions.		0	
6 Remaining underdistributions for 2022. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI . See instructions.			0
7 Excess distributions carryover to 2023. Add lines 3j and 4c.	0		
8 Breakdown of line 7:			
a Excess from 2018			
b Excess from 2019			
c Excess from 2020			
d Excess from 2021			
e Excess from 2022			

Schedule A (Form 990) 2022

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Part VI

Supplemental Information. Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Return Reference - Identifier	Explanation
SCHEDULE A, PART IV, SECTION A, LINE 5A - ADDED, SUBSTITUTED, OR REMOVED SUP. ORG.	NORTHSTAR GUARANTEE INC #41-1689095. ENTITY MERGED WITH AND INTO ASCENDIUM EDUCATION SOLUTIONS, INC. EFFECTIVE 12/31/2021. ASCENDIUM EDUCATION SOLUTIONS, INC, IS AND WILL CONTINUE TO BE A SUPPORTED ORGANIZATION

Part I

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Part I

Line 12g. Information about the supported organization(s). (continued)

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
ASCENDIUM EDUCATION SOLUTIONS, INC.	39-1853833	10. AN ORG. FOLLOWING SUPPORT/INVESTMENT INCOME TEST. SECTION 509(A)(2).	✓		21,640,191	

**SCHEDULE D
(Form 990)**Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**Complete if the organization answered "Yes" on Form 990,
Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022**Open to Public
Inspection**

Name of the organization

ASCENDIUM EDUCATION GROUP, INC.

Employer identification number

39-1090394

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? <input type="checkbox"/> Yes <input type="checkbox"/> No		
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).	
<input type="checkbox"/> Preservation of land for public use (for example, recreation or education)	<input type="checkbox"/> Preservation of a historically important land area
<input type="checkbox"/> Protection of natural habitat	<input type="checkbox"/> Preservation of a certified historic structure
<input type="checkbox"/> Preservation of open space	
2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.	
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after July 25, 2006, and not on a historic structure listed in the National Register	2d
3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year	
4 Number of states where property subject to conservation easement is located	
5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? <input type="checkbox"/> Yes <input type="checkbox"/> No	
6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year	
7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year	
8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.	

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.	
b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:	
(i) Revenue included on Form 990, Part VIII, line 1	\$
(ii) Assets included in Form 990, Part X	\$
2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:	
a Revenue included on Form 990, Part VIII, line 1	\$
b Assets included in Form 990, Part X	\$

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 52283D

Schedule D (Form 990) 2022

8/23/2023 1:19:52 AM

Part VII Investments—Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A) GSV FUND INVESTMENT	40,625,233	END OF YEAR MARKET VALUE
(B) RETHINK EDUCATION INVESTMENT	20,115,707	END OF YEAR MARKET VALUE
(C) BLACKROCK - INDEX FUND	191,867,256	END OF YEAR MARKET VALUE
(D) VANGUARD - INDEX FUND	187,130,610	END OF YEAR MARKET VALUE
(E) TREASURY NOTES	0	END OF YEAR MARKET VALUE
(F) LEARN CAPITAL VENTURE PARTNERS	63,621,460	END OF YEAR MARKET VALUE
(G) DEGREED, INC.	999,998	COST
(H) (SEE STATEMENT)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.)	1,382,479,459	

Part VIII Investments—Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.)		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.)	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) INTERCOMPANY PAYABLE	73,669
(3) PROPERTY TAXES	565
(4) FINANCE LEASE LIABILITY	26,590
(5) MISC. LIABILITIES	1,046
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.)	101,870

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII. ☐

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Schedule D Part VII

Investments-Other Securities

(a) Description of security or category(including name of security)	(b) Book values	(c) Method of valuation: Cost or end-of-year market value
EDUNAV, INC.	500,000	COST
PABTWF	11,726,479	END OF YEAR MARKET VALUE
MANAGED, MUTUAL & INDEX FUNDS	856,893,984	END OF YEAR MARKET VALUE
NEW U VENTURE PTNRS FUND,LP	4,395,124	END OF YEAR MARKET VALUE
NEW MARKETS EDU PARTNERS III INVESTMENT	1,627,587	END OF YEAR MARKET VALUE
ACHIEVE PARTNERS EDTECH BUYOUT FUND, LP	2,976,021	END OF YEAR MARKET VALUE

**SCHEDULE I
(Form 990)**

**Grants and Other Assistance to Organizations,
Governments, and Individuals in the United States**
Complete if the organization answered "Yes" on Form 990, Part IV, line 21 or 22.

Department of the Treasury
Internal Revenue Service

Attach to Form 990.

Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2022

**Open to Public
Inspection**

Name of the organization

ASCENDIUM EDUCATION GROUP, INC.

Employer identification number

39-1090394

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? ☒ **Yes** ☐ **No**

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of noncash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
(1) ASCENDIUM EDUCATION SOLUTIONS, INC. 38 BUTTONWOOD CT, MADISON, WI 53718-2156	39-1853833	501(C)(3)	61,144,777				(SEE STATEMENT)
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							
2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table							1
3 Enter total number of other organizations listed in the line 1 table							0

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 50055P

Schedule I (Form 990) 2022

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.
Part III can be duplicated if additional space is needed.

	(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
1						
2						
3						
4						
5						
6						
7						

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

(SEE STATEMENT)

Part IV

Supplemental Information. Provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

Return Reference - Identifier	Explanation
SCHEDULE I, PART I, LINE 2 -	ASCENDIUM EDUCATION GROUP RECONCILES AND MONITORS THE GRANT PAYMENTS ON A REGULAR BASIS TO ENSURE NO ADDITIONAL GRANT FUNDS ARE TRANSFERRED TO ASCENDIUM EDUCATION SOLUTIONS, INC. THAN REQUIRED TO SUPPORT THEIR GRANT PROGRAM.
SCHEDULE I, PART II, LINE 1(H) -	AS A SUPPORTING ORGANIZATION OF ASCENDIUM EDUCATION SOLUTIONS (AES), GROUP HAS PROVIDED FUNDS TO ALLOW AES TO FURTHER ITS EXEMPT PURPOSE AND PROVIDE ADDITIONAL GRANTS TO VARIOUS EDUCATIONAL ORGANIZATIONS AND SCHOLARSHIP PROGRAMS. PLEASE SEE THE AES FORM 990 FOR SPECIFIC DETAILS OF THESE GRANT RECIPIENTS AND PROGRAMS.
SCHEDULE I, PART II, COLUMN H - PURPOSE OF GRANT OR ASSISTANCE	ASCENDIUM EDUCATION SOLUTIONS, INC.: FUND ASCENDIUM EDUCATION SOLUTION, INC. GRANT PROGRAM

**SCHEDULE J
(Form 990)**Department of the Treasury
Internal Revenue Service**Compensation Information**For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees
Complete if the organization answered "Yes" on Form 990, Part IV, line 23.
Attach to Form 990.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022**Open to Public
Inspection**

Name of the organization

ASCENDIUM EDUCATION GROUP, INC.

Employer identification number

39-1090394

Part I Questions Regarding Compensation**1a** Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

- | | |
|--|--|
| <input type="checkbox"/> First-class or charter travel | <input type="checkbox"/> Housing allowance or residence for personal use |
| <input type="checkbox"/> Travel for companions | <input type="checkbox"/> Payments for business use of personal residence |
| <input type="checkbox"/> Tax indemnification and gross-up payments | <input type="checkbox"/> Health or social club dues or initiation fees |
| <input type="checkbox"/> Discretionary spending account | <input type="checkbox"/> Personal services (such as maid, chauffeur, chef) |

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain**2** Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked on line 1a?**3** Indicate which, if any, of the following the organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Compensation committee | <input type="checkbox"/> Written employment contract |
| <input checked="" type="checkbox"/> Independent compensation consultant | <input checked="" type="checkbox"/> Compensation survey or study |
| <input checked="" type="checkbox"/> Form 990 of other organizations | <input checked="" type="checkbox"/> Approval by the board or compensation committee |

4 During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in or receive payment from a supplemental nonqualified retirement plan?
- c** Participate in or receive payment from an equity-based compensation arrangement?

If "Yes" to any of lines 4a–c, list the persons and provide the applicable amounts for each item in Part III.

Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5–9.**5** For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
- b** Any related organization?

If "Yes" on line 5a or 5b, describe in Part III.

6 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
- b** Any related organization?

If "Yes" on line 6a or 6b, describe in Part III.

7 For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If "Yes," describe in Part III**8** Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III**9** If "Yes" on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

Yes No

1b

2

4a

4b

4c

5a

5b

6a

6b

7

8

9

✓

✓

✓

✓

✓

✓

✓

✓

✓

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 50053T

Schedule J (Form 990) 2022

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that aren't listed on Form 990, Part VII.

Note: The sum of columns (B)(i)–(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC and/or 1099-NEC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation in column (B) reported as deferred on prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
RICHARD D GEORGE - 2.3	(i)	394,832	450,000	3,665	18,200	36,140	902,837	0
	(ii)	0	0	0	0	0	0	0
HOPE E MERRY - 3	(i)	228,720	180,000	464	18,329	31,079	458,592	0
2 CHIEF FINANCIAL OFFICER	(ii)	0	0	0	0	0	0	0
JACQUELINE J FAIRBAIRN - 3	(i)	0	0	0	0	0	0	0
3 CHIEF COMPLIANCE OFFICER	(ii)	146,640	155,000	1,329	18,096	37,251	358,316	0
REBECCA E RAPP - 3	(i)	142,859	145,000	486	18,409	30,262	337,016	0
4 GEN CNSL & ASST SECRETARY	(ii)	0	0	0	0	0	0	0
AMY S KERWIN - 3	(i)	143,374	145,000	704	17,303	26,249	332,630	0
5 VP - EDUCATION PHILANTHROPY	(ii)	0	0	0	0	0	0	0
BRETT G LINDQUIST - 3	(i)	136,526	140,000	700	17,560	37,315	332,101	0
6 VP - STRATEGIC COMMUNICATIONS	(ii)	0	0	0	0	0	0	0
ERIC C MALY - 3	(i)	151,640	75,000	718	15,701	30,926	273,985	0
7 DIRECTOR INFO/TECHNOLOGY/SECURITY	(ii)	0	0	0	0	0	0	0
MAUREEN L HARRILL - 3	(i)	130,624	90,000	3,444	14,840	26,692	265,600	0
8 VP - HUMAN RESOURCES	(ii)	0	0	0	0	0	0	0
MATTHEW R HARLOWE - 3	(i)	145,000	95,000	268	15,417	1,151	256,836	0
9 DIRECTOR INTERNAL AUDIT	(ii)	0	0	0	0	0	0	0
JENNIFER M KRUEGER - 3	(i)	137,012	22,406	452	13,214	30,846	203,930	0
10 DEPUTY GENERAL COUNSEL	(ii)	0	0	0	0	0	0	0
KEITH WITHAM - 3	(i)	172,994	5,500	306	10,019	14,819	203,638	0
11 DIRECTOR - EDUCATION GRANTMAKING	(ii)	0	0	0	0	0	0	0
BETHANY M MILLER - 3	(i)	158,281	10,105	306	14,349	11,329	194,370	0
12 DIRECTOR - LEARNING AND IMPACT	(ii)	0	0	0	0	0	0	0
ALEXANDER J HAMMOND - 3	(i)	140,567	18,576	263	13,933	19,282	192,621	0
13 SENIOR SECURITY ARCHITECT	(ii)	0	0	0	0	0	0	0
RICHARD T SCHICK - 3	(i)	135,486	13,272	276	10,520	9,897	169,451	0
14 SR IT ARCHITECTURAL ENGINEER	(ii)	0	0	0	0	0	0	0
	(i)							
15	(ii)							
	(i)							
16	(ii)							

Schedule J (Form 990) 2022

**SCHEDULE L
(Form 990)**Department of the Treasury
Internal Revenue Service**Transactions With Interested Persons**
Complete if the organization answered "Yes" on Form 990, Part IV, line 25a, 25b, 26, 27,
28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.
Attach to Form 990 or Form 990-EZ.
Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022**Open To Public
Inspection**

Name of the organization

ASCENDIUM EDUCATION GROUP, INC.

Employer identification number

39-1090394

Part I Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and section 501(c)(29) organizations only).
Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b.

1	(a) Name of disqualified person	(b) Relationship between disqualified person and organization	(c) Description of transaction	(d) Corrected?	
				Yes	No
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					

- 2 Enter the amount of tax incurred by the organization managers or disqualified persons during the year under section 4958 \$ _____
- 3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization \$ _____

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a or Form 990, Part IV, line 26; or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22.

(a) Name of interested person	(b) Relationship with organization	(c) Purpose of loan	(d) Loan to or from the organization?		(e) Original principal amount	(f) Balance due	(g) In default?		(h) Approved by board or committee?		(i) Written agreement?	
			To	From			Yes	No	Yes	No	Yes	No
(1)												
(2)												
(3)												
(4)												
(5)												
(6)												
(7)												
(8)												
(9)												
(10)												

Total \$ _____**Part III Grants or Assistance Benefiting Interested Persons.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of assistance	(d) Type of assistance	(e) Purpose of assistance
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				
(7)				
(8)				
(9)				
(10)				

For Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Cat. No. 50056A

Schedule L (Form 990) 2022

Business Transactions Involving Interested Persons.
Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) (SEE STATEMENT)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					
(8)					
(9)					
(10)					

Supplemental information.
Provide additional information for responses to questions on Schedule L (see instructions).

[illegible]

Part IV Business Transactions Involving Interested Persons (continued)				
(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?
				Yes No
(1) THOMAS BOLDT	BOARD MEMBER	\$2,669,051	CONSTRUCTION SERVICES PROVIDED TO BUILD THE NEW ASCENDIUM HEADQUARTERS	✓

SCHEDULE O (Form 990) Department of Treasury Internal Revenue Service	Supplemental Information to Form 990 or 990-EZ <small>Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.</small> ▶ Attach to Form 990 or 990-EZ. ▶ Go to www.irs.gov/Form990 for the latest information.	OMB No. 1545-0047 <div style="border: 2px solid black; padding: 5px; display: inline-block;"> 2022 Open to Public Inspection </div>
Name of the Organization ASCENDIUM EDUCATION GROUP, INC.		Employer Identification Number 39-1090394

Return Reference - Identifier	Explanation				
FORM 990, PART VI, LINE 11B - REVIEW OF FORM 990 BY GOVERNING BODY	ON AN ANNUAL BASIS, THE CHAIRMAN OF THE BOARD, PRESIDENT AND CEO, THE AUDIT COMMITTEE AND BOARD REVIEWS THE FORM 990 PRIOR TO FILING. THE CONFLICTS OF INTEREST QUESTIONNAIRES ARE COMPLETED BY EACH DIRECTOR AND REVIEWED PRIOR TO FILING THE FORM 990.				
FORM 990, PART VI, LINE 12C - CONFLICT OF INTEREST POLICY	ANNUALLY, DIRECTORS AND OFFICERS SIGN A CONFLICT OF INTEREST DOCUMENT WHICH DISCLOSES ANY CONFLICTS. THE SIGNED DOCUMENTS ARE REVIEWED ANNUALLY BY THE CHAIRMAN OF THE BOARD. IF A DISCLOSED CONFLICT OCCURS, THE INDIVIDUAL ABSTAINS FROM DISCUSSION AND VOTING ON TOPICS WHERE A CONFLICT OF INTEREST EXISTS. ALL DIRECTORS, OFFICERS AND EMPLOYEES ARE SUBJECT TO THE HUMAN RESOURCES CODE OF ETHICS TO MAINTAIN THE HIGHEST ETHICAL AND LEGAL STANDARDS OF BUSINESS CONDUCT.				
FORM 990, PART VI, LINE 15A - PROCESS TO ESTABLISH COMPENSATION OF TOP MANAGEMENT OFFICIAL	THE COMPENSATION OF THE CEO AND ALL OF THE OFFICERS IS DETERMINED ANNUALLY BY THE PERSONNEL POLICY COMMITTEE OF THE BOARD OF DIRECTORS. THE CEO IS ROUTINELY EXCUSED AND ABSTAINS FROM DISCUSSION AND/OR VOTING ON ANY MATTERS RELATED TO HIS OWN COMPENSATION AND BENEFITS. THE PERSONNEL POLICY COMMITTEE'S REPORT IS SUBMITTED TO THE BOARD OF DIRECTORS FOR APPROVAL. THE DECISIONS ARE DOCUMENTED IN THE BOARD MINUTES. EVERY TWO TO THREE YEARS, AN INDEPENDENT COMPENSATION STUDY IS PERFORMED, LAST COMPENSATION STUDY WAS PERFORMED IN 2022.				
FORM 990, PART VI, LINE 15B - PROCESS TO ESTABLISH COMPENSATION OF OTHER OFFICERS OR KEY EMPLOYEES	THE COMPENSATION OF THE CEO AND ALL OF THE OFFICERS IS DETERMINED ANNUALLY BY THE PERSONNEL POLICY COMMITTEE OF THE BOARD OF DIRECTORS. THE CEO IS ROUTINELY EXCUSED AND ABSTAINS FROM DISCUSSION AND/OR VOTING ON ANY MATTERS RELATED TO HIS OWN COMPENSATION AND BENEFITS. THE PERSONNEL POLICY COMMITTEE'S REPORT IS SUBMITTED TO THE BOARD OF DIRECTORS FOR APPROVAL. THE DECISIONS ARE DOCUMENTED IN THE BOARD MINUTES. EVERY TWO TO THREE YEARS, AN INDEPENDENT COMPENSATION STUDY IS PERFORMED, LAST COMPENSATION STUDY WAS PERFORMED IN 2022.				
FORM 990, PART VI, LINE 19 - REQUIRED DOCUMENTS AVAILABLE TO THE PUBLIC	FEDERAL TAX LAW DOES NOT REQUIRE THAT SUCH DOCUMENTS BE MADE PUBLICLY AVAILABLE. DOCUMENTS ARE AVAILABLE UPON SPECIFIC REQUEST.				
FORM 990, PART VII, SECTION A, LINE 1A - PART VII, SECTION A, QUESTION 1A	(1) DIRECTORS NORMALLY ATTEND 3-4 BOARD MEETINGS AND 3-4 COMMITTEE MEETINGS PER YEAR IN ADDITION TO TELEPHONIC CONFERENCES AND INDIVIDUAL MEETINGS WITH OFFICERS. DIRECTORS DEVOTE AN AVERAGE OF 1-3 HOURS PER WEEK TO THEIR POSITION(S). (2) COMPENSATION LINE INCLUDES COMPENSATION FOR GENERAL COUNSEL SERVICES AND AFFILIATE GROUP RESPONSIBILITIES. INSIDE DIRECTORS ARE NOT ELIGIBLE FOR BOARD COMPENSATION. (3) NON-OPERATING OFFICER POSITION NOT SEPARATELY COMPENSATED.				
FORM 990, PART IX, LINE 24C - PART IX, LINE 24C	COSTS ARE CHARGED TO THE APPLICABLE MANAGING AREA AND THEN FURTHER ALLOCATED TO SUPPORTING SERVICES AND PROGRAMS THAT EACH AREA SUPPORTS. COSTS ARE ALLOCATED TO SUPPORTING SERVICES AND PROGRAMS BASED ON ESTIMATES MADE BY MANAGEMENT, TAKING INTO ACCOUNT THE NATURE OF THE EXPENSE AND HOW IT RELATES TO THE FUNCTIONAL AREAS. COSTS ARE TYPICALLY ALLOCATED BASED ON RESOURCES USED OR TIME AND EFFORT.				
FORM 990, PART XI, LINE 9 - OTHER CHANGES IN NET ASSETS OR FUND BALANCES	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">(a) Description</th><th style="width: 20%;">(b) Amount</th></tr> <tr> <td>OPERATING FUND CONTRIBUTION TRANSFER TO AEG FROM ASCENDIUM EDUCATION SOLUTIONS, INC.</td><td style="text-align: right;">50,000,000</td></tr> </table>	(a) Description	(b) Amount	OPERATING FUND CONTRIBUTION TRANSFER TO AEG FROM ASCENDIUM EDUCATION SOLUTIONS, INC.	50,000,000
(a) Description	(b) Amount				
OPERATING FUND CONTRIBUTION TRANSFER TO AEG FROM ASCENDIUM EDUCATION SOLUTIONS, INC.	50,000,000				

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service
Name of the organization
ASCENDIUM EDUCATION GROUP, INC.

Related Organizations and Unrelated Partnerships

Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.
Attach to Form 990.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2022

Open to Public Inspection

Employer identification number
39-1090394

Part I Identification of Disregarded Entities. Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

	(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1)						
(2)						
(3)						
(4)						
(5)						
(6)						

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related tax-exempt organizations during the tax year.

	(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?
							Yes No
(1)	ASCENDIUM EDUCATION SOLUTIONS, INC. (39-1853833) 38 BUTTWOOD CT, MADISON, WI 53718	GTU STDNT LNS	WI	501(C)(3)	10	GROUP	✓
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 50135Y

Schedule R (Form 990) 2022

Part III Identification of Related Organizations Taxable as a Partnership. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512–514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproportionate allocations?		(i) Code V–UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) _____												
(2) _____												
(3) _____												
(4) _____												
(5) _____												
(6) _____												
(7) _____												

Part IV Identification of Related Organizations Taxable as a Corporation or Trust. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?	
								Yes	No
(1)(SEE STATEMENT) _____									
(2) _____									
(3) _____									
(4) _____									
(5) _____									
(6) _____									
(7) _____									

Schedule R (Form 990) 2022

Part V Transactions With Related Organizations. Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.**Note:** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.

		Yes	No
1	During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II–IV?		
a	Receipt of (i) interest, (ii) annuities, (iii) royalties, or (iv) rent from a controlled entity	1a	<input checked="" type="checkbox"/>
b	Gift, grant, or capital contribution to related organization(s)	1b	<input checked="" type="checkbox"/>
c	Gift, grant, or capital contribution from related organization(s)	1c	<input checked="" type="checkbox"/>
d	Loans or loan guarantees to or for related organization(s)	1d	<input checked="" type="checkbox"/>
e	Loans or loan guarantees by related organization(s)	1e	<input checked="" type="checkbox"/>
f	Dividends from related organization(s)	1f	<input checked="" type="checkbox"/>
g	Sale of assets to related organization(s)	1g	<input checked="" type="checkbox"/>
h	Purchase of assets from related organization(s)	1h	<input checked="" type="checkbox"/>
i	Exchange of assets with related organization(s)	1i	<input checked="" type="checkbox"/>
j	Lease of facilities, equipment, or other assets to related organization(s)	1j	<input checked="" type="checkbox"/>
k	Lease of facilities, equipment, or other assets from related organization(s)	1k	<input checked="" type="checkbox"/>
l	Performance of services or membership or fundraising solicitations for related organization(s)	1l	<input checked="" type="checkbox"/>
m	Performance of services or membership or fundraising solicitations by related organization(s)	1m	<input checked="" type="checkbox"/>
n	Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)	1n	<input checked="" type="checkbox"/>
o	Sharing of paid employees with related organization(s)	1o	<input checked="" type="checkbox"/>
p	Reimbursement paid to related organization(s) for expenses	1p	<input checked="" type="checkbox"/>
q	Reimbursement paid by related organization(s) for expenses	1q	<input checked="" type="checkbox"/>
r	Other transfer of cash or property to related organization(s)	1r	<input checked="" type="checkbox"/>
s	Other transfer of cash or property from related organization(s)	1s	<input checked="" type="checkbox"/>

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a–s)	(c) Amount involved	(d) Method of determining amount involved
(1)	ASCENDIUM EDUCATION SOLUTIONS, INC	L	22,410,641	ACTUAL COST
(2)	ASCENDIUM EDUCATION SOLUTIONS, INC.	Q	299,395	ACTUAL COST
(3)	NORTHSTAR EDUCATION SERVICES, LLC	L	1,018,706	ACTUAL COST
(4)	NORTHSTAR EDUCATION SERVICES, LLC	P	71,462	ACTUAL COST
(5)				
(6)				

Part VI **Unrelated Organizations Taxable as a Partnership.** Complete if the organization answered "Yes" on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512–514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V–UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	
(1) _____													
(2) _____													
(3) _____													
(4) _____													
(5) _____													
(6) _____													
(7) _____													
(8) _____													
(9) _____													
(10) _____													
(11) _____													
(12) _____													
(13) _____													
(14) _____													
(15) _____													
(16) _____													

Schedule R (Form 990) 2022

Part IV Identification of Related Organizations Taxable as a Corporation or Trust (continued)								
(a) Name, address and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C-corp, S-corp or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Section 512(b)(13) controlled entity?
(1) NORTHSTAR EDUCATION SERVICES, LLC (35-2626495) 38 BUTTONWOOD CT, MADISON, WI 53718	SERVICE	WI	GROUP	C CORPORATION	(2,985,734)	3,340,537	100.00	Yes
								No
								✓



City of Madison

Office of the City Assessor

Michelle Drea, Esq. City Assessor

City-County Building, Room 101

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

Phone: (608) 266-4531 | Fax: (608) 266-4257

assessor@cityofmadison.com

cityofmadison.com/assessor

February 10, 2021

Ascendium Education Group Inc
2501 International LN
Madison WI 53704

RE: Certified Survey Map 15485

Dear Property Owner:

Our office has processed CERTIFIED SURVEY MAP #15485. This certified survey is out of parcel numbers 0810-154-0107-9 & 0810-154-0099-8, and part of parcel 0810-153-0202-9 and part of parcel 0810-154-0101-1.

Enclosed is my worksheet showing the new lot numbers, parcel identification numbers, and primary street addresses.

Please note that while this is a one-lot CSM, there are two school districts lying within Lot 1. We cannot create a parcel that spans over multiple school districts. Therefore, the Assessor's office has split the lot along the district boundary lines, creating two parcel numbers.

In order for Lot 3 to have just one parcel number, a Petition to Alter School District Boundaries must be completed and submitted before February 1 of a given year. The petition asks for lands to detach from one school district and to be attached to the other. The City cannot be involved with the process; it is between the owner of the land and the school districts.

There is information available at the Wisconsin Department of Public Instruction website:
<https://dpi.wi.gov/parental-education-options/reorganization/small-territory-owner>.

If you have any questions, I can be reached at dcrary@cityofmadison.com.

Sincerely,

A handwritten signature in black ink that reads "Debra Crary". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Debra Crary
Property Lister

Enclosure

0810-153

QUICK 9/17/2020

0810-154

2020 CSM #15485

OUT OF PART-OF 0810-153-0202-9 (COMMERCIAL AG AREA 8913)

OUT OF PART-OF 0810-154-0101-1 (COMMERCIAL AREA 9913)

OUT OF 0810-154-0107-9 & 0810-154-0099-8 (COM AREA 9913)

SUN PRAIRIE SCHOOL DIST (0810-154-0101-1, 0107-9 & 0099-8)

DEFOREST SCHOOL DIST (0810-153-0202-9)

Completed 02/04/2021

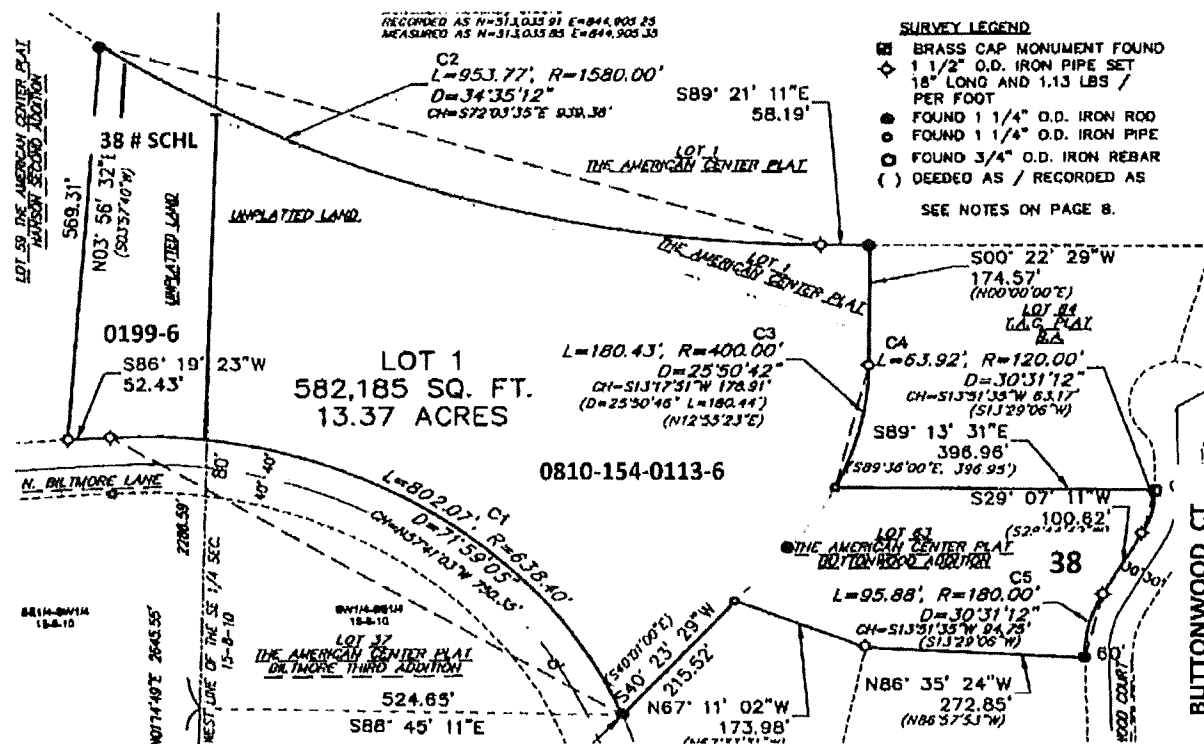
LOT #	PARCEL #	STREET NAME	LOT TYPE	PLAT CODE
1	0810 - 154 - 0113 - 6	38 BUTTONWOOD CT (Sun Prairie School Dist)	LOT	15485
1*	0810 - 154 - 0199 - 6	38 BUTTONWOOD CT # SCHL (DeForest Sch Dist)	LOT	15485

2 parcels & Part-of 2 parcels into 1 lot.

Portion of parcel 0810-153-0202-9 (81,987 sq ft) now part of CSM 15485; Portion of parcel 0810-154-0101-1 (27,871 sq ft) now part of CSM 15485.

*Lot 1 involves two school districts; therefore two parcel numbers assigned.

Parcel numbers 0810-154-0107-9 & 0810-154-0099-8 are now OBSOLETE.



State Bar of Wisconsin Form 2-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between American Family Mutual Insurance Company, S.I.,
f/k/a American Family Mutual Insurance Company, a Wisconsin Corporation

("Grantor," whether one or more),
and Ascendium Education Group, Inc., a Wisconsin Corporation

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants to Grantee the following
described real estate, together with the rents, profits, fixtures and other appurtenant
interests, in Dane County, State of Wisconsin ("Property") (if more
space is needed, please attach addendum):

See attached Addendum A for legal description and restriction.

Recording Area

Name and Return Address

Richard D. George
Ascendium Education Group, Inc.
2501 International Lane
Madison, WI 53704

*251-0810-154-0099-8; 251-0810-154-0202-9(part); 251-0810-154-0101-1(part);
251-0810-154-0107-9

* (prior lots)

Parcel Identification Number (PIN)

This is not _____ homestead property.
(is) (is not)

Exceptions to warranties:

Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and
municipal services, recorded building and use restrictions and covenants, including among others, the Declarations of Protective
Covenants and Conditions recorded in Vol. 19688 of Records, pages 1-49, as Document No. 2379020, general taxes levied in the
year of closing and all restrictions, limitations and information set forth on the CSM and underlying plat of this lot and any
Permitted Exceptions.

Dated SEPTEMBER 17, 2020

American Family Mutual Insurance Company, S.I.

(SEAL) Asya Alex _____ (SEAL)
* _____
* Asya S. Alexandrovich, Chief Legal Officer

(SEAL) L K P _____ (SEAL)
* _____
* Lauren K. Powell, Assistant Secretary

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
DANE) ss.
COUNTY)

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on SEP 17 2020,
the above-named Asya S. Alexandrovich and Lauren K.
Powell officers of the above-named corporation
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

Attorney Lori J. Bochniak
6000 American Parkway, Madison, WI 53783-0001

* Lori J. Bochniak
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

Addendum to Warranty Deed

(Prior PN's)

251-0810-154-0099-8; 251-0810-154-0202-9(part); 251-0810-154-0101-1(part); 251-0810-154-0107-9

Lot One (1) of Certified Survey Map No. 15485, recorded in the office of the Register of Deeds for Dane County, Wisconsin in Volume 111 of Certified Survey Maps, Pages 243-252, as Document No. 5634354, in the City of Madison, Dane County, Wisconsin.

Identified property is subject to a perpetual restriction that the maximum elevation for any building constructed on the property and any mechanicals, screening, antennae or any other extension or projection that may be placed on such buildings shall not to exceed 995 feet above sea level.



City of Madison

Office of the City Assessor

Michelle Drea, Esq. City Assessor

City-County Building, Room 101

210 Martin Luther King, Jr. Blvd.

Madison, WI 53703

Phone: (608) 266-4531 | Fax: (608) 266-4257

assessor@cityofmadison.com

cityofmadison.com/assessor



706

November 14, 2024

Ascendium Education Group, Inc.
Attn: Rebecca Rapp
38 Buttonwood Court
Madison, Wisconsin 53718

Ms. Rapp,

The Office of the City Assessor is in receipt of above-mentioned corporation's application for property tax exemption for 2024. I am denying the application for the following reasons.

The application seeks exemption as a benevolent association pursuant to Wis. Stat. § 70.11(4)(a) however, that paragraph also contains a carve out preclusion. Specifically, Wis Stat. 70.11(4)(a) prohibits exemption "property owned by any nonstock, nonprofit corporation which services guaranteed student loans for others or on its own account," The application for exemption has not clearly demonstrated that the organization is not precluded from exemption based on its activities.

Notwithstanding or in any way conceding the carveout preclusion, the City will also provide an explanation regarding Wis.Stat. § 70.11(4)(a)(1) for a benevolent association. Under Wisconsin law, real property is presumptively taxable. See [WIS. STAT. § 70.109](#); see also [Trustees of Indiana Univ. v. Town of Rhine, 170 Wis.2d 293, 299, 488 N.W.2d 128 \(Ct.App.1992\)](#). Certain property, however, is exempted from tax by statute. Because tax exemption statutes "are matters of legislative grace," *Id.*, they are to be "strictly construed in every instance with a presumption that the property in question is taxable, and the burden of proof is on the person who claims the exemption." [Section 70.109](#); see also [Deutsches Land, Inc. v. City of Glendale, 225 Wis.2d 70, 80-81, 591 N.W.2d 583 \(1999\)](#).

This presumption in favor of taxability is motivated by "the public interest to stem the erosion of municipal tax bases." [International Found. of Employee Benefit Plans, Inc. v. City of Brookfield, 95 Wis.2d 444, 454, 290 N.W.2d 720 \(Ct.App.1980\)](#), *aff'd*, [100 Wis.2d 66, 301 N.W.2d 175 \(1981\)](#). As explained in *International Foundation*,

[t]he more exceptions allowed, the more inequitable becomes the apportionment of the tax burden. The continuous removal of real property from taxation thus imposes a particular hardship upon local government and the citizen taxpayer.

Accordingly, the legislature mandated that only certain institutions are relieved of their normal tax load. See generally [WIS. STAT. § 70.11].... The legislature has recognized that some organizations actually serve a public rather than a private purpose and should

be relieved of their tax burden.

Put another way, specific and limited property tax exemptions are based on a theory of mutual consideration: the public relieves an organization of its property tax burden when it provides a public benefit. See [*Id. at 455, 290 N.W.2d 720*](#) (noting that, generally, organizations are relieved of their tax burden when they “provide a benefit to the taxpaying community”).

To be relieved of its property tax burden for the property in question, Ascendium “ ‘has the burden of showing the property is clearly within the terms’ ” of one of the exemptions it asserts. [*Pulsfus Poultry Farms, Inc. v. Town of Leeds, 149 Wis.2d 797, 811, 440 N.W.2d 329 \(1989\)*](#).

To qualify as a benevolent association pursuant to Wis. Stat. § 70.11(4)1, an organization must show three facts: (1) that it is a benevolent organization, (2) that it owns and exclusively uses the property and (3) that it uses the property for exempt purposes. [*Deutsches Land, Inc. v. City of Glendale, 225 Wis.2d 70, 80–81, 591 N.W.2d 583 \(1999\)*](#).

The Wisconsin Property Assessment Manual provides guidance on Benevolent Associations in Chapter 20-15, which provides in relevant part:

“...A mission statement of benevolence is not adequate proof that the association is a benevolent association. The assessor must look beyond the stated purpose of the organization to determine whether its activities are truly benevolent. The assessor should obtain a list of the services provided by the benevolent association. An organization claiming to be benevolent must show that it does benevolent activities and how those activities benefit society.

This does not necessarily mean that the activity benefits everyone directly. It means that because the organization provides this service, activity or benefit, society as a whole is a better place. This included providing services that would otherwise have to be provided at government expense and services that make people less dependent on government care. It also includes activities that make people better members of society by improving their social, physical, or mental condition.

In M.E. Baraca Club v. City of Madison, 167 Wis. 207, the court ruled that an organization whose benevolent activities consisted of securing positions for a few young men and furnishing a small number of free meals, is not a “benevolent association” whose property is exempt from taxation. It is not necessary that an organization be charitable to be benevolent. An organization does not have to provide its services for free or at a reduced cost to be benevolent. Providing charity is an activity that may help

¹ 2009 Wis. Act 28 renumbered exemption for benevolent association to Wis. Stat. § 70.11(4)(a)(1)

January 28, 2025

Page 3

demonstrate the benevolence of an organization, however it is not a requirement for being considered a benevolent association."

Ascendium asserts the following list of services satisfy the benevolence requirement:

- Federal Fiduciary and Student Loan Guarantor
- Project Success
- Attigo
- Wisconsin Student Loan Help Hotline
- Loan Repayment and Social Listening

These services are provided to ensure that loans are serviced effectively, specifically, to prevent borrowers from defaulting on loans. This is providing efficient outreach to ensure that Ascendium Education Solutions, Inc. fulfills **their** fiduciary duties as required by federal law, this is not benevolence services offered to society.

Furthermore, none of these services listed as benevolent activities are offered by Ascendium Education Group Inc. (the owner of the subject property) but rather its subsidiaries which include the for-profit entity North Star Education Services, Inc. (check this is the current name, I am always confused) Wisconsin law requires the property be owned and exclusively used for benevolent purposes. Your application fails to detail the actual use of the property. See [Deutsches Land](#). Your request fails to establish how the subject property owned by Ascendium Education Group Inc. exclusively uses the property for benevolent or exempt purposes.

Additionally, in Wisconsin a benevolent association must be completely free from the fact or even possibility of profits accruing to its founders, officers, directors or members. [Milwaukee Protestant Home for the Aged v. City of Milwaukee](#), 41 Wis.2d 284, 294, 164 N.W. 289 (1969). Ascendium's "Eighth Amended and Restated Bylaws of Ascendium Education Group, Inc." allow for a potential pecuniary profit issue based on investment income. Under Article III, Section 15 (f) Investment Committee, an Investment Committee is created composed of three Directors elected by the Board of the Corporation. Further, in Article V Section 5. Sales of Securities, the Board of Directors is provided broad authority to sell, assign, pledge or hypothecate any and all shares of stock, bonds or securities, owned or held by Ascendium without limitation. Finally, in tax year 2020, Ascendium's Investment Income (IRS Form 990 – Line 10) was \$30,305,069. And, Ascendium paid \$2,410,080 in investment management fees (Part IX Statement of Functional Expenses – Line 11 (f)). It appears that the total amount of investment assets is \$1,427,560,393 as demonstrated on lines 11 – 13 in Part X Balance Sheet of Form 990. At a minimum, the possibility of pecuniary gain exists with the aforementioned facts.

Based on the reasons stated above, your request for exemption for the subject property is denied.

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: UNLAWFUL TAXATION: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Ascendium Education Group, Inc. – Unlawful Taxation - \$348,155.36

Claimant Ascendium Education Group, Inc., claims a refund for unlawful real property tax pursuant to Wis. Stat. § 74.35 for their 2024 taxes for their property located at 38 Buttonwood Court. The claimant alleges that the property is a non-profit, non-stock corporation organized and validly existing under Chapter 181 of the Wisconsin Statutes and § 501(c)(3) of the Internal Revenue Code ("IRC"), thus exempting it from taxation. The Claimant seeks a refund of \$348,155.36, plus interest.

The City Assessor valued the property at \$18,643,800. for tax year 2024. The disputed claims from tax years 2022 and 2023 are still being litigated in Dane County Circuit Court, case numbers 2023CV001619 and 2024CV001663. The 2024 real property taxes were \$348,155.36. The claimant alleges that the Property qualifies for a property tax exemption pursuant to Wis. Stat. § 70.11(4)(a).

I have consulted with the Office of the Assessor, and we are of the opinion that this property is taxable and properly on the tax roll.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87115

File ID: 87115

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for WBH, LLC - excessive assessment - \$36,373

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for WBH, LLC - excessive assessment - \$36,373

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 72.

Sponsors:

Effective Date:

Attachments: 87115Claim.pdf, 87115 Report_3113 WBH, LLC (3113 W. Beltline Hwy.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87115

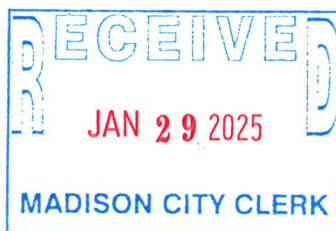
Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for WBH, LLC - excessive

assessment - \$36,373

Body

claim received on 1/29/2025



HAND-DELIVERED

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0709-334-1001-4

Now comes Claimant, 3113 WBH, LLC, owner of parcel 0709-334-1001-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 3113 W. Beltline Highway, within the City and is identified in the City's records as Tax Parcel No. 0709-334-1001-4.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$3,940,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$3,940,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$3,940,000.

11. The City imposed tax on the Property in the amount of \$69,749.71.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$1,900,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$1,885,365.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$33,377.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$36,373.

17. Upon information and belief the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$36,373, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$36,373, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: () Personal Service
() Substituted Service
(X) Service on Corporation
() Post-mailPerson Served: City of MadisonProcess Server: Lynn M. Dobler

Lynn M. Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for 3113 WBH, LLC – Excessive Assessment - \$36,373

Claimant 3113 WBH, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 3113 W. Beltline Highway. The claimant alleges that the assessed value should be no higher than \$1,900,000 for 2024, and the property taxes should be no higher than \$33,377. The Claimant seeks a refund of \$36,373 plus interest.

The City Assessor valued the property at \$3,940,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Boards of Assessors and Review, and they both sustained the assessment. The 2024 real property taxes were \$69,749.71. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87116

File ID: 87116

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - unlawful taxation - \$4,919

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - unlawful taxation - \$4,919

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 73.

Sponsors:

Effective Date:

Attachments: 87116Claim.pdf, 87116 Report_CC6 Varsity, LLC (405 N. Lake St.) UNLAWFUL.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

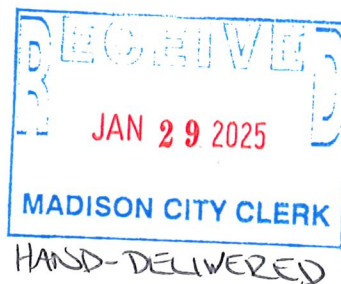
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87116

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC -

unlawful taxation - \$4,919
Body
claim received on 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR UNLAWFUL TAXES

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-232-0310-6

Now comes Claimant, CC6 Varsity LLC, owner of parcel 0709-232-0310-6 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Unlawful Taxes against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.35. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.35, for a refund of unlawful taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 405 N. Lake Street within the City and is identified in the City's records as Parcel No. 0709-232-0310-6.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$6,200,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$7,330,000. Claimant timely requested a hearing with the Board of Review.

10. During the Board of Review hearing, Claimant argued that the assessment inappropriately included the value of exempt personal property.

11. Also, during Board of Review hearings on the issue, the City Assessor, Michelle Drea, Esq., stated that Wis. Stat. § 74.35(2m) is the exclusive procedure for claiming that personal property is exempt. Specially, the City Assessor stated "this Board has no statutory authority to render any determination regarding a property's exempt status. And that would include everything that you're talking about with personal property. This Board has no authority to make a determination on."

12. The City Assessor again stated "I just want to restate that there is a specific statutory procedure. It's exclusive. You have to make a claim against the municipality. There is no question that any personal property whether it is exempt or not must go through the recovery of unlawful taxes statute. There is no question."

13. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,330,000.

14. The assessment of the Property impermissibly includes items that are not properly assessed to the Property because it contains personal property included in the assessment contrary to Wis. Stat. §§ 70.03 and 70.111(28).

15. The assessment of the Property included personal property in the amount of at least \$280,000.

16. Based on the aggregate ratio 99.2297365%, the value of the personal property to be deduced from the assessment of the Property for 2024 should be no lower than \$277,843.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the amount of property tax attributed by the personal property should be no less than \$4,919.

18. Claimant timely paid the property taxes imposed by the City on the Property for 2024 or the required installment thereof.

19. Based on the City Assessor's unlawful assessment of personal property, the 2024 assessment on the Property resulted in unlawful taxes imposed on Claimant pursuant to Wis. Stat. §§ 74.35(1) and 74.33(1)(c).

20. Claimant is entitled to a refund of 2024 taxes in the amount of \$4,919, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

21. The amount of this claim is \$4,919, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,



Shawn E. Lovell
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29/2025

Time: 1:29 PM

Place: 210 Martin Luther King Jr. Boulevard

Manner: () Personal Service

() Substituted Service

() Service on Corporation

() Post-mail

Person Served: City of Madison

Process Served: ~~Lynn M. Dobler~~

Lynn M. Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: UNLAWFUL TAXATION: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for CC6 Varsity, LLC – Unlawful Taxation - \$4,919

Claimant CC6 Varsity, LLC, claims a refund for unlawful real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 405 N. Lake Street. The claimant alleges that the assessed value should be no higher than \$7,052,157 for 2024, and the property taxes should be no higher than \$124,760.25. The Claimant seeks a refund of \$4,919, plus interest.

The City Assessor valued the property at \$6,200,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who increased the value to \$7,330,000; the Board of Review subsequently sustained the increased assessment. The 2024 net real property taxes were \$129,679.25. The Claimant alleges that the assessed value of the property inappropriately included the value of exempt personal property. As such, an unlawful taxation claim is required in addition to the excessive assessment claim.

I have consulted with the Office of the Assessor, and we are of the opinion that there is no basis for the exemption claim and the value sustained by the Board of Review was appropriate for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87117

File ID: 87117

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - excessive assessment - \$29,809

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC - excessive assessment - \$29,809

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 74.

Sponsors:

Effective Date:

Attachments: 87117Claim.pdf, 87117 Report_CC6 Varsity, LLC (405 N. Lake St.) EXCESSIVE.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

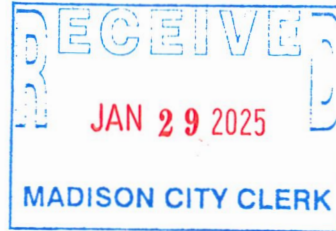
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87117

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for CC6 Varsity, LLC -

excessive assessment - \$29,809
Body
claim received on 1/29/2025



HAND-DELIVERED

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT**SERVED BY PROCESS SERVER**

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0709-232-0310-6

Now comes Claimant, CC6 Varsity LLC, owner of parcel 0709-232-0310-6 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 405 N. Lake Street within the City and is identified in the City's records as Parcel No. 0709-232-0310-6.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$6,200,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and increased the assessment to \$7,330,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,330,000.

11. The City imposed tax on the Property in the amount of \$129,762.78.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024 or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$5,690,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$5,646,172.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$99,954.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$29,809.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$29,809, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$29,809, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post mailPerson Served: City of MadisonProcess Server: [Signature]

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for CC6 Varsity, LLC – Excessive Assessment - \$29,809

Claimant CC6 Varsity, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 405 N. Lake Street. The claimant alleges that the assessed value should be no higher than \$5,646,172 for 2024, and the property taxes should be no higher than \$99,954. The Claimant seeks a refund of \$29,809 plus interest.

The City Assessor valued the property at \$6,200,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who increased the assessment to \$7,330,000; the Board of Review subsequently sustained the increased assessment. The 2024 real property taxes were \$129,762.78. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87118

File ID: 87118

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Central Storage & Warehouse LLC - excessive assessment - \$271,777

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Central Storage & Warehouse LLC - excessive assessment - \$271,777

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 75.

Sponsors:

Effective Date:

Attachments: 87118Claim.pdf, 87118 Report_Central Storage & Warehouse, LLC (4301 Cottage Grove Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

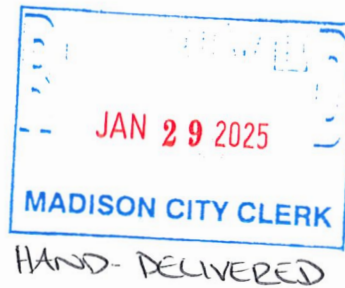
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87118

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Central Storage & Warehouse

LLC - excessive assessment - \$271,777
Body
claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
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Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0710-094-0099-7

Now comes Claimant, Central Storage & Warehouse LLC, owner of parcel 0710-094-0099-7 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.

2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 4301 Cottage Grove Road, within the City and is identified in the City's records as Tax Parcel No. 0710-094-0099-7.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$33,005,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$33,005,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$33,005,000.

11. The City imposed tax on the Property in the amount of \$584,286.59.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$17,790,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$17,652,970.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$312,510.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$271,777.

17. Upon information and belief the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$271,777, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$271,777, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", is written above the printed name.

Don M. Millis
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M. Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC, attorney for Central Storage & Warehouse, LLC – Excessive Assessment - \$271,777

Claimant Central Storage & Warehouse, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4301 Cottage Grove Road. The claimant alleges that the assessed value should be no higher than \$17,652,970 for 2024, and the property taxes should be no higher than \$312,510. The Claimant seeks a refund of \$271,777, plus interest.


The City Assessor valued the property at \$33,005,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Boards of Assessors and Review, and they both sustained the assessment. The 2024 real property taxes were \$584,286.59. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87119

File ID: 87119

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-2006-2) - excessive assessment - \$137,251

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-2006-2) - excessive assessment - \$137,251

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 76.

Sponsors:

Effective Date:

Attachments: 87119Claim.pdf, 87119 Report_FRED-Maple Grove HC, LLC (3824 Maple Grove Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

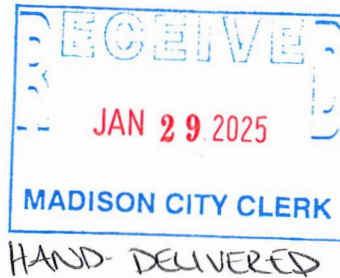
Text of Legislative File 87119

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC
(Parcel # 0608-123-2006-2) - excessive assessment - \$137,251

Body

claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0608-123-2006-2

Now comes Claimant, FRED-Maple Grove HC, LLC, owner of 0608-123-2006-2 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk

January 29, 2025

Page 2

4. The Property is located at 3824 Maple Grove Drive, within the City and is identified in the City's records as Tax Parcel No. 0608-123-2006-2.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$43,911,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$43,450,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$43,450,000.

11. The City imposed tax on the Property in the amount of \$769,194.14.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$35,974,100.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$35,697,005.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$631,943.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$137,251.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$137,251, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$137,251, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Don M. Millis". The signature is fluid and cursive, with the first name "Don" being more prominent.

Don M. Millis
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service☐ Substituted Service☒ Service on Corporation☐ Post-mailPerson Served: City of MadisonProcess Server: [Signature]

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for FRED-Maple Grove HC, LLC – Excessive Assessment - \$137,251

Claimant FRED-Maple Grove HC, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 3824 Maple Grove Drive. The claimant alleges that the assessed value should be no higher than \$35,697,005 for 2024, and the property taxes should be no higher than \$631,943. The Claimant seeks a refund of \$137,251, plus interest.


The City Assessor valued the property at \$43,911,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the value to \$43,450,000; the Board of Review subsequently sustained the reduced assessment. The 2024 real property taxes were \$769,194.14. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87120

File ID: 87120

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-3701-7) - excessive assessment - \$36,927

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-3701-7) - excessive assessment - \$36,927

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 77.

Sponsors:

Effective Date:

Attachments: 87120Claim.pdf, 87120 Report_FRED-Maple Grove HC, LLC (4002 Manchester Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

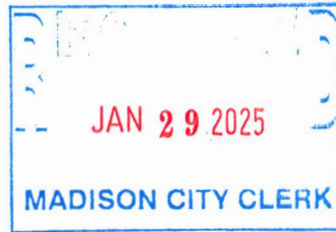
History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87120

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC
(Parcel # 0608-123-3701-7) - excessive assessment - \$36,927
Body
claim received 1/29/2025



HAND-DELIVERED

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0608-123-3701-7

Now comes Claimant, FRED-Maple Grove HC, LLC, owner of 0608-123-3701-7 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 4002 Manchester Road, within the City and is identified in the City's records as Tax Parcel No. 0608-123-3701-7.
5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.
6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.
7. For 2024, the City's assessor set the assessment of the Property at \$15,246,000.
8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).
9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$14,480,000. Claimant timely requested a hearing with the Board of Review.
10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$14,480,000.
11. The City imposed tax on the Property in the amount of \$256,339.04.
12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.
13. The fair market value of the Property as of January 1, 2024 was no higher than \$12,490,300.
14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$12,394,092.
15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$219,412.
16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$36,927.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$36,927, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$36,927, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis".

Don M. Millis
Agent for Claimant

53207001

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 pm
Place: 210 Martin Luther King Jr. Boulevard
Manner: () Personal Service
() Substituted Service
(X) Service on Corporation
() Post-mail
Person Served: City of Madison
Process Server: Lynn M. Dobler
Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for FRED-Maple Grove HC, LLC – Excessive Assessment - \$36,927

Claimant FRED-Maple Grove HC, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4002 Manchester Road. The claimant alleges that the assessed value should be no higher than \$12,394,092 for 2024, and the property taxes should be no higher than \$219,412. The Claimant seeks a refund of \$36,927 plus interest.

The City Assessor valued the property at \$15,246,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the value to \$14,480,000; the Board of Review subsequently sustained the reduced assessment. The 2024 real property taxes were \$256,339.04. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87121

File ID: 87121

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-1111-0) - excessive assessment - \$16,842

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC (Parcel # 0608-123-1111-0) - excessive assessment - \$16,842

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 78.

Sponsors:

Effective Date:

Attachments: 87121Claim.pdf, 87121 Report_FRED-Maple Grove HC, LLC (4071 Manchester Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

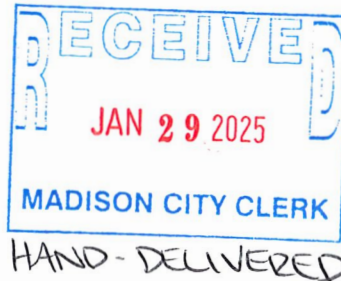
History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87121

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for FRED-Maple Grove HC, LLC
(Parcel # 0608-123-1111-0) - excessive assessment - \$16,842
Body
claim received 1/29/2025

The logo for Reinhart Boerner Van Deuren s.c. features the word "Reinhart" in a blue serif font, with a blue swoosh underline that extends to the right.

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0608-123-1111-0

Now comes Claimant, FRED-Maple Grove HC, LLC, owner of 0608-123-1111-0 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 4071 Manchester Road, within the City and is identified in the City's records as Tax Parcel No. 0608-123-1111-0.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$6,321,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$6,090,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$6,090,000.

11. The City imposed tax on the Property in the amount of \$107,811.10.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$5,178,500.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$5,138,612.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$90,969.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$16,842.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$16,842, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$16,842, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", with a stylized, cursive script.

Don M. Millis
Agent for Claimant

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 pm
Place: 210 Martin Luther King Jr. Boulevard
Manner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mail
Person Served: City of Madison
Process Server: Lynn M Dobler
Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for FRED-Maple Grove HC, LLC – Excessive Assessment - \$16,842

Claimant FRED-Maple Grove HC, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4071 Manchester Road. The claimant alleges that the assessed value should be no higher than \$5,138,612 for 2024, and the property taxes should be no higher than \$90,969. The Claimant seeks a refund of \$16,842, plus interest.

The City Assessor valued the property at \$6,321,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who lowered the value to \$6,090,000; the Board of Review subsequently sustained the reduced assessment. The 2024 real property taxes were \$107,811.10. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87122

File ID: 87122

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Frey Street Office, LLC - excessive assessment - \$71,657

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Frey Street Office, LLC - excessive assessment - \$71,657

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 79.

Sponsors:

Effective Date:

Attachments: 87122Claim.pdf, 87122 Report_Frey Street Office, LLC (4601 Frey St., Unit 400).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87122

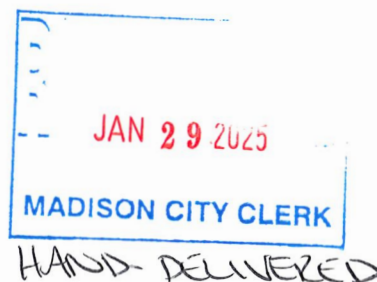
Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Frey Street Office, LLC -

excessive assessment - \$71,657

Body

claim received 1/29/2025

The logo for Reinhart, featuring the word "Reinhart" in a blue serif font, with a blue curved line above the "h".

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0709-202-2302-4

Now comes Claimant, Frey Street Office, LLC, owner of 0709-202-2302-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 4601 Frey Street, Unit 400, within the City and is identified in the City's records as Tax Parcel No. 0709-202-2302-4.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$8,420,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$8,420,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$8,420,000.

11. The City imposed tax on the Property in the amount of \$149,059.03.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$4,406,200.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$4,372,261.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$77,402.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$71,657.

17. Upon information and belief the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$71,657, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$71,657, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read "Don Millis", with a stylized, cursive script.

Don M. Millis
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M. Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Frey Street Office, LLC – Excessive Assessment - \$71,657

Claimant Frey Street Office, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 4601 Frey Street, Unit 400. The claimant alleges that the assessed value should be no higher than \$4,372,261 for 2024, and the property taxes should be no higher than \$77,402. The Claimant seeks a refund of \$71,657, plus interest.

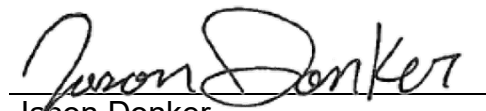
The City Assessor valued the property at \$8,420,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$149,059.03. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87123

File ID: 87123

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0601-2) - excessive assessment - \$14,566

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0601-2) - excessive assessment - \$14,566

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 80.

Sponsors:

Effective Date:

Attachments: 87123Claim.pdf, 87123 Report_The Meadowlands, LP (1 Wind Stone Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

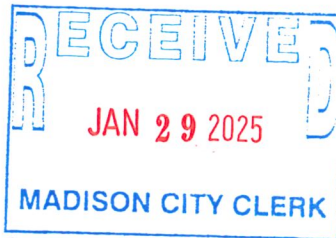
Text of Legislative File 87123

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP
(Parcel # 0710-012-0601-2) - excessive assessment - \$14,566

Body

claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-012-0601-2

Now comes Claimant, The Meadowlands, LP, owner of parcel 0710-012-0601-2 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 1 Wind Stone Drive within the City and is identified in the City's records as Parcel No. 0710-012-0601-2.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$4,792,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$4,792,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$4,792,000.

11. The City imposed tax on the Property in the amount of \$84,832.64.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$4,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$3,969,189.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$70,266.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$14,566.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$14,566, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$14,566, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn Lovell", written in a cursive style.

Shawn E. Lovell
Agent for Claimant

53206084

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 pm
Place: 210 Martin Luther King Jr. Boulevard
Manner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mail
Person Served: City of Madison
Process Server: Lynn M Dobler
Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for The Meadowlands, LP – Excessive Assessment - \$14,566

Claimant The Meadowlands, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 1 Wind Stone Drive. The claimant alleges that the assessed value should be no higher than \$3,969,189 for 2024, and the property taxes should be no higher than \$70,266. The Claimant seeks a refund of \$14,566, plus interest.

The City Assessor valued the property at \$4,792,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Boards of Assessors and Review, and they both sustained the assessment. The 2024 real property taxes were \$84,832.64. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87124

File ID: 87124

File Type: Claim

Status: Items Referred

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0402-4) - excessive assessment - \$22,522

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0402-4) - excessive assessment - \$22,522

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 02/25/2025

Agenda Number: 81.

Sponsors:

Effective Date:

Attachments: 87124Claim.pdf, 87124 Report_The Meadowlands, LP (2 Wind Stone Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

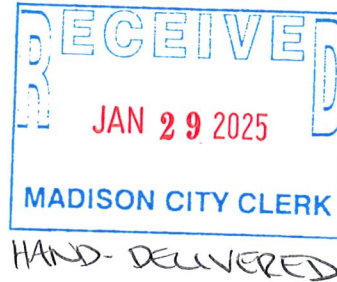
Text of Legislative File 87124

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP
(Parcel # 0710-012-0402-4) - excessive assessment - \$22,522

Body

claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-012-0402-4

Now comes Claimant, The Meadowlands, LP, owner of parcel 0710-012-0402-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 2 Wind Stone Drive within the City and is identified in the City's records as Parcel No. 0710-012-0402-4.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$7,226,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$7,226,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,226,000.

11. The City imposed tax on the Property in the amount of \$127,921.68.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$6,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$5,953,784.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$105,400.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$22,522.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$22,522, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$22,522, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn Lovell", written in a cursive style.

Shawn E. Lovell
Agent for Claimant

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for The Meadowlands, LP – Excessive Assessment - \$22,522

Claimant The Meadowlands, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 2 Wind Stone Drive. The claimant alleges that the assessed value should be no higher than \$5,953,784 for 2024, and the property taxes should be no higher than \$105,400. The Claimant seeks a refund of \$22,522 plus interest.

The City Assessor valued the property at \$7,226,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$127,921.68. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87125

File ID: 87125

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0501-4) - excessive assessment - \$1,043

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0501-4) - excessive assessment - \$1,043

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 82.

Sponsors:

Effective Date:

Attachments: 87125Claim.pdf, 87125 Report_The Meadowlands, LP (45 Wind Stone Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

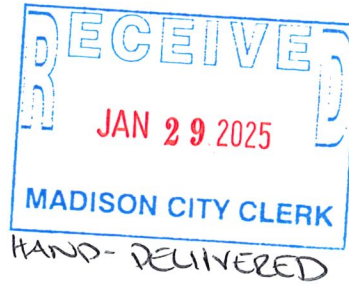
Text of Legislative File 87125

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP
(Parcel # 0710-012-0501-4) - excessive assessment - \$1,043

Body

claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-012-0501-4

Now comes Claimant, The Meadowlands, LP, owner of parcel 0710-012-0501-4 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 45 Wind Stone Drive within the City and is identified in the City's records as Parcel No. 0710-012-0501-4.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$1,120,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$952,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$952,000.

11. The City imposed tax on the Property in the amount of \$16,853.23.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$900,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$893,068.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$15,810.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$1,043.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.


Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$1,043, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$1,043, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn Lovell", written in a cursive style.

Shawn E. Lovell
Agent for Claimant

53206112

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for The Meadowlands, LP – Excessive Assessment - \$1,043

Claimant The Meadowlands, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 45 Wind Stone Drive. The claimant alleges that the assessed value should be no higher than \$893,068 for 2024, and the property taxes should be no higher than \$15,810. The Claimant seeks a refund of \$1,043 plus interest.


The City Assessor valued the property at \$1,120,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessment to \$952,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$16,853.23. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87126

File ID: 87126

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0401-6) - excessive assessment - \$19,212

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0401-6) - excessive assessment - \$19,212

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 83.

Sponsors:

Effective Date:

Attachments: 87126Claim.pdf, 87126 Report_The Meadowlands, LP (6810 Milwaukee St.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

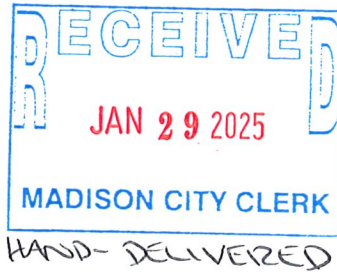
Text of Legislative File 87126

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP
(Parcel # 0710-012-0401-6) - excessive assessment - \$19,212

Body

claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-012-0401-6

Now comes Claimant, The Meadowlands, LP, owner of parcel 0710-012-0401-6 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 6810 Milwaukee Street within the City and is identified in the City's records as Parcel No. 0710-012-0401-6.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$7,226,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$7,039,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,039,000.

11. The City imposed tax on the Property in the amount of \$124,611.22.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024 or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$6,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$5,953,784.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$105,400.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$19,212.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$19,212, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$19,212, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206123

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 PM
Place: 210 Martin Luther King Jr. Boulevard
Manner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mail
Person Served: City of Madison
Process Server: Lynn M. Dobler
Lynn M. Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for The Meadowlands, LP – Excessive Assessment - \$19,212

Claimant The Meadowlands, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 20214 taxes for their property located at 6810 Milwaukee Street. The claimant alleges that the assessed value should be no higher than \$5,953,784 for 2024, and the property taxes should be no higher than \$105,400. The Claimant seeks a refund of \$19,212, plus interest.

The City Assessor valued the property at \$7,226,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who lowered the value to \$7,039,000; the Board of Review subsequently sustained the reduced assessment. The 2024 real property taxes were \$124,611.22. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87127

File ID: 87127

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0403-2) - excessive assessment - \$9,946

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP (Parcel # 0710-012-0403-2) - excessive assessment - \$9,946

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 84.

Sponsors:

Effective Date:

Attachments: 87127Claim.pdf, 87127 Report_The Meadowlands, LP (6834 Milwaukee St.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

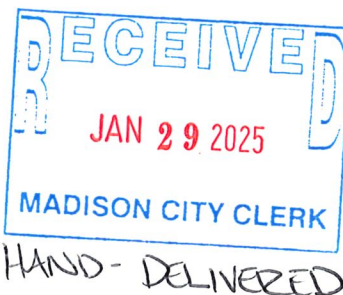
Text of Legislative File 87127

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for The Meadowlands, LP
(Parcel # 0710-012-0403-2) - excessive assessment - \$9,946

Body

claim received 1/29/2025

The logo for Reinhart, featuring the word "Reinhart" in a blue serif font, with a blue curved line above the "h" and "a".

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-012-0403-2

Now comes Claimant, The Meadowlands, LP, owner of parcel 0710-012-0403-2 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 6834 Milwaukee Street within the City and is identified in the City's records as Parcel No. 0710-012-0403-2.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$4,898,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$4,531,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$4,531,000.

11. The City imposed tax on the Property in the amount of \$80,212.16.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$4,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$3,969,189.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$70,266.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$9,946.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$9,946, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$9,946, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206131

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for The Meadowlands, LP – Excessive Assessment - \$9,946

Claimant The Meadowlands, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 6834 Milwaukee Street. The claimant alleges that the assessed value should be no higher than \$3,969,189 for 2024, and the property taxes should be no higher than \$70,266. The Claimant seeks a refund of \$9,946, plus interest.


The City Assessor valued the property at \$4,898,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$4,531,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$80,212.16. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87128

File ID: 87128

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Monson Construction Co., Inc - excessive assessment - \$31,345

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Monson Construction Co., Inc - excessive assessment - \$31,345

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 85.

Sponsors:

Effective Date:

Attachments: 87128Claim.pdf, 87128 Report_Monson Construction Co., Inc., et al. (725 Heartland Tr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

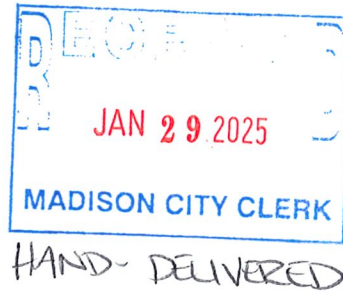
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87128

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Monson Construction Co., Inc

- excessive assessment - \$31,345
Body
claim received 1/29/2025

Reinhart

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0708-154-0314-5

Now comes Claimants, Monson Construction Co., Inc. NKA Intravalue, Inc. and Heartland Woods, LLC, owner of 0708-154-0314-5 (the "Property") in Madison, Wisconsin, by Claimants' attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimants.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimants by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimants are the owners of the Property, are responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and are authorized to bring this claim in their own name.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 725 Heartland Trail, within the City and is identified in the City's records as Tax Parcel No. 0708-154-0314-5.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$16.891747 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$3,443,300.

8. Claimants appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimants' objection and sustained the assessment at \$3,443,300. Claimants timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimants' objection and sustained the assessment at \$3,443,300.

11. The City imposed tax on the Property in the amount of \$58,163.36.

12. Claimants timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$1,600,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$1,587,676.

15. Based on the tax rate of \$16.891747 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$26,819.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$31,345.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimants are entitled to a refund of 2024 tax in the amount of \$31,345, or such greater amount as may be determined to be due to Claimants, plus statutory interest.

19. The amount of this claim is \$31,345, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimants

53183398

RELIABLE PROCESS SERVICE LLC

Served: _____
First: _____
Place: _____
Method: _____
Date: _____
Time: _____
Person Served: _____
Address: _____
City: _____
State: _____
Zip: _____
County: _____
Judge: _____
Court: _____
Case No: _____
Filing Office: _____
Filing Date: _____
Filing Time: _____
Filing Place: _____
Filing Method: _____
Filing Date: _____
Filing Time: _____
Filing Place: _____
Filing Method: _____

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC, attorney for Monson Construction Co., Inc., et al. – Excessive Assessment - \$31,345

Claimants Monson Construction Co., Inc., et al., claim a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 725 Heartland Trail. The Claimants allege that the assessed value should be no higher than \$1,587,676 for 2024, and the property taxes should be no higher than \$26,819. The Claimants seek a refund of \$31,345 plus interest.

The City Assessor valued the property at \$3,443,300 for tax year 2024. The Claimants challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$58,163.36. The Claimants also allege that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87129

File ID: 87129

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: ..Title

Final Action:

Shawn E Lovell, Reinhart Boerner Van Deuren s.c.,
attorney for Oak Park Properties AL I of Madison,
LLC - excessive assessment - \$30,804
..Body
claim received 1/29/2025

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park
Properties AL I of Madison, LLC - excessive assessment - \$30,804

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 86.

Sponsors:

Effective Date:

Attachments: 87129Claim.pdf, 87129 Report_Oak Park Properties
AL I, LLC (702 Jupiter Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

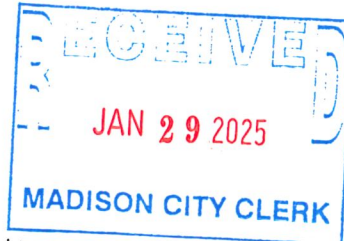
Text of Legislative File 87129

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties AL I of
Madison, LLC - excessive assessment - \$30,804

Body

claim received 1/29/2025

Reinhart

HAND DELIVERED

January 29, 2025

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-112-1911-2

Now comes Claimant, Oak Park Properties AL I of Madison, LLC, owner of parcel 0710-112-1911-2 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 702 Jupiter Drive within the City and is identified in the City's records as Parcel No. 0710-112-1911-2.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$8,894,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$8,190,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$8,190,000.

11. The City imposed tax on the Property in the amount of \$144,987.35.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$6,500,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$6,449,933.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$114,183.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$30,804.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on and ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$30,804, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$30,804, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn Lovell", written in a cursive style.

Shawn E. Lovell
Agent for Claimant

53206215

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn m Dobler
Lynn m Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC, attorney for Oak Park Properties AL I of Madison, LLC – Excessive Assessment - \$30,804

Claimant Oak Park Properties AL I of Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 702 Jupiter Drive. The claimant alleges that the assessed value should be no higher than \$ 6,449,933 for 2024, and the property taxes should be no higher than \$114,183. The Claimant seeks a refund of \$30,804, plus interest.


The City Assessor valued the property at \$ 8,894,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$8,190,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$144,987.35. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87130

File ID: 87130

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Nursing and Rehabilitation Center, LLC - excessive assessment - \$47,064

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Nursing and Rehabilitation Center, LLC - excessive assessment - \$47,064

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 87.

Sponsors:

Effective Date:

Attachments: 87130Claim.pdf, 87130 Report_Oak Park Nursing and Rehabilitation Center, LLC (718 Jupiter Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

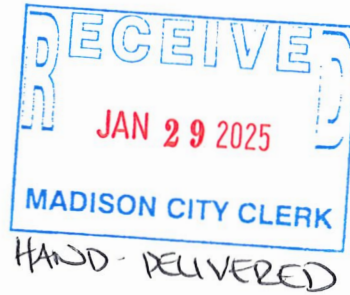
History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87130

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Nursing and
Rehabilitation Center, LLC - excessive assessment - \$47,064
Body
claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-112-1906-3

Now comes Claimant, Oak Park Nursing and Rehabilitation Center, LLC, owner of parcel 0710-112-1906-3 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 718 Jupiter Drive within the City and is identified in the City's records as Parcel No. 0710-112-1906-3.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$8,970,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$7,620,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,620,000.

11. The City imposed tax on the Property in the amount of \$134,896.66.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024 or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$5,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$4,961,487.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$87,833.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$47,064.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$47,064, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$47,064, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206271

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC, attorney for Oak Park Nursing and Rehabilitation Center, LLC – Excessive Assessment - \$47,064

Claimant Oak Park Nursing and Rehabilitation Center, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 718 Jupiter Drive. The claimant alleges that the assessed value should be no higher than \$4,961,487 for 2024, and the property taxes should be no higher than \$87,833. The Claimant seeks a refund of \$47,064, plus interest.


The City Assessor valued the property at \$8,970,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$7,620,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$134,896.66. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87131

File ID: 87131

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties ALF II of Madison, LLC - excessive assessment - \$44,476

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties ALF II of Madison, LLC - excessive assessment - \$44,476

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 88.

Sponsors:

Effective Date:

Attachments: 87131Claim.pdf, 87131 Report_Oak Park Properties ALF II of Madison, LLC (719 Jupiter Dr.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

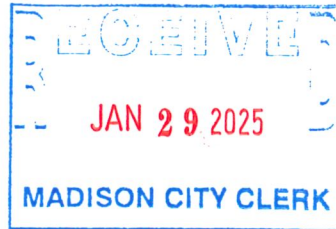
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87131

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Oak Park Properties ALF II

of Madison, LLC - excessive assessment - \$44,476
Body
claim received 1/29/2025



HAND DELIVERED

January 29, 2025

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT**SERVED BY PROCESS SERVER**

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0710-112-1701-7

Now comes Claimant, Oak Park Properties ALF II of Madison, LLC, owner of parcel 0710-112-1701-7 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 719 Jupiter Drive within the City and is identified in the City's records as Parcel No. 0710-112-1701-7.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$8,302,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$7,970,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$7,970,000.

11. The City imposed tax on the Property in the amount of \$141,092.70.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$5,500,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$5,457,636.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$96,616.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$44,476.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$44,476, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$44,476, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206183

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC, attorney for Oak Park Properties ALF II of Madison, LLC – Excessive Assessment - \$44,476

Claimant Oak Park Properties ALF II of Madison, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 719 Jupiter Drive. The claimant alleges that the assessed value should be no higher than \$5,457,636 for 2024, and the property taxes should be no higher than \$96,616. The Claimant seeks a refund of \$44,476, plus interest.


The City Assessor valued the property at \$8,302,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$7,970,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$141,092.70. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87132

File ID: 87132

File Type: Claim

Status: Items Referred

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Odessa Senior Housing, LLC - excessive assessment - \$22,932

Final Action:

Title: Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Odessa Senior Housing, LLC - excessive assessment - \$22,932

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 02/25/2025

Agenda Number: 89.

Sponsors:

Effective Date:

Attachments: 87132Claim.pdf, 87132 Report_Odessa Senior Housing, LLC (1859 Aberg Ave.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

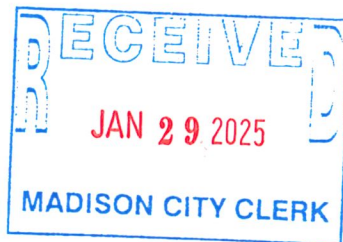
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87132

Title

Shawn E Lovell, Reinhart Boerner Van Deuren s.c., attorney for Odessa Senior Housing,

LLC - excessive assessment - \$22,932
Body
claim received 1/29/2025

The logo for Reinhart, featuring the word "Reinhart" in a blue serif font, with a blue curved line above the "h".

HAND DELIVERED

Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703

Telephone: 608.229.2200
Facsimile: 608.229.2100
reinhartlaw.com

January 29, 2025

Shawn E. Lovell
Direct Dial: 608-229-2265
slovell@reinhartlaw.com

CLAIM FOR EXCESSIVE ASSESSMENT**SERVED BY PROCESS SERVER**

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Parcel No. 0810-313-0075-0

Now comes Claimant, Odessa Senior Housing, LLC, owner of parcel 0810-313-0075-0 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You are hereby directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. The Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.
4. The Property is located at 1859 Aberg Avenue within the City and is identified in the City's records as Parcel No. 0810-313-0075-0.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for the assessed value for the Property.

7. For 2024, the City's assessor set the assessment of the Property at \$6,806,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$6,753,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$6,753,000.

11. The City imposed tax on the Property in the amount of \$119,548.18.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024, was no higher than \$5,500,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 should be no higher than \$5,457,636.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$96,616.

16. The 2024 assessment of the Property, as set by the City's Board of Review and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$22,932.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result, of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.


Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

18. Claimant is entitled to a refund of 2024 tax in the amount of \$22,932, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$22,932, plus interest thereon.

Dated at Madison, Wisconsin, on this 29th day of January, 2025.

Respectfully,

A handwritten signature in black ink, appearing to read "Shawn E. Lovell". The signature is fluid and cursive, with the first name "Shawn" and last name "Lovell" clearly distinguishable.

Shawn E. Lovell
Agent for Claimant

53206301

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 pm
Place: 210 Martin Luther King Jr. Boulevard
Manner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mail
Person Served: City of Madison
Process Server: Lynn M Dabler
Lynn M Dabler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Shawn E. Lovell, Reinhart Boerner Van Deuren, SC,
attorney for Odessa Senior Housing, LLC – Excessive Assessment - \$22,932

Claimant Odessa Senior Housing, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 1859 Aberg Avenue. The claimant alleges that the assessed value should be no higher than \$5,457,636 for 2024, and the property taxes should be no higher than \$96,616. The Claimant seeks a refund of \$22,932 plus interest.


The City Assessor valued the property at \$6,806,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$6,753,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$119,548.18. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87133

File ID: 87133

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Property Owner LLC - excessive assessment - \$199,095

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Property Owner LLC - excessive assessment - \$199,095

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 90.

Sponsors:

Effective Date:

Attachments: 87133Claim.pdf, 87133 Report_Madison Property Owner, LLC (5022 American Pkwy.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

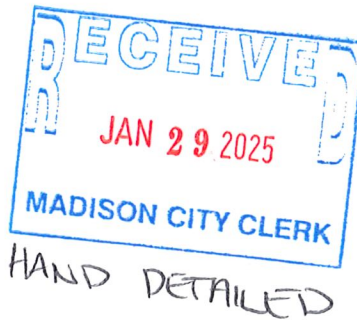
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87133

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Madison Property Owner LLC

- excessive assessment - \$199,095
Body
claim received 1/29/2025



Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0810-154-0112-8

Now comes Claimant, Madison Property Owner LLC, owner of 0810-154-0112-8 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 5022 American Parkway, within the City and is identified in the City's records as Tax Parcel No. 0810-154-0112-8.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$18.775759 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$49,476,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$47,815,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$47,815,000.

11. The City imposed tax on the Property in the amount of \$897,762.91.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$37,500,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$37,211,151.

15. Based on the tax rate of \$18.775759 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$698,668.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$199,095.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$199,095, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$199,095, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53207030

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 pmPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service☐ Substituted Service☒ Service on Corporation☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Madison Property Owner, LLC – Excessive Assessment - \$199,095

Claimant Madison Property Owner, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 5022 American Parkway. The claimant alleges that the assessed value should be no higher than \$37,211,151 for 2024, and the property taxes should be no higher than \$698,668. The Claimant seeks a refund of \$199,095 plus interest.


The City Assessor valued the property at \$49,476,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$47,815,000; the Board of Review subsequently sustained the lowered assessment. The 2024 real property taxes were \$897,762.91. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87134

File ID: 87134

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street I Limited Partnership - excessive assessment - \$54,208

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street I Limited Partnership - excessive assessment - \$54,208

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 91.

Sponsors:

Effective Date:

Attachments: 87134Claim.pdf, 87134 Report_Roth Street I, LP (905 Huxley St.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

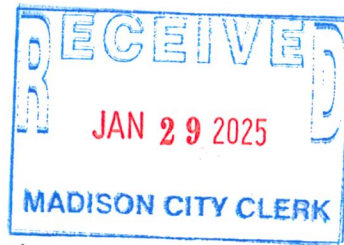
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87134

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street I Limited

Partnership - excessive assessment - \$54,208
Body
claim received 1/29/2025

The logo for Reinhart, featuring the word "Reinhart" in a blue serif font with a blue swoosh underline.

HAND-DELIVERED

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0810-313-0701-1

Now comes Claimant, Roth Street I Limited Partnership, owner of 0810-313-0701-1 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 905 Huxley Street, within the City and is identified in the City's records as Tax Parcel No. 0810-313-0701-1.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$4,442,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$4,442,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$4,442,000.

11. The City imposed tax on the Property in the amount of \$78,636.61.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$1,390,600.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$1,379,889.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$24,428.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$54,208.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$54,208, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$54,208, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53207101

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M. Dobler

Lynn M. Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Roth Street I, LP – Excessive Assessment - \$54,208

Claimant Roth Street I, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 905 Huxley Street. The claimant alleges that the assessed value should be no higher than \$1,379,889 for 2024, and the property taxes should be no higher than \$24,428. The Claimant seeks a refund of \$54,208 plus interest.

The City Assessor valued the property at \$4,442,000 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$78,636.61. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87135

File ID: 87135

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street II Limited Partnership - excessive assessment - \$20,174

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street II Limited Partnership - excessive assessment - \$20,174

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 92.

Sponsors:

Effective Date:

Attachments: 87135Claim.pdf, 87135 Report_Roth Street II, LP (1003 Huxley St.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

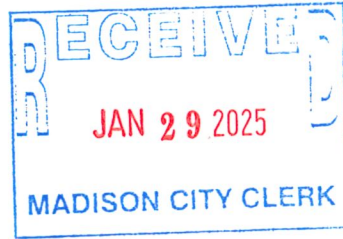
Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87135

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Roth Street II Limited

Partnership - excessive assessment - \$20,174
Body
claim received 1/29/2025



HAND - DELIVERED

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0810-313-0601-3

Now comes Claimant, Roth Street II Limited Partnership, owner of 0810-313-0601-3 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk

January 29, 2025

Page 2

4. The Property is located at 1003 Huxley Street, within the City and is identified in the City's records as Tax Parcel No. 0810-313-0601-3.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$1,642,900.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and sustained the assessment at \$1,642,900. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$1,642,900.

11. The City imposed tax on the Property in the amount of \$29,084.22.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$507,200.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$503,293.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$8,910.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$20,174.

Maribeth Witzel-Behl, City Clerk

January 29, 2025

Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$20,174, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$20,174, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53207128

RELIABLE PROCESS SERVICE LLC
Served: 1/29, 2025
Time: 12:29 PM
Place: 210 Martin Luther King Jr. Boulevard
Manner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mail
Person Served: City of Madison
Process Server: Lynn M Dobler
Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Roth Street II, LP – Excessive Assessment - \$20,174

Claimant Roth Street II, LP, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 1003 Huxley Street. The claimant alleges that the assessed value should be no higher than \$503,293 for 2024, and the property taxes should be no higher than \$8,910. The Claimant seeks a refund of \$20,174, plus interest.

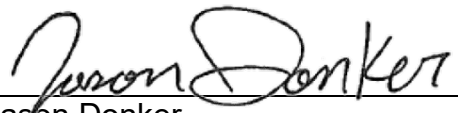
The City Assessor valued the property at \$1,642,900 for tax year 2024. The Claimant challenged the 2024 assessment before both the Boards of Assessors and Review, and they each sustained the assessment. The 2024 real property taxes were \$29,084.22. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,


Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87136

File ID: 87136

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Walgreen Co. - excessive assessment - \$26,119

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Walgreen Co. - excessive assessment - \$26,119

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 93.

Sponsors:

Effective Date:

Attachments: 87136Claim.pdf, 87136 Report_Walgreen Company (6601 McKee Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87136

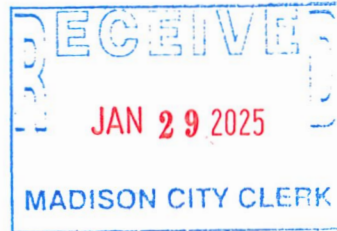
Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for Walgreen Co. - excessive

assessment - \$26,119

Body

claim received 1/29/2025

The logo for Reinhart, featuring the word "Reinhart" in a blue serif font, with a blue curved line above the "h".

HAND DELIVERED

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0608-122-0127-0

Now comes Claimant, Walgreen Co., tenant of 0608-122-0127-0 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the sole tenant of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in their own name.
3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

4. The Property is located at 6601 McKee Road, within the City and is identified in the City's records as Tax Parcel No. 0608-122-0127-0.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$3,900,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$3,460,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$3,460,000.

11. The City imposed tax on the Property in the amount of \$61,252.28.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$2,000,000.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$1,984,595.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$35,153.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$26,119.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$26,119, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$26,119, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53207161

FILED FOR PROCESS SERVICE LLC

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BlvdManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M Dobler

Lynn M Dobler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for Walgreen Company – Excessive Assessment - \$26,119

Claimant Walgreen Company claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 6601 McKee Road. The claimant alleges that the assessed value should be no higher than \$1,984,595 for 2024, and the property taxes should be no higher than \$35,153. The Claimant seeks a refund of \$26,119 plus interest.


The City Assessor valued the property at \$3,900,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$3,460,000; the Board of Review subsequently sustained lowered the assessment. The 2024 real property taxes were \$61,252.28. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 87137

File ID: 87137

File Type: Claim

Status: Report of Officer

Version: 1

Reference:

Controlling Body: CITY ATTORNEY

File Created Date : 02/06/2025

File Name: CLAIM: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for West Place Three LLC - excessive assessment - \$36,463

Final Action:

Title: Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for West Place Three LLC - excessive assessment - \$36,463

Notes: rec'd via hand delivery 1/29/2025

CC Agenda Date: 04/15/2025

Agenda Number: 94.

Sponsors:

Effective Date:

Attachments: 87137Claim.pdf, 87137 Report_West Place Three, LLC (202 S. Gammon Rd.).pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsass@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/25/2025	Referred	CITY ATTORNEY			
	Action Text: This Claim was Referred to the CITY ATTORNEY						
1	Attorney's Office	03/18/2025	RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER				
	Action Text: This Claim was RECOMMEND TO COUNCIL TO DENY - REPORT OF OFFICER						

Text of Legislative File 87137

Title

Don M Millis, Reinhart Boerner Van Deuren s.c., attorney for West Place Three LLC -

excessive assessment - \$36,463

Body

claim received 1/29/2025

The logo for Reinhart Boerner Van Deuren s.c. features the word "Reinhart" in a blue serif font, with a blue swoosh underline that extends to the right.

Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

22 East Mifflin Street
Suite 700
Madison, WI 53703

Telephone: 608-229-2200
Facsimile: 608-229-2100
reinhartlaw.com

Don M. Millis
Direct Dial: 608-229-2234
dmillis@reinhartlaw.com

January 29, 2025

CLAIM FOR EXCESSIVE ASSESSMENT

SERVED BY PROCESS SERVER

Maribeth Witzel-Behl, City Clerk
City of Madison
City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Clerk:

Re: Tax Parcel No. 0708-234-1007-5

Now comes Claimant, West Place Three LLC, owner of 0708-234-1007-5 (the "Property") in Madison, Wisconsin, by Claimant's attorneys Reinhart Boerner Van Deuren s.c., and files this Claim for Excessive Assessment against the City of Madison (the "City"), pursuant to Wis. Stat. § 74.37. You hereby are directed to serve any notice of disallowance on the undersigned agent of the Claimant.

1. This Claim is brought under Wis. Stat. § 74.37(2), for a refund of excessive real estate taxes imposed on Claimant by the City for the year 2024, plus statutory interest, with respect to the Property.
2. Claimant is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 2

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at 210 Martin Luther King Jr. Boulevard in the City.

4. The Property is located at 202 S. Gammon Road, within the City and is identified in the City's records as Tax Parcel No. 0708-234-1007-5.

5. The Wisconsin Department of Revenue determined that the aggregate ratio of property assessed in the City was 99.2297365% as of January 1, 2024.

6. For 2024, property tax was imposed on property in the City at the rate of \$17.702972 per \$1,000 for of the assessed value for Property.

7. For 2024, the City's assessor set the assessment of the Property at \$4,055,000.

8. Claimant appealed the 2024 assessment of the Property by filing a timely objection with the City's Board of Review pursuant to Wis. Stat. § 70.47 and otherwise complying with all of the requirements of Wis. Stat. § 70.47, except Wis. Stat. § 70.47(13).

9. The City's Board of Assessors reviewed Claimant's objection and reduced the assessment to \$4,020,000. Claimant timely requested a hearing with the Board of Review.

10. The City's Board of Review heard Claimant's objection and sustained the assessment at \$4,020,000.

11. The City imposed tax on the Property in the amount of \$71,165.94.

12. Claimant timely paid the property taxes imposed by the City on the Property for 2024, or the required installment thereof.

13. The fair market value of the Property as of January 1, 2024 was no higher than \$1,975,500.

14. Based on the aggregate ratio 99.2297365%, the correct assessment of the Property for 2024 is no higher than \$1,960,283.

15. Based on the tax rate of \$17.702972 per \$1,000 of assessed value, the correct amount of property tax on the Property for 2024 should be no higher than \$34,703.

16. The 2024 assessment of the Property, as set by the City's Board of Assessors and compared with other properties in the City was excessive and, upon information and belief, violated Article VIII, Section 1 (i.e., the Uniformity Clause) of the Wisconsin

Maribeth Witzel-Behl, City Clerk
January 29, 2025
Page 3

Constitution. As a result, the property tax imposed on the Property for 2024 was excessive in at least the amount of \$36,463.

17. Upon information and belief, the City will take the position that the assessment of property in the City is at market value and, if true, then an over assessment of the Property constitutes a Uniformity Clause violation. As a result of the assessment of the Property, the Property bears an unreasonably disproportionate share of taxes on an ad valorem basis.

18. Claimant is entitled to a refund of 2024 tax in the amount of \$36,463, or such greater amount as may be determined to be due to Claimant, plus statutory interest.

19. The amount of this claim is \$36,463, plus interest thereon.

Dated at Madison, Wisconsin, this 29th day of January, 2025.

Sincerely,



Don M. Millis
Agent for Claimant

53193822

RELIABLE PROCESS SERVICE LLC

RELIABLE PROCESS SERVICE LLC

Served: 1/29, 2025Time: 12:29 PMPlace: 210 Martin Luther King Jr. BoulevardManner: ☐ Personal Service
☐ Substituted Service
☒ Service on Corporation
☐ Post-mailPerson Served: City of MadisonProcess Server: Lynn M. Dabler

Lynn M. Dabler

CITY OF MADISON, WISCONSIN

REPORT OF THE CITY ATTORNEY

AUTHOR: Jason Donker

DATED: March 18, 2025

TO THE MAYOR AND COMMON COUNCIL:

RE: EXCESSIVE ASSESSMENT: Don M. Millis, Reinhart Boerner Van Deuren, SC,
attorney for West Place Three, LLC – Excessive Assessment - \$36,463

Claimant West Place Three, LLC, claims a refund for excessive real property tax pursuant to Wis. Stat. § 74.37 for their 2024 taxes for their property located at 202 S. Gammon Road. The claimant alleges that the assessed value should be no higher than \$1,960,283 for 2024, and the property taxes should be no higher than \$34,703. The Claimant seeks a refund of \$36,463 plus interest.


The City Assessor valued the property at \$4,055,000 for tax year 2024. The Claimant challenged the 2024 assessment before the Board of Assessors, who reduced the assessed value to \$4,020,000; the Board of Review subsequently sustained lowered the assessment. The 2024 real property taxes were \$71,165.94. The Claimant also alleges that the assessed value of the property established by the Office of the Assessor and sustained by the Board of Review violates Article VIII, Section 1 (“Uniformity Clause”) of the Wisconsin Constitution.

I have consulted with the Office of the Assessor, and we are of the opinion that the Board of Review determined the appropriate assessed value for 2024.

For the foregoing reasons, I recommend denial of the subject claim.

NOTE: This claim was received on January 29, 2025, and pursuant to Wis. Stat. § 74.37(3)(a) if no action is taken on this claim by the Common Council within ninety (90) days of filing the claim, it is considered disallowed.

Respectfully submitted,



Jason Donker
Assistant City Attorney



City of Madison

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

Master

File Number: 86229

File ID: 86229

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 April 15, 2025. See attached report for list of operators.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 95.

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 86229

Title

Report of Operator License Applications April 15, 2025. See attached report for list of operators.

Holder Name

License

Police Review - Submit to Council

BECKFORD, NICOLETTE	LICOPR-2025-00284
Bethke, Nathan	LICOPR-2025-00282
BOYLE-PRIOR, DANIEL	LICOPR-2025-00294
Davidson, Allison	LICOPR-2025-00310
GRAF, MADISON	LICOPR-2025-00295
Guzman, Oscar	LICOPR-2025-00214
Hinojosa, Ompawi	LICOPR-2025-00238
Hovelson, Anitra	LICOPR-2025-00250
Kendall, Sarah	LICOPR-2025-00277
KITCHELL, SARA E	LICOPR-2025-00293
Kruppen, Emma	LICOPR-2025-00299
LaBoda, Grace F	LICOPR-2025-00280
MARKS, THOMAS	LICOPR-2025-00283
MASON, WILLIAM J	LICOPR-2025-00279
MCFADDEN, ISIAIAH	LICOPR-2025-00169
MOORE, HAILIANA K	LICOPR-2025-00289
Mueller, Simon W	LICOPR-2025-00212
Park, Alina	LICOPR-2025-00275
Perez, Angelina Marie	LICOPR-2025-00272
RIPPLE WELKE, SAMPSON A	LICOPR-2025-00291
Seymore, LaCornia M	LICOPR-2025-00261
Sinkula, Sonya	LICOPR-2025-00296
VAN KAUWENBERGH, BRAD	LICOPR-2025-00278
Vang, Adrian	LICOPR-2025-00290
WETZEL, ALEX	LICOPR-2025-00288
Williams, David	LICOPR-2025-00300
WILSON, JILLIAN	LICOPR-2025-00297
Wisersky, Tom M	LICOPR-2025-00292
Woods, Don	LICOPR-2025-00298



City of Madison

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

Master

File Number: 87640

File ID: 87640

File Type: License

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Clerk's Office

File Created Date : 03/19/2025

File Name:

Final Action:

Title: New Theater License Application
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Estimated Capacity: 700
Police Sector 401 (District 6)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 96.

Sponsors:

Effective Date:

Attachments: LICTHE-2025-00160 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	Clerk's Office	03/19/2025	RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER				
Action Text: This License was RECOMMEND TO COUNCIL TO GRANT - REPORT OF OFFICER							

Text of Legislative File 87640

Title
New Theater License Application
Atwood Music Hall LLC • dba Atwood Music Hall
1925 Winnebago St • Estimated Capacity: 700
Police Sector 401 (District 6)



Theater License

(renewal 06/30)

City of Madison Clerk

210 MLK Jr Blvd, Room 103
Madison, WI 53703

licensing@cityofmadison.com

608-266-4601

LICTHE - 2025-00160
(Number)

(scanned)

(Leg file number)

(Processing step)

(initials)

Corporate Information

Business Legal Name: Atwood Music Hall LLC

Business Address: 902 Lawrence St, Madison, WI 53715

Corporate Contact Name & Position: _____

Toffer Christensen - Owner

Phone & Email: 917-502-4452 / Toffer@t-presents.com

Licensed Premise Information

Business dba Name: Atwood Music Hall

Licensed Address: 1925 Winnebago St, Madison, WI 53704

Business Contact Name & Position: _____

Toffer Christensen - Owner

Phone & Email: 917-502-4452 / Toffer@t-presents.com

State Seller's Permit Number: _____

Seating Capacity: **700**

Opening Date: **6/13/25**

Interested Parties: (Partnerships - list partners. Corp/LLC - list Officers/Directors/Members.)

Name	City & State

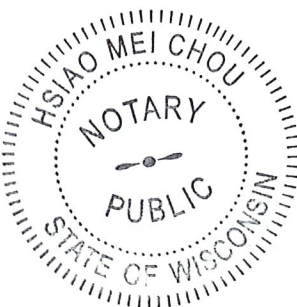
The information provided on this application is true and correct to the best of my knowledge and belief.

[Signature]
Individual/Officer/Partner

Subscribed and sworn to before me this
2nd day of February 2025

[Signature]
Notary Public, Dane County, Wisconsin

My Commission Expires permanent





City of Madison

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

Master

File Number: 87835

File ID: 87835

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Department of
Planning and
Community and
Economic
Development

File Created Date : 04/08/2025

File Name: CSM Re-Approval - 4621 Dutch Mill Rd

Final Action:

Title: Re-approving a Certified Survey Map of property owned by 4621, LLC and 4701, LLC located at 4621 Dutch Mill Road and 4701 Ellestad Drive (District 16).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 97.

Sponsors: Planning Division

Effective Date:

Attachments: 4621 Dutch Mill CSM.pdf, Approval Letter 11-22-23.pdf, Link to Resolution ID 80243

Enactment Number:

Author:

Hearing Date:

Entered by: lmcnabola@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

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	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER				
Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER							
Notes: Staff recommends re-approval of the proposed CSM subject to the conditions in the November 22, 2023 approval							

Text of Legislative File 87835

Fiscal Note

No City appropriation is required with the re-approval of this certified survey map. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Re-approving a Certified Survey Map of property owned by 4621, LLC and 4701, LLC located at 4621 Dutch Mill Road and 4701 Ellestad Drive (District 16).

Body

WHEREAS a Certified Survey Map of property owned by 4621, LLC and 4701, LLC located at 4621 Dutch Mill Road and 4701 Ellestad Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS the Common Council previously approved this Certified Survey Map by Resolution 23-00718 (ID 80243) on November 21, 2023; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map; and

WHEREAS Wis. Stat. 236.34(2)(b) requires that a Certified Survey Map be offered for recording within twelve (12) months of last approval of same;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby re-approved by the Madison Common Council.

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.

DANE COUNTY
CERTIFIED SURVEY MAP #

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

C.S.M. No. _____

Doc. No. _____

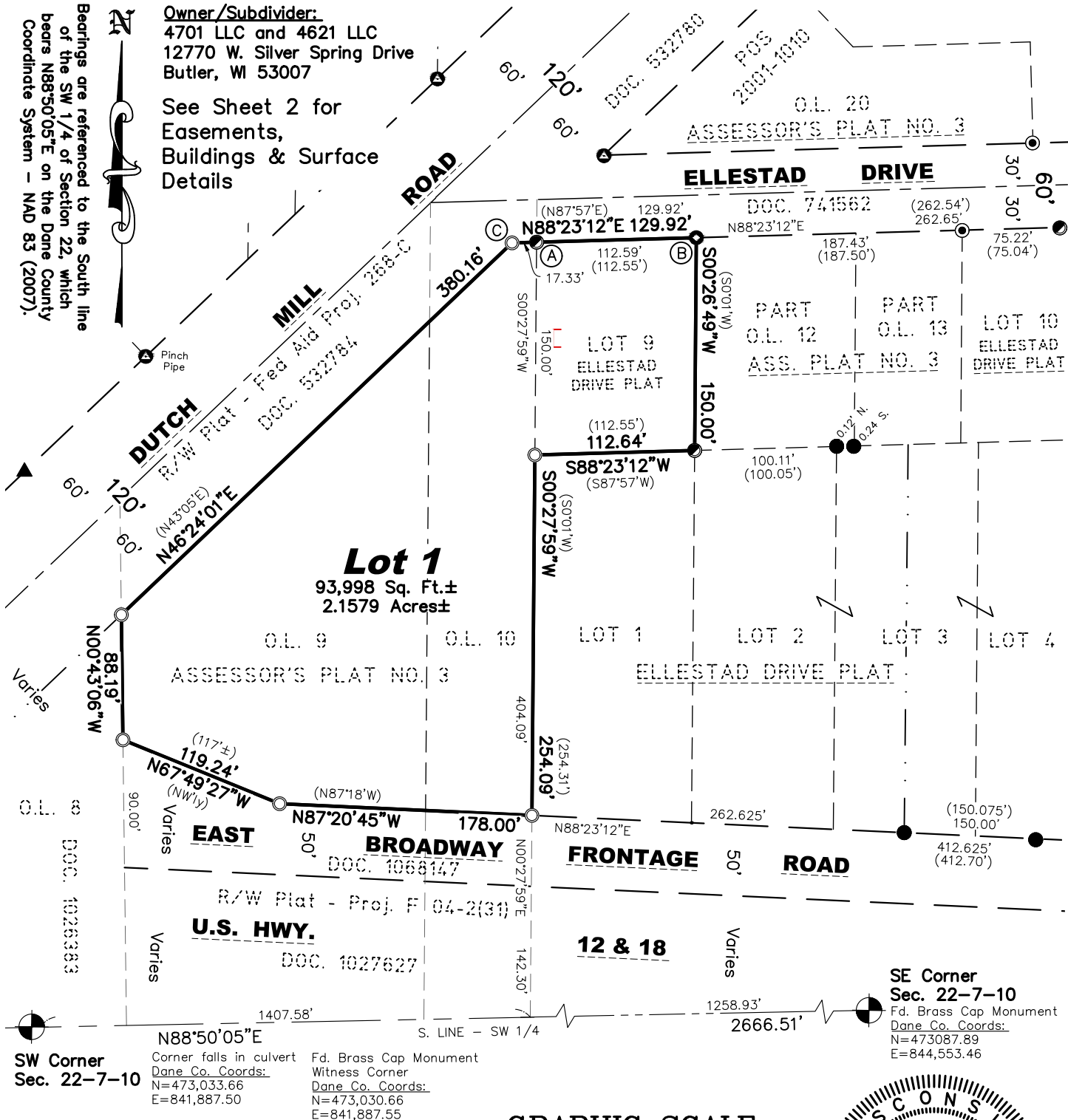
Vol. _____ Page _____

Owner/Subdivider:

4701 LLC and 4621 LLC
12770 W. Silver Spring Drive
Butler, WI 53007

See Sheet 2 for
Easements,
Buildings & Surface
Details

Bearings are referenced to the South line
of the SW 1/4 of Section 22, which
bears N88°50'05"E on the Dane County
Coordinate System - NAD 83 (2007).



- (A) Also a fd. 3/4" rebar lies S57°47'25"E, 0.53' from corner
- (B) Also a fd. 1-1/4" rebar lies S05°30'53"E, 0.45' from corner
- (C) Position of fd. 1" iron pipe reestablished per POS 2001-1010

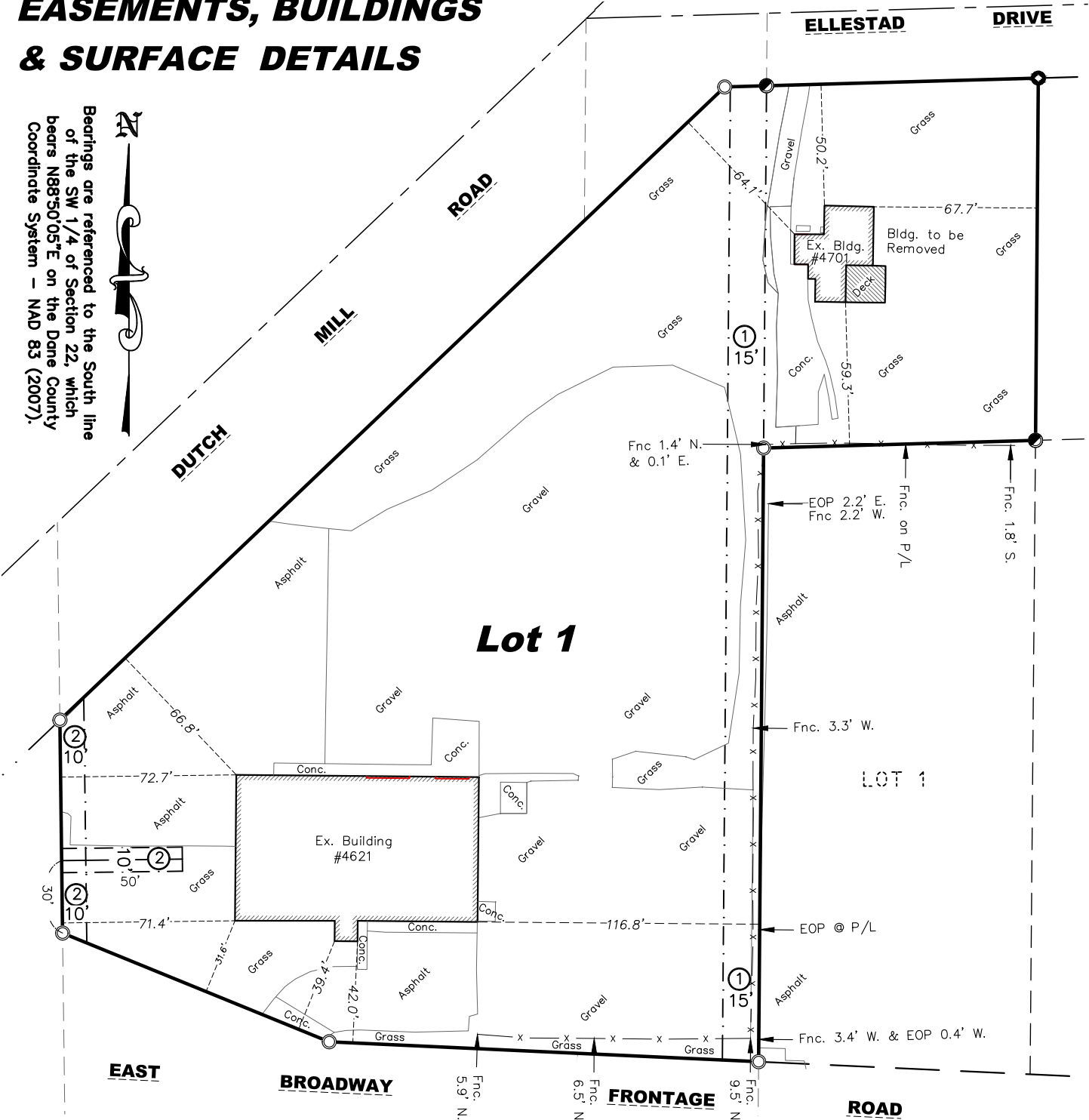
QUAM ENGINEERING, LLC

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558
608-838-7750 www.quamengineering.com
Project # JM-28-19

DANE COUNTY CERTIFIED SURVEY MAP #

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

EASEMENTS, BUILDINGS & SURFACE DETAILS

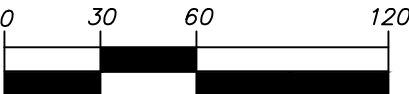


Bearings are referenced to the South line of the SW 1/4 of Section 22, which bears N88°50'05"E on the Dane County Coordinate System - NAD 83 (2007).

LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Found 1" Iron Pipe
- Found 1-1/4" Iron Pipe
- Found 5/8" Rebar
- ▲ Found "PK" Nail
- Set 3/4" by 24" Iron Rebar Weighing 1.5 lbs./ft.
- (110.50') Record Data (if different)
- Boundary Lines per this Survey
- Lot/Survey Line of Record
- Existing R/W Line
- Section Line
- Existing Deed Line
- Existing Easement Line
- x - Existing Fence Line

GRAPHIC SCALE



(IN FEET)



EASEMENT NOTES:

- ① 15' City of Madison Sewer Easement per Doc. 1070037.
- ② 10' MG&E Electric Easements per Doc. 1799684.

C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
CERTIFIED SURVEY MAP #

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Matthew E. Hoglund, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey of Lot Nine (9) of Ellestad Drive Plat, recorded in Volume 35 of Plats on Page 1 as Document No. 1231220 and part of Outlots Nine (9) and Ten (10) of Assessor's Plat No. 3, Township of Blooming Grove, recorded in Volume 13 of Plats on Pages 13 and 14 as Document No. 777052, being a part the Southwest one-quarter of the Southwest one-quarter and a part the Southeast one-quarter of the Southwest one-quarter, Section 22, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin, being more particularly described as follows:

COMMENCING the Southwest corner of said Section 28; thence, along the South line of said Southwest one-quarter, North 89°50'05" East, 1407.58 feet to the Southeast corner of said Outlot 10; thence, along the East line of said Outlot 10, North 00°27'59" East, 142.30 feet to the **POINT OF BEGINNING**, lying on the Northerly right-of-way line of the East Broadway Frontage Road and being the Southwest corner of Lot 1 of said Ellestad Drive Plat and the Northeast corner of the Parcel described in Document No. 1068147;

thence, along said Northerly right-of-way line and the Northerly line of said Parcel described in Document No. 1068147, North 87°20'45" West, 178.00 feet;

thence, continuing along said Northerly right-of-way line and said Northerly line of the Parcel described in Document No. 1068147, North 67°49'27" West, 119.24 feet to a point on the West line of aforesaid Outlot 9;

thence, along said West line, North 00°43'06" West, 88.19 feet to its intersection with the Southeasterly right-of-way line of Dutch Mill Road as conveyed in Document Nos. 532784 and 532780;

thence, along said Southeasterly right-of-way line, North 46°24'01" East, 380.16 feet to its intersection with the South right-of-way line of Ellestad Drive per Document No. 741562;

thence, along said South right-of-way line, North 88°23'12" East, 17.33 feet to the Northwest corner of aforesaid Lot 9 of Ellestad Drive Plat;

thence, continuing along said South right-of-way line, North 88°23'12" East, 112.59 feet to the Northeast corner of said Lot 9;

thence, along the East line of said Lot 9, South 00°26'49" West, 150.00 feet the Southeast corner of said Lot 9;

thence, along the South line of said Lot 9, South 88°23'12" West, 112.64 feet the Southwest corner of said Lot 9;

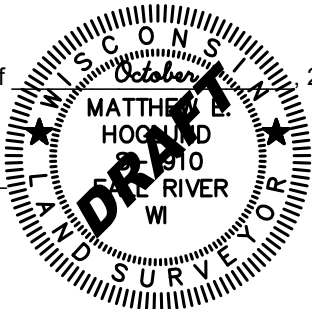
thence, along the line common to aforesaid Outlot 9 and aforesaid Lot 1 of Ellestad Drive Plat, South 00°27'59" West, 254.09 feet to the **POINT OF BEGINNING**;

Said parcel contains 93,998 square feet or 2.1579 acres, more or less, and is subject to all easements and agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Jeffrey J. Miller, agent for the owners of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Madison Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this 2nd day of October, 2023.

Quam Engineering, LLC
By: Matthew E. Hoglund
P.L.S. S-1910



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

CORPORATE OWNERS CERTIFICATE:

4701 LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 4701 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:

City of Madison

IN WITNESS WHEREOF, the said 4701 LLC has caused these presents to be

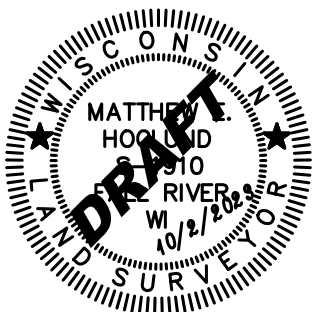
signed by _____, its _____ and
_____, its _____ at _____,
on this _____, day of _____, 20__.

In the presence of: _____ Title: _____
Print Name:
_____ Title: _____
Print Name:

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, _____,
and _____ of the above named Company, to me known to be the person(s)
who executed the foregoing instrument, and to me known to be the _____
and _____ of said Company and acknowledged that they executed the
foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin
My commission expires _____.



C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

CORPORATE OWNERS CERTIFICATE:

4621 LLC, a Wisconsin Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. 4621 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:

City of Madison

IN WITNESS WHEREOF, the said 4621 LLC has caused these presents to be

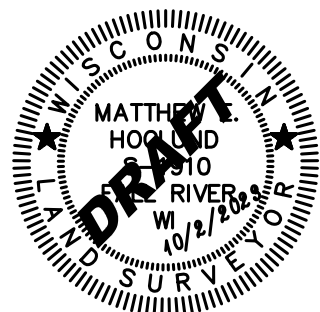
signed by _____, its _____ and
_____, its _____ at _____,
on this _____, day of _____, 20__.

In the presence of: _____ Title: _____
Print Name:
_____ Title: _____
Print Name:

STATE OF WISCONSIN)
COUNTY DANE) SS

Personally came before me this ____ day of _____, 20__, _____,
and _____ of the above named Company, to me known to be the person(s)
who executed the foregoing instrument, and to me known to be the _____
and _____ of said Company and acknowledged that they executed the
foregoing instrument as such officer(s) as the deed of said Company, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin
My commission expires _____.



C.S.M. No. _____
Doc. No. _____
Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

CONSENT OF MORTGAGEE:

I, Marilyn K. Miller, as mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of 4701 LLC, owner.

IN WITNESS WHEREOF, I, Marilyn K. Miller, has caused these presents to be signed at

_____, Wisconsin on the _____ day of _____, 20__.

By: Marilyn K. Miller

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, Marilyn K. Miller , to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____.



C.S.M. No. _____

Doc. No. _____

Vol. _____ Page _____

Drawn By: MEH
Project # JM-28-22

DANE COUNTY
CERTIFIED SURVEY MAP # _____

Lot 9, Ellestad Drive Plat and part of Outlots 9 and 10, Assessor's Plat No. 3 of the Town of Blooming Grove, being a part of the SW 1/4 of the SW 1/4 & the SE 1/4 of the SW 1/4 of Section 22, T.7N., R.10E., City of Madison, Dane County, Wisconsin.

CITY PLAN COMMISSION CERTIFICATE:

Approved for recording per the Secretary of the City of Madison
Plan Commission.

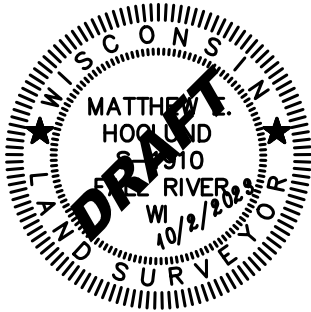
_____,
By: Matthew Wachter, Date _____
Secretary of the Plan Commission

CITY OF MADISON COMMON COUNCIL CERTIFICATE:

Resolved, that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20____, and said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this _____ day of _____, 20____.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin



REGISTER OF DEEDS CERTIFICATE:

Received for recording this _____ day of _____, 20____, at _____ o'clock __M. and
recorded in Volume _____ of Certified Survey Maps on Pages _____
as Document No. _____.

Kristi Chlebowski, Dane County Register of Deeds



Department of Planning & Community & Economic Development

Planning Division

Heather Stouder, Director

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

November 22, 2023

Matthew Hoglund
Quam Engineering, LLC
4604 Sigglekow Rd, Suite A
McFarland, WI 53558
VIA EMAIL

RE: LNDCSM-2023-00034; Legistar ID 80243 – Certified Survey Map – 4621 Dutch Mill Rd & 4701 Ellestad Dr

Matthew Hoglund,

A resolution approving your one-lot certified survey of property located at 4621 Dutch Mill Rd & 4701 Ellestad Dr, Section 22, Township 07N, Range 10E, City of Madison, Dane County, Wisconsin, and authorizing the City to sign it and any other documents related to the proposed land division was approved by the Common Council at its November 21, 2023, meeting. The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the City Engineering Division at 261-9127 if you have questions regarding the following four (4) items:

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
2. Construct sidewalk as required to a plan as approved by City Engineer along Dutch Mill Road & Ellestad Drive.
3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

4. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following one (1) item:

5. The applicant shall construct sidewalk along their frontage of Dutch Mill Road and Ellestad Drive according to City issued plan.

Please contact Timothy Sobota of Metro Transit at 261-4289 if you have questions regarding the following three (3) items:

6. As identified on plans submitted for review, the applicant shall maintain or replace the existing concrete bus boarding terrace and curb ramp - as shown in the public right-of-way - at the existing Metro bus stop zone that is on the south side of Dutch Mill Road, west of Ellestad Drive.
7. As identified on plans submitted for review, in coordination with public works improvements, the applicant shall install public sidewalk along the south side of Dutch Mill Road, between the curb ramp east of East Broadway and the curb ramp west of Ellestad Drive.
8. The applicant shall include the location of any of these transit amenities on the final documents filed with their redevelopment permit application, so that Metro Transit may review the design.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at 266-4097 if you have questions regarding the following nine (9) items:

9. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.
10. Note East-West portion of the existing 10' Madison Gas and Electric Easement per document no. 1799684 as the apparent location. Consider working with Madison Gas and Electric on actually rectifying the discrepancy with an AOC or other document.
11. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of any required U.S. public land survey monument record provided to the County Surveyor's Office, or, in instances where a public the monuments and witness ties area recovered under A-E 7.08(1g), the Surveyor shall provide to the City of Madison monument condition reports (with current tie sheet attached) for all Public Land Survey monuments, including center of sections of record, used in this survey, to Julius Smith (JSmith4@cityofmadison.com) of City Engineering, Land Information.

- 12.** In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The Surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office (web address <https://www.countyofdane.com/PLANDEV/records/surveyor.aspx>) for current tie sheets and control data that has been provided by the City of Madison.
- 13.** Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
- 14.** Remove the street name reference of Frontage Road. Change the street name to E Broadway.
- 15.** The South Quarter corner of Sect 22-7-10 appears to be errantly labeled the SE Corner. The coordinates have been shown correctly.
- 16.** Revise the point of commencement from Section 28 to Section 22
- 17.** Submit to Julius Smith, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, including closed polylines for each lot, shall be void of gaps and overlaps and match the final recorded plat:
 - a) Right-of-Way lines (public and private)
 - b) Lot lines
 - c) Lot numbers
 - d) Lot/Plat dimensions
 - e) Street names
 - f) Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Melissa Hermann of the Office of Real Estate Services at mhermann@cityofmadison.com if you have any questions regarding the following two (2) items:

18. OWNER'S CERTIFICATION

Prior to approval sign-off by the Office of Real Estate Services (“ORES”), the Owner’s Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

19. MORTGAGEE/VENDOR CERTIFICATION

- a. Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner’s Certificate(s).
- b. If a mortgage or other financial instrument is reported in record title, but has been satisfied or no longer encumbers the lands or ownership within the CSM boundary, a copy of a recorded satisfaction or release document for said instrument shall be provided prior to CSM approval sign-off.

20. CERTIFICATE AND CONSENT REQUIREMENTS

- a. All ownership consents and certifications for the subject lands shall conform to Wis. Stats. 236.21(2) and 236.29 by including the language ...surveyed, divided, mapped and dedicated....
- b. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).
- c. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.
- d. Madison Common Council Certificate: This certificate is required when dedication of land and the conveyance of rights in land are required. For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2022

Maribeth L. Witzel-Behl, City Clerk
City of Madison, Dane County Wisconsin

- e. City of Madison Plan Commission Certificate: Pursuant to Madison City Ordinance Section 16.23(7)(d)3 and Wis. Stats. 236.21(2)(a), all CSM’s that are subject to the review and approval of the City of Madison shall contain the following certificate of approval:

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter, Secretary of the Plan Commission

- f. Register of Deeds Certificate: Please include a space for the Register to hand write the recording info on the date of recording, to appear similar to the following:

Office of the Register of Deeds
Dane County, Wisconsin
Received for recording on _____, 20__ at ____ o'clock __ M, and
recorded in Volume ____ of CSMs on page(s) _____, Document No. _____.

Kristi Chlebowski, Register of Deeds

21. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Melissa Hermann (mhermann@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the date of the initial title report (xx-xx-xx) submitted with the CSM application and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided, but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

22. ADDITIONAL REQUIREMENTS

- a. Depict, name, and identify by document number all existing easements cited in record title and the updated title report.
- b. Include a complete and accurate legal description of the lands that are to be included in the proposed CSM. The legal description shall be reconciled with the legal description of said lands in record title.
- c. Depict and dimension all existing improvements including, but not limited to: buildings, drives, parking lots, encroachments, wells, septic systems, etc. located within the CSM boundary.
- d. For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR 141 needs to be addressed.
- e. Depict and dimension public easements for utilities and storm water drainage rights-of-way to be dedicated on the proposed CSM where necessary.

- f. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.
- g. Liens or judgments levied against the lands within the CSM boundary shall be satisfied, with proof of satisfaction provided prior to CSM approval sign-off.
- h. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the CSM boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through CSM recording. Please contact a Real Estate Specialist with ORES to discuss the potential lease terms. Said leases are authorized by Resolution File ID 29183, RES-13-00247, adopted 04-16-13.
- i. Create notes that define the purpose of and the ownership of (whether public or private) all outlots. The note for an outlot dedicated to the public shall say: "Dedicated to the public for _____ purposes."

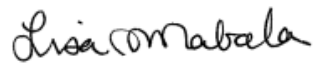
Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for your certified survey map:

1. In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.
2. Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.
3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0554.

Sincerely,

A handwritten signature in black ink that reads "Lisa McNabola". The signature is written in a cursive, flowing style.

Lisa McNabola
Planner

cc: Brenda Stanley, City Engineering Division
Julius Smith, City Engineering Division—Mapping Section
Sean Malloy, Traffic Engineering
Melissa Hermann, Office of Real Estate Services



City of Madison

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

Master

File Number: 87484

File ID: 87484

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: EQUAL
OPPORTUNITIES
COMMISSION

File Created Date : 03/05/2025

File Name: Early Mediation Between Business Study

Final Action:

Title: Directing City staff to explore and study the possibility of providing early mediation between businesses.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 98.

Sponsors: Isadore Knox Jr.

Effective Date:

Attachments:

Enactment Number:

Author: Ald. Marsha Rummel and Ald. Nasra Wehelie

Hearing Date:

Entered by: imatthias@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/5/2025	Maggie McClain	Approve	3/25/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	03/05/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Equal Opportunities Commission (3/13/25), Affirmative Action Commission (4/3/25), Common Council (4/15/25)					
1	COMMON COUNCIL	03/11/2025	Referred	EQUAL OPPORTUNITIES COMMISSION		03/13/2025	
	Action Text:	This Resolution was Referred to the EQUAL OPPORTUNITIES COMMISSION					
	Notes:	Additional referral to Affirmative Action Commission					
1	EQUAL OPPORTUNITIES COMMISSION	03/11/2025	Referred	AFFIRMATIVE ACTION COMMISSION			
	Action Text:	This Resolution was Referred to the AFFIRMATIVE ACTION COMMISSION					

1	EQUAL OPPORTUNITIES COMMISSION	03/13/2025	RECOMMEND TO COUNCIL TO PLACE ON FILE - REPORT OF OFFICER
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Action Text: Klebba made a motion to refer this with prejudice, seconded by Ramey. The motion passed unanimously.

Text of Legislative File 87484

Fiscal Note

No City appropriation required.

Title

Directing City staff to explore and study the possibility of providing early mediation between businesses.

Body

WHEREAS, the Department of Civil Rights offers early mediation for parties to a complaint so they can meet with a professional mediator in an effort to reach a resolution prior to proceeding with the complaint; and,

WHEREAS, currently, early mediation is offered for individual complainants but not for cases of businesses seeking mediation with another business; and,

WHEREAS, early mediation between businesses can provide benefits to small businesses who may otherwise be taken advantage of due to a lack of previous negotiating experience, a lack of resources, or a combination of factors; and,

WHEREAS, early mediation can save time and expenses, preserve a cooperative relationship, resolve conflict, encourage collaboration, and provide a learning opportunity for parties regarding their rights and responsibilities; and,

WHEREAS, the Department of Civil Rights has interest in studying their ability to provide early mediation between businesses, in addition to their current mediation efforts;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council directs City staff, led by the Department of Civil Rights, to explore and study the possibility of providing early mediation between businesses.

BE IT FINALLY RESOLVED that the Madison Common Council directs City staff, led by the Department of Civil Rights, to submit a report regarding the ability to provide early mediation between businesses to the Common Council no later than October 31, 2025.



City of Madison

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

Master

File Number: 87578

File ID: 87578

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/14/2025

File Name: Authorizing the Parks Division to submit, and, if awarded, accept a grant of up to \$25,000 from The FairWays Foundation and authorizing the Mayor and City Clerk to enter into a contract with The FairWays Foundation and accept grant award (District 16)

Final Action:

Title: Authorizing the Parks Division to submit, and, if awarded, accept a grant of up to \$25,000 from The FairWays Foundation for golf course improvements and authorizing the Mayor and City Clerk to enter into a contract with The FairWays Foundation to accept grant award. (District 16).

Notes:

CC Agenda Date: 03/25/2025

Agenda Number: 99.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments:

Enactment Number:

Author: Dave Vetovec

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	4/3/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	03/14/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Board of Park Commissioners (4/9/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE	04/07/2025		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.

1	FINANCE COMMITTEE	03/25/2025	Referred	BOARD OF PARK COMMISSIONER S	04/09/2025
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Action Text: This Resolution was Referred to the BOARD OF PARK COMMISSIONERS

1	FINANCE COMMITTEE	04/07/2025	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 Currie, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

1	BOARD OF PARK COMMISSIONERS	04/09/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass
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Action Text: Motion made by Figueroa Cole, seconded by Harrington, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.

Text of Legislative File 87578

Fiscal Note

The proposed resolution authorizes the Parks Division to apply for and accept if awarded, grant funding of up to \$25,000 from The FairWays Foundation. The grant will fund a portion of the costs of ecological restoration work as part of the Yahara Hills Golf Course Redesign Project. If awarded, the Parks Division's 2025 Adopted Capital Budget Park Land Improvement Program (Minor Project #15610, Golf Infrastructure Improvements) will be amended to appropriate the grant funding. No additional appropriation is required.

Title

Authorizing the Parks Division to submit, and, if awarded, accept a grant of up to \$25,000 from The FairWays Foundation for golf course improvements and authorizing the Mayor and City Clerk to enter into a contract with The FairWays Foundation to accept grant award. (District 16).

Body

WHEREAS, the Common Council created the nine member Task Force on Municipal Golf in Madison Parks ("Task Force") to consider all options for the parkland currently in use for municipal golf and to make recommendations to the Mayor, Common Council, Committees and Commissions on the future of the City's Municipal Golf Courses; and,

WHEREAS, the Task Force recommended the City should establish a plan and timeline to eliminate eighteen holes at Yahara Hills; and,

WHEREAS, the Board of Park Commissioners reviewed and approved the Yahara Hills Golf Course Redesign Project in September of 2023; and,

WHEREAS, design features of the project include ecological restoration, including long term restoration of natural areas and creation of new natural areas; and,

WHEREAS, the Task Force also recommended that the City should work to promote positive ecological outcomes at the golf courses through reducing reliance on limited natural resources

and providing ecological assets; and,

NOW, THEREFORE, BE IT RESOLVED that Parks Division staff are hereby authorized to act on behalf of the City of Madison as follows:

- Submit an application to The FairWays Foundation for any grant funding that may be available for the ecological restoration work that will be part of the Yahara Hills Golf Course Redesign Project.
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
- Submit Signed Documents; and,
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that, if the grant is awarded, the Parks Division's Adopted Capital Budget will be amended to accept grant funding of up to \$25,000 from The FairWays Foundation and sign any documents necessary for that purpose or to administer the grant; and,

BE IT FINALLY RESOLVED that, if awarded the grant, the Mayor and City Clerk are authorized to sign a grant agreement with The FairWays Foundation, in a format approved by the City Attorney, and any other documents necessary to comply with the grant requirements and to secure the grant funding.



City of Madison

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

Master

File Number: 87585

File ID: 87585

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/14/2025

File Name: Authorizing the Mayor and City Clerk to renew the competitively selected service contract with Systems & Telematic Solutions LLC (STS) for telematics in Public Works Department and Water Utility vehicles.

Final Action:

Title: Authorizing the Mayor and City Clerk to renew the competitively selected service contract with Systems & Telematic Solutions LLC (STS) for telematics in Public Works Department and Water Utility vehicles.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 100.

Sponsors: Satya V. Rhodes-Conway And Regina M. Vidaver

Effective Date:

Attachments: STS Quote 1 of 2.pdf, STS Quote 2 of 2.pdf

Enactment Number:

Author: Ilknur Uludag

Hearing Date:

Entered by: rdarken@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	4/3/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fleet Service	03/14/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87585

Fiscal Note

The proposed resolution authorizes the renewal of a competitively selected contract with Systems & Telematic Solutions, LLC (STS) for telematics in Public Works Department and Water Utility vehicles for a term of up to five years. Annual costs are anticipated to be up to \$148,093 per year for the Fleet Division and \$24,055 per year for the Water Utility. Funding for 2025 is available in the 2025 Adopted Operating Budgets for Fleet Service and the Water Utility. Funding for additional years will be requested in future agency operating budget requests. No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to renew the competitively selected service contract with Systems & Telematic Solutions LLC (STS) for telematics in Public Works Department and Water Utility vehicles.

Body

WHEREAS, the Public Works Department requires vehicle telematics in order to streamline operations, improve driver safety, and create a public-facing snow plowing map; and,

WHEREAS, telematics help us meet the goals proposed by Vision Zero and minimize our carbon footprint; and,

WHEREAS, the Fleet Division selected Geotab devices and software, sold and installed by Systems & Telematics Solutions, LLC ("STS") through the Sourcewell purchasing consortium as the best solution at the best cost for the City's needs; and,

WHEREAS, on January 19, 2021, the Common Council adopted a resolution (Legistar file #63506) authorizing the Mayor and City Clerk to sign a competitively selected service contract with STS for a term of up to five years; and,

WHEREAS, that contract was amended in 2024 to expand vehicle telematics to the Water Utility; and,

WHEREAS, the initial contract successfully implemented vehicle telematics, and the Fleet Division and Water Utility wish to continue these services; and,

WHEREAS, STS proposed continued services utilizing Sourcewell pricing of \$429 per year on each vehicle used for the public-facing snow map and \$246 per year on any other vehicle with a total of up to \$148,093 per year for the Fleet Division and \$24,055 per year for the Water Utility, and this price includes all of the necessary GPS equipment, installation, software, maintenance, and support to provide the telematics data; 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

renewal contract(s) with Systems & Telematic Solutions LLC for the purposes and at the price described above, for a term of up to five (5) years.

Systems & Telematic Solutions LLC

145 Canabury Ct
Little Canada, MN 55117-1503
USA
+16129402503
rick.harding@systemstelematics.com
www.systemstelematics.com



INVOICE

BILL TO
Dan Rodefeld
City of Madison - Water Utility
119 E Olin Ave
Madison, WI 53713

INVOICE 1786
DATE 01/01/2025
TERMS Net 30
DUE DATE 01/31/2025

DATE	SKU		DESCRIPTION	QTY	RATE	AMOUNT
08/15/2024	SHIP	Shipping	Shipping - Order of 2 GO9 devices and 2 harnesses (PO 1527)	1	15.30	15.30
09/08/2024	SHIP	Shipping	Shipping - Order of 1 GO9 device and 1 harness (PO 1530)	1	15.30	15.30
10/10/2024	SHIP	Shipping	Shipping Shipping - Order of 1 GO9 device1 and 1 harness (PO 1531)	1	15.30	15.30
	GT-RP-PPP	GEOTAB ProPlus Plan	GEOTAB ProPlus Plan: Fleet Management Cellular Service - 12 months of service at \$20.40 per vehicle per month (\$246.00 per year per vehicle) - Period of January 1, 2025 - December 31, 2025	97	246.00	23,862.00
	GT-RP-PPP	GEOTAB ProPlus Plan	GEOTAB ProPlus Plan: Fleet Management Cellular Service - Vehicle W06 prorated from 10/19/2024 to 12/31/2024	3	48.94	146.82

SUBTOTAL	24,054.72
TAX	0.00
TOTAL	24,054.72
BALANCE DUE	\$24,054.72

Pay invoice

Systems & Telematic Solutions LLC

145 Canabury Ct

Little Canada, MN 55117 USA

+16129402503

rick.harding@systemstelematics.com

www.systemstelematics.com

**SYSTEMS & TELEMATIC SOLUTIONS**

FLEET MANAGEMENT REIMAGINED

INVOICE**BILL TO**

Mahanth Joishy

City of Madison

4151 Nakoosa Trail

Madison, WI 53714

INVOICE

1895

DATE

01/01/2025

TERMS

Net 30

DUE DATE

01/31/2025

DATE	SKU	DESCRIPTION	QTY	RATE	AMOUNT
	GT-RP-PPP	GEOTAB ProPlus Plan	511	246.00	125,706.00
	GT-RP-PPPWP	Geotab ProPlus Public Works Plan	73	116.36	8,494.28
	GT-RP-PPP	GEOTAB ProPlus Plan	73	164.45	12,004.85
	GT-RP-PPP	GEOTAB ProPlus Plan	73	25.86	1,887.78
		Rebate	1	-46,744.92	-46,744.92

City of Madison

SUBTOTAL

101,347.99

TAX

0.00

TOTAL

101,347.99

BALANCE DUE

\$101,347.99

Pay invoice



City of Madison

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

Master

File Number: 87591

File ID: 87591

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/17/2025

File Name: Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation

Final Action:

Title: Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 101.

Sponsors: Dina Nina Martinez-Rutherford And Derek Field

Effective Date:

Attachments: 2025_5310_POP_adopted.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Ryan Pennington	Approve	4/4/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	03/17/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87591

Fiscal Note

Funds under this grant will be used to support the Transit Division budget as well as some pass through funds to support programs enhancing public transportation for seniors and people with disabilities. Up to 80% of the total project cost of \$693,174 is funded by USDOT/FTA with the remaining local share (\$157,212) to be funded by the City of Madison (\$36,960), Dane County Department of Human Services (\$40,590), Down Syndrome Association of Wisconsin (\$31,600), The Hmong Institute (\$17,100) and NewBridge Madison (\$30,962). Grant revenues and the City's local share are included in the Metro Transit 2025 operating budget, so no additional appropriation is required. In addition, Metro Transit will be reimbursed for Grant Administration by USDOT/FTA. Please see the attached document "Section 5310 Program of Projects" for a full budget breakdown.

Title

Authorizing the Transit General Manager to file an application for a Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant with U.S. Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with USDOT and the associated 13 (c) agreement with Teamsters Local No. 120, approving the associated Program Management and Recipient Coordination Plan and authorizing Metro Transit to pass through funding as approved in the Program of Projects.

Body

WHEREAS, the Madison Area Transportation Planning Board (TPB) - An MPO, adopted Resolution TPB No. 84 on November 13, 2013 supporting the designation of the City of Madison - Metro Transit as the recipient for federal Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program funds; and

WHEREAS, Governor Walker designated the City of Madison - Metro Transit as the recipient of Section 5310 Program funds for the Madison Urbanized Area via letter to the Federal Transit Administration on December 9, 2013; and

WHEREAS, the Madison Area TPB, in conjunction with the City of Madison - Metro Transit has developed the Program Management and Recipient Coordination Plan (attached) with input from the Wisconsin Department of Transportation, Bureau of Transit and the Program of Projects (attached) to receive funding; and

WHEREAS, on October 2, 2024 the Greater Madison MPO adopted Resolution 18 adopting the 2025 - 2029 Transportation Improvement Program for the Madison Metropolitan Area that includes Section 5310 projects listed in the Program of Projects;

NOW, THEREFORE, BE IT RESOLVED that the Transit General Manager is authorized to file an application for Section 5310 Enhanced Mobility of Seniors and Individuals with Disabilities Program Grant, the Mayor and the City Clerk are authorized to execute the associated grant

agreement with USDOT and the associated 13(c) agreement with Teamsters Local No. 120;
and

BE IT FURTHER RESOLVED that the City of Madison approves the associated Program Management and Recipient Coordination Plan and authorizes Metro Transit to pass through funding as approved in the Program of Projects.

ADOPTED 2025 Section 5310 Program of Projects for the Madison Urbanized Area										
Subrecipient	Service Area	Service Area Urban/Rural	Sub Type ¹	Project Type	Project Description/ALI	FTA Amount	Local Amount	Total Amount	Coordination Plan Page	Project Type ²
Category A Projects - Certified as having met federal requirements and approved for funding.										
City of Madison - Metro Transit	Madison Area	Urban	DR	Capital	Patatransit Eligibility & Mobility Coordinatior (Traditional)	\$147,840	\$36,960	\$184,800	33	14f
Dane County DHS	Dane County	Urban/Rural	LG	Capital	One-Call Center (Mobility Management)(Traditional)	\$162,360	\$40,590	\$202,950	33	14f
Down Syndrome Association of Wisconsin	Madison Urban Area	Urban	PNP	Capital	Accessible Vehicle Purchase (1 Medium Large Bus) (Traditional)	\$126,400	\$31,600	\$158,000	33	14a
NewBridge Madison	Madison Area	Urban	PNP	Operating	Driver salary, benefits, and operations (Non-Traditional)	\$30,962	\$30,962	\$61,924	33	15d
The Hmong Institute	Dane County	Urban/Rural	PNP	Capital	Accessible Vehicle Purchase (1 Minivan) (Traditional)	\$68,400	\$17,100	\$85,500	33	14a
City of Madison - Metro Transit			DR		Grant Administration	\$53,596		\$53,596		12
Total						\$589,558	\$157,212	\$746,770		
Category B Projects - Pending federal requirements and/or pending approval for funding.										
Total						\$0	\$0	\$0		

¹ DR - Direct Recipient, PNP - Private Non-Profit, LG - Local Government, PO - Private Operator receiving indirect funds

² Project type defined in FTA C 9070.1G:

12 - Administration expenses

14a - Rolling stock and related activities (meeting the 55% requirement)

14b - Passenger facilities (meeting the 55% requirement)

14c - Support facilities and equipment (meeting the 55% requirement)

14d - Lease of equipment (meeting the 55% requirement)

14e - Acquisition of transportation services under a contract, lease, or other arrangement, including user-side subsidies (meeting the 55% requirement)

14f - Support for mobility management and coordination programs (meeting the 55% requirement)

15a - Public transportation projects (capital and operating) planned, designed, and carried out to meet the special needs of seniors and individuals with disabilities

15b - Public transportation projects that exceed the requirements of the ADA

15c - Public transportation projects that improve access to fixed route service and decrease reliance by individuals with disabilities on ADA complementary paratransit service

15d - Alternatives to public transportation that assist seniors and individuals with disabilities with transportation

All projects are within Dane County, Madison, WI; Wisconsin Congressional District 2; and consistent with the 2019 Coordinated Public Transit-Human Services Transportation Plan for Dane County.



City of Madison

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

Master

File Number: 87592

File ID: 87592

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/17/2025

File Name: Authorizing the Transit General Manager to file an application for a Section 5304 Planning grant with Wisconsin Department of Transportation

Final Action:

Title: Authorizing the Transit General Manager to file an application for a Section 5304 Planning grant with Wisconsin Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with WISDOT and the 13(c) agreement with Teamsters Local No.120 and authorizing a non-competitive procurement for Remix planning software.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 102.

Sponsors: Dina Nina Martinez-Rutherford And Yannette Figueroa Cole

Effective Date:

Attachments: Non-Competitive Selection Request - Via Transportation Inc dba Remix Technologies LLC.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: sharnish@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/20/2025	Ryan Pennington	Approve	4/4/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	03/17/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (4/7/25), Common Council (4/15/25)					
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE	04/07/2025		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	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87592

Fiscal Note

The proposed resolution authorizes the application and execution of a grant agreement with the Wisconsin Department of Transportation. If awarded, these funds would be used to undertake a study to evaluate jurisdictional boundaries, governance structures, financial plans, service expansion plans, and conduct community engagement. The total cost of the transportation study project is \$800,000. The proposed grant would cover 80% of the project costs or \$640,000. Work would occur across 2025 and 2026. Half of the federal amount was appropriated in the 2025 budget through Legistar File #86599, and the remaining half will be included in Metro's 2026 operating budget request. The local share of the grant will also occur over 2025 and 2026 using \$80,000 from existing consulting services budget in 2025 and the remaining \$80,000 to be included in Metro's 2026 budget request.

The proposed resolution also authorizes a one-year contract for Remix planning software. The current contract for the software ends in June 2026. This resolution would extend the contract through June 2027. The cost of the additional year is \$82,000 and Metro would include funding in its 2026 and 2027 operating budget request.

Title

Authorizing the Transit General Manager to file an application for a Section 5304 Planning grant with Wisconsin Department of Transportation and authorizing the Mayor and the City Clerk to execute the associated grant agreement with WISDOT and the 13(c) agreement with Teamsters Local No.120 and authorizing a non-competitive procurement for Remix planning software.

Body

Under Section 5304 funds are available for planning projects. The State of Wisconsin is eligible to secure Planning funds and to pass them through to local transit properties for projects. Metro will use these funds to undertake a study to evaluate jurisdictional boundaries, governance structures, financial plans, and conduct community engagement.

This resolution authorizes a one-year non-competitive procurement for Remix planning software and associated agreement for access to facilitate completion of this planning work.

WHEREAS, WISDOT has been delegated authority to award and pass through Federal financial assistance for a transportation project; and

WHEREAS, grants for financial assistance will impose certain obligations upon the City of Madison, including the provision of the local share of the project costs; and

WHEREAS, as a condition of the assistance, the City of Madison must provide all annual certifications and assurances required by FTA and WISDOT, and negotiate an agreement relating to the protection of mass transit employees under the provisions of Section 5333(b), formerly Section 13(c) of the Federal Transit Act, as amended; and

WHEREAS, WISDOT has awarded a total of \$640,000, split evenly between 2025 and 2026, in 5304 planning grant funds to the City of Madison to complete this planning study; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MADISON:

1. That the Transit General Manager is authorized to execute and file applications for planning assistance on behalf of the City of Madison with WISDOT for Federal assistance authorized by Title 23 and Chapter 53 of Title 49, United States Code, or other Federal Statutes authorizing the above-mentioned projects set forth in the preamble and administered by FTA.
2. Authorization for a non-competitive contract to procure Remix planning software from Remix Technologies LLC ("Remix"), a subsidiary of Via Transportation Inc. ("Via") and necessary access to be executed by the Mayor
3. That the Transit General Manager is authorized to execute and file with such applications the annual certifications and assurances and other documents WISDOT requires before awarding a financial assistance grant.
4. That, in accordance with 39.02 of the MGO, the Transit General Manager, in conjunction with the Affirmative Action Director, is authorized to set forth and execute affirmative disadvantaged business policies in connection with the procurement needs of the grant's projects.
5. That the Mayor and City Clerk are authorized to execute grant agreements for the aforementioned applications.
6. That the Mayor and City Clerk are authorized to execute agreements pursuant to Section 5333(b) under the Federal Transit Act, as amended, between the City of Madison, Wisconsin and Drivers, Salesmen, Warehousemen, Milk Processors, Cannery, Dairy Employees and Helpers Union Local 120, affiliated with the International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America, with reference to this grant application.

PROJECT DESCRIPTION	TOTAL COST	FTA SHARE	LOCAL SHARE
Transportation Study Project	\$ 800,000.	\$ 640,000.	\$ 160,000.



Finance Department Purchasing Services

David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA

Budget & Program Evaluation Manager
Christine Koh

Internal Audit & Grants Manager
Kolawole Akintola

Risk Manager
Eric Veum

Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
2150 METRO TRANSIT

Major
543** Software/Equipment Maintenance/Repair

Agency
Metro Transit

Total Purchase Amount
\$ 78,750.00

Vendor Name
Via Transportation Inc dba Remix Technologies, LLC

Product/Service Description
Remix Transit Planning Software

Exception Criteria
2. The services or goods required are available from only one person or firm (i.e., true sole source).

Reason For Request
Remix is the only provider of integrated transportation planning software that connects flexible data analysis with transit planning and street design, enabling transportation professionals with the complete mobility toolkit.

The software empowers 350+ local governments and over 11,000 transportation professionals to plan better public transit, street infrastructure, and transportation policy.

With Remix's flexible and robust data analysis capabilities, the Remix platform is the only transportation software specifically designed to help professionals integrate equity analysis into all workflows. Remix is built on, and champions, open data standards, making us uniquely positioned to work within an agency's existing processes, and minimizes an organization's risk for vendor lock-in, maximizing the potential for

October 15, 2024

Page 2

collaboration. Remix is the first and only collaborative mapping platform made to be used by multiple departments across a diverse set of stakeholders and, unlike other technology offerings, is intentionally designed for community engagement.

Requestor

Rusch, Mick

Comments

The City of Madison entered into a non-competitively selected contract with this vendor in 2023. The total amount of the contract is \$212,000, of which \$137,000 has been expended. The remaining \$75,000 will be paid in 2025 for the contract period of 7/1/25 through 6/30/26. This non-competitive selection request will extend that contract by an additional year (through 6/30/27).

This is the only purchase the City has made with this vendor.



City of Madison

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

Master

File Number: 87604

File ID: 87604

File Type: Resolution

Status: Report of Officer

Version: 2

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/17/2025

File Name: SUBSTITUTE Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (Districts 1 and 20).

Final Action:

Title: SUBSTITUTE Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (District 1, District 20).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 103.

Sponsors: John W. Duncan And Regina M. Vidaver

Effective Date:

Attachments: Memo - MWU 2025 Capital Budget Amendment - Mid Town Rd WM.pdf, Attachment A - Proposed Water Main Exhibit.pdf, V1 Resolution MWU 2025 Capital Budget Amendment.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jberndt@madisonwater.org

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	4/7/2025
2	1	4/9/2025	Robert Mulcahy	Approve	4/25/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	03/17/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							

Notes: Finance Committee (4/7/25), Water Utility Board (3/26/25), Common Council (4/15/25)

1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE	04/07/2025	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 Water Utility Board.						
1	FINANCE COMMITTEE	03/25/2025	Refer	WATER UTILITY BOARD	03/26/2025	
Action Text: This Capital Budget Amendment was Refer to the WATER UTILITY BOARD						
1	WATER UTILITY BOARD	03/26/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	04/07/2025	Pass
Action Text: Motion by Secretary Abrahamian, seconded by Witynski, to RETURN TO LEAD WITH THE RECOMMENDATION FOR APPROVAL to Amend the 2025 Water Utility Capital Budget to increase existing budget authority to extend new water main along Mid Town Road to implement system resiliency improvements ahead of adjacent development projects (AD 1 & 2). Motion carried by voice vote/other.						
1	FINANCE COMMITTEE	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER			Pass
Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87604

.Fiscal Note

The proposed resolution amends the Water Utility's 2025 Adopted Capital Budget and authorizes an additional \$700,000 in new budget authority to existing project #15387, Mid Town Hydraulic Improvement inside the Water Main's New Program (Munis #12507). The increase in budget authority will be funded through existing Water Utility cash reserves. The proposed increase does not increase Water Utility debt obligations or request new borrowing.

The 2025 Water Utility adopted Capital Budget will be amended to reflect the following:

15387-86-179 Mid Town Road Hydraulic Improvement increase \$700,000

15387-86-806 Mid Town Road Hydraulic Improvement increase \$700,000

.Title

SUBSTITUTE Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (District 1, District 20).

.Body

The adopted 2025 Water Utility Capital budget allocated budget authority for various water main pipeline projects related to water main replacements, water system improvement in conjunction with roadway reconstruction projects, and major/stand-alone roadway improvement projects. The adopted 2025 Water Utility Capital Budget did not allocate budget authority for any Utility-funded water main extensions or hydraulic improvements by new water main extensions.

The project 15387-86-179, "MID TOWN ROAD HYDRAULIC IMPROVEMENT" was established with a budget of \$50,000 in 2024 to begin project scope establishment, preliminary scope

analysis and preliminary design efforts, with the intent to authorize budget upon establishment of adjacent and nearby projects along Mid Town Road, such as Mid Town Meadows and the realignment of Mid Town Road.

The purpose of this proposed pipeline is to close an existing water system gap on Mid Town Road that will provide redundancy to a significant portion of the southwest Madison public water system, allow Pressure Zone 9 to expand and serve the recently approved Mid Town Meadows development, and expand operational flexibility between the adjacent west-side pressure zones.

The project limits are beyond the limits of any of the identified adjacent projects, and the inclusion of this scope into the adjacent projects is not feasible as private developments or as work located beyond the proposed project limits.

The Utility is prepared to proceed with final design and construction of this hydraulic improvement project in spring of 2025, with construction occurring in late 2025. The work is expected to be completed by the end of 2025.

NOW, THEREFORE, BE IT RESOLVED that the 2025 Water Utility Capital budget is hereby amended to increase the budget authority of project 15387 Mid Town Road Hydraulic Improvement to appropriate \$700,000 in Water Utility Cash Reserves, as described herein.



MEMORANDUM

Date: March 26, 2025

To: Mayor Satya Rhodes-Conway
Common Council
Finance Committee
Water Board

From: Pete Holmgren, PE – Chief Engineer
January Vang – Finance Manager
Krishna Kumar – General Manager

Subject: Amending the 2025 Water Utility Capital Budget to increase existing budget authority to extend new water main along Mid Town Road to implement system resiliency improvements ahead of adjacent development projects (AD 1 & 2).

RECOMMENDATION:

Staff is recommending to increase the 2025 Water Utility Capital Budget authority by \$700,000 to extend new water main along Mid Town Road in 2025. The proposed water main extension will expand system resiliency in this area by closing an existing gap in the water system to provide both redundancy and allow expansion of Pressure Zone 9 in support of adjacent development projects.

BACKGROUND:

A hydraulic (pipeline) gap in Madison's public water system exists along Mid Town Road, generally located between Marty Road and South Gammon Road on Madison's west side. It has long been Madison Water Utility's (MWU) intent to close this pipeline gap in order to allow the expansion of its Pressure Zone 9 service area and simultaneously provide redundancy to Pressure Zone 9 with a boundary connection to Pressure Zone 10.

At the time that MWU's 2025 Capital Budget requests were prepared in 2024, there was not a certainty of urban land development occurring in the vicinity of existing Mid Town Road and Raymond Road agricultural lands. In late 2024 it was confirmed that the Midpoint Meadows residential development was approved to proceed with construction in 2025 in this area. Subsequently, MWU initiated preliminary planning and design work for this proposed system resiliency project in conjunction with the Midpoint Meadows development.

In addition to the system resiliency improvements proposed by MWU, the Midpoint Meadows development is contributing infrastructure in support of this objective. The development includes contributions of a complementary north-south 12-inch diameter pipeline along



South High Point Road and a control valve vault to increase redundancy and system protection along the Pressure Zone 9 and 10 boundary.

The proposed Water Utility 2025 Capital Budget amendment would add \$700,000 of budget authority to allow MWU to construct the east-west 12-inch diameter pipeline along Mid Town Road located immediately east of the Midpoint Meadows development project.

MWU is prepared to proceed with final design and construction of this hydraulic improvement project in the spring of 2025, with construction occurring in late 2025. The work is expected to be completed by the end of 2025.

FISCAL IMPACTS:

The proposed resolution amends the adopted 2025 Water Utility Capital Budget by authorizing the addition of \$700,000 in new budget authority to the existing project 15387-86-179, "MID TOWN ROAD HYDRAULIC IMPROVEMENT."

Project costs will be funded through the existing Utility Construction Fund balance and/or MWU cash reserves. No increase in MWU debt obligations or new borrowing is anticipated as a result of these project budget adjustments.

LEGISLATIVE PATH:

3/25/2025	Common Council (Introduction)
3/26/2025	Water Board
4/07/2025	Finance Committee
4/15/2025	Common Council (Final Action)

ATTACHMENTS:

1. Memo (This Document)
2. Proposed Water Main Exhibit.pdf
(Exhibit of proposed water main extension along Mid Town Road)



City of Madison

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

Master

File Number: 87604

File ID: 87604

File Type: Capital Budget Amendment

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 03/17/2025

File Name: Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (Districts 1 and 20).

Final Action:

Title: Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (District 1, District 20).

Notes:

Sponsors: John W. Duncan And Regina M. Vidaver

Effective Date:

Attachments: Item 2 - Memo - MWU 2025 Capital Budget Amendment - Mid Town Rd WM.pdf, 15387WU-MID Town RD.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jberndt@madisonwater.org

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	03/17/2025	Referred for Introduction				
Action Text: This Capital Budget Amendment was Referred for Introduction							
Notes: Finance Committee (4/7/25), Water Utility Board (3/26/25), Common Council (4/15/25)							

Text of Legislative File 87604

[.Fiscal Note](#)

The proposed resolution amends the Water Utility's 2025 Adopted Capital Budget and authorizes an additional \$700,000 in new budget authority to existing project #15387, Mid Town Hydraulic Improvement inside the Water Main's New Program (Munis #12507). The increase in budget authority will be funded through existing Water Utility construction fund balance and/or cash reserves. The proposed increase does not increase Water Utility debt obligations or

request new borrowing.

.Title

Amending the 2025 Water Utility Capital Budget to Increase Existing Budget Authority to Extend New Water Main along Mid Town Road to Improve System Redundancy and Hydraulic Conditions Ahead of Adjacent Development Projects (District 1, District 20).

.Body

The adopted 2025 Water Utility Capital budget allocated budget authority for various water main pipeline projects related to water main replacements, water system improvement in conjunction with roadway reconstruction projects, and major/stand-alone roadway improvement projects. The adopted 2025 Water Utility Capital Budget did not allocate budget authority for any Utility-funded water main extensions or hydraulic improvements by new water main extensions.

The project 15387-86-179, "MID TOWN ROAD HYDRAULIC IMPROVEMENT" was established with a budget of \$50,000 in 2024 to begin project scope establishment, preliminary scope analysis and preliminary design efforts, with the intent to authorize budget upon establishment of adjacent and nearby projects along Mid Town Road, such as Mid Town Meadows and the realignment of Mid Town Road.

The purpose of this proposed pipeline is to close an existing water system gap on Mid Town Road that will provide redundancy to a significant portion of the southwest Madison public water system, allow Pressure Zone 9 to expand and serve the recently approved Mid Town Meadows development, and expand operational flexibility between the adjacent west-side pressure zones.

The project limits are beyond the limits of any of the identified adjacent projects, and the inclusion of this scope into the adjacent projects is not feasible as private developments or as work located beyond the proposed project limits.

The Utility is prepared to proceed with final design and construction of this hydraulic improvement project in spring of 2025, with construction occurring in late 2025. The work is expected to be completed by the end of 2025.

NOW, THEREFORE, BE IT RESOLVED that the 2025 Water Utility Capital budget is hereby amended to increase the budget authority of project 15387-86-179, "MID TOWN ROAD HYDRAULIC IMPROVEMENT," by \$700,000, as described herein.



City of Madison

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

Master

File Number: 87605

File ID: 87605

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/18/2025

File Name: 11540 - Owl's Creek 2nd Amendment to Option to
Purchase

Final Action:

Title: Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Gold Star Real Estate, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 104.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments: 11540 Exhibit - Second Amendment.pdf

Enactment Number:

Author: Andy Miller, Real Estate Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/18/2025	Maggie McClain	Approve	4/7/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87605

Fiscal Note

The proposed resolution authorizes the second amendment to the Option to Purchase agreement between the City of Madison and Gold Star Real Estate, LLC related to one lot within the Owl Creek Subdivision. The original sale of the lot included an option for the City to purchase back lots on which developers did not complete construction of single-family dwellings. The original agreement with Gold Star Real Estate, LLC was approved via legislative file 63906. Legislative file 76480 approved the first amendment to the agreement and extended the expiration date on the Option to Purchase. The second amendment proposed here extends the expiration date to December 31, 2025 to allow the developer more time to complete construction of a new home on the lot. No additional City appropriation required.

Title

Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Gold Star Real Estate, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Body

WHEREAS, pursuant to the terms detailed in a Purchase and Sale Agreement ("Agreement") authorized by File ID No. 63907, Resolution Enactment No. RES-21-00151, adopted by the City of Madison ("City") Common Council on February 23, 2021 ("Resolution"), in 2021 the City sold eight vacant residential lots within Owl's Creek Subdivision ("Lots") to Gold Star Real Estate, LLC ("Seller"); and

WHEREAS, the Agreement included an Option to Purchase ("Option"), giving the City the option to repurchase any of the Lots on which the Seller did not complete construction of single-family residential dwellings within two years of the date the Seller's purchased the Lots from the City; and

WHEREAS, as stated in the Resolution, the City's goals in disposing of the Lots include providing "stability to the Owl Creek neighborhood, construction jobs in a time of economic challenge, and provide the City with revenue to reinvest in affordable housing" ("Goals"); and

WHEREAS, due to challenges related to COVID-19 during 2021-2022, including the limited availability of building materials and skilled labor, construction progress was slowed so the City extended the Option term by two (2) years, as authorized by File ID No. 76480, RES-23-00264; and

WHEREAS, the Seller has nearly completed the construction of all homes on the Lots, but is experiencing continued delays, citing ongoing labor challenges, and therefore the Seller has requested more time to complete the construction of the final home; and

WHEREAS, to continue the progress toward achieving the City's Goals and grant the Seller more time to complete construction, City Office of Real Estate Services staff support amending the Option to extend the expiration date to December 31, 2025, as detailed in attached Exhibit -

Second Amendment ("Second Amendment).

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City's execution of the Second Amendment subject to materially, though not exclusively, the terms and conditions found in the Second Amendment, on a form and in a manner that has been approved by the City Attorney.

EXHIBIT - SECOND AMENDMENT

This document pertains to an Option to Purchase that is not a conveyance per Wis. Stats. 77.21(1).

This Second Amendment to Option to Purchase (“Second Amendment”) is made as of March 25, 2025, by and between **Gold Star Real Estate, LLC**, a Wisconsin limited liability company (“Seller”), and the **City of Madison**, a Wisconsin municipal corporation (“City”).

WITNESSETH:

WHEREAS, the City and Seller are parties to a certain Option to Purchase, dated March 26, 2021, and recorded as Document No. **5711614** on March 31, 2021, as renewed by Renewal of Option to Purchase dated March 25, 2022, recorded as Document No. 5821781 on March 28, 2022, as amended by First Amendment to Option to Purchase dated March 10, 2023, recorded as Document No. 5892368, and as renewed by Second Renewal of Option to Purchase dated March 25, 2024, recorded as Document No. 5821781 on March 28, 2022, all in the Office of the Dane County Register of Deeds (collectively, “Option”); and

Return to: City of Madison
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0710-274-1118-2

WHEREAS, the Option pertains to the property legally described as follows:

Lot Fifteen (15) Owl’s Creek Subdivision, in the City of Madison, Dane County, Wisconsin.

WHEREAS, the Option is due to expire March 26, 2025; and

WHEREAS, the Seller and the City desire to extend the expiration date of the Option as detailed in this Second Amendment.

NOW, THEREFORE, for good and valuable mutual consideration, the delivery and receipt of which is hereby acknowledged by and between the parties, the Seller and City agree as follows:

1. The “March 26, 2025” expiration date of the Option, as stated in Section 1 of the Second Renewal of Option to Purchase, is hereby deleted, and the Option shall now expire on December 31, 2025.
2. All other provisions of the Options remain in full force and effect.

Signatures begin on following page.

IN WITNESS WHEREOF, the parties have entered into this Second Amendment to Option to Purchase as of the date first set forth above.

GOLD STAR REAL ESTATE, LLC

By: _____
(Signature)

By: _____
(Print name and title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named Amy Lewison, Managing Member of Gold Star Real Estate, LLC, a Wisconsin limited liability company, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such Managing Member as the deed of such limited liability company, by its authority.

Notary Public, State of Wisconsin

(print or type name)

My Commission expires: _____

Signatures continue on following page.

CITY OF MADISON

By: _____

Satya Rhodes-Conway, Mayor

By: _____

Michael Haas, Acting City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Michael Haas, Acting City Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2025.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this document by the City is authorized by Resolution Enactment No. RES-25-_____,
File I.D. No. _____, adopted by the Common Council of the City of Madison on _____, 2025.

Drafted by the City of Madison Office of Real Estate Services

Project No. 11540



City of Madison

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

Master

File Number: 87606

File ID: 87606

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/18/2025

File Name: Amending the 2025 Adopted Budget for the Planning Division to add an additional \$3500 in Wisconsin Arts Board Grant revenues and seeking Common Council approval of the 2025-2026 Arts Grants awards as recommended by the Madison Arts Commission.

Final Action:

Title: Amending the 2025 Adopted Budget for the Planning Division to add an additional \$3500 in Wisconsin Arts Board Grant revenues and seeking Common Council approval of the 2025-2026 Arts Grants awards as recommended by the Madison Arts Commission.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 105.

Sponsors: Isadore Knox Jr.

Effective Date:

Attachments: 2025-26 MAC Grant Recommendations.pdf

Enactment Number:

Author: Karin Wolf

Hearing Date:

Entered by: kwolf@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Maggie McClain	Approve	4/8/2025

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	03/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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	04/07/2025	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 Currie, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87606

Fiscal Note

The proposed resolution amends the Planning Division's 2025 Adopted Operating Budget to accept and appropriate an additional \$3,500 in the Wisconsin Art Board Grant revenues and corresponding expenditures. It further authorizes the Planning Division Director to execute agreements for the 2025-2026 Arts Grants awards in the total amount of \$106,000 as recommended by the Madison Arts Commission. Funding for these grants is available in the following funds:

Planning Division Other Grants - Wisconsin Arts Board: \$15,000

Planning Division General Fund - Support for the Arts: \$73,500

Room Tax Fund: \$17,500

Title

Amending the 2025 Adopted Budget for the Planning Division to add an additional \$3500 in Wisconsin Arts Board Grant revenues and seeking Common Council approval of the 2025-2026 Arts Grants awards as recommended by the Madison Arts Commission.

Body

WHEREAS, the Planning Division's Adopted Operating Budget includes \$11,500 in anticipated Wisconsin Arts Board Grant revenues and the actual award to the City is \$15,000; and WHEREAS, The Madison Arts Commission has the authority, by ordinance, to annually recommend arts grants for approval by the Common Council; and,

WHEREAS, by the March 1st annual grant application deadline the Madison Arts Commission received 74 applications for arts projects funding, totaling \$227,432 in requests; and, WHEREAS, the Madison Arts Commission, and its subcommittees, met on March 10, March 12, and March 13 to evaluate the applications received for the 2025-2026 grant period and on Wednesday, March 18, 2025, the full Commission voted to recommend funding of 66 projects for grant awards totaling \$106,000; and.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council amends the 2025 Adopted Operating Budget for the Planning Division to appropriate an additional \$3500 in Wisconsin Arts Board Grant revenues; and

BE IT FINALLY RESOLVED, that the Madison Common Council approves the 2025-2026 Art Grants awards funding recommendations of the Madison Arts Commission as shown in the attached table, and authorizes the Planning Division Director to execute the agreements for such projects in the amount shown and with the grantees and/or their fiscal agents or DBA listed therein, upon countersignature of the Finance Director and approval of the City Attorney.

2025-26 MAC Annual Arts Grant Recommendations				
Music				
#	Applicant	Project Title	Request	Recommendation
1	Austin Cebulske	Austin Cebulske Album Recording	\$1,000.00	\$0.00
2	Cricket Redman (fiscal reciever: Arts & Literature Laboratory, Inc.)	Auricle New Music Series 2025-2026	\$5,000.00	\$1,000.00
3	Hawthorne Neighborhood Association (fiscal reciever: Create Wisconsin, Inc.)	Hawthorne Neighborhood Association (HNA) Concert Series	\$3,185.00	\$1,000.00
4	Joachim Joseph Austin	Fast Life	\$2,150.00	\$0.00
5	Just Bach Concerts, Inc.	Just Bach Concerts Season 8	\$1,614.00	\$1,000.00
6	Laura Wiederhoeft (fiscal reciever: Annie Kubena Creative , LLC)	Ladyslipper	\$2,000.00	\$1,000.00
7	Madison Jazz Society, Inc.	MJS Jazz Camp 2025: JAZZ IGNITE!	\$5,000.00	\$2,000.00
8	Madison New Music Ensemble (fiscal reciever: Create Wisconsin, Inc.)	Madison New Music Ensemble 2025-26 Concert Series	\$2,100.00	\$1,000.00
9	Madison Symphony Orchestra Inc	HeartStrings® 2025-2026	\$5,000.00	\$1,000.00
10	Maestro Productions Inc	Expansion of Ringing Badgers Handbell Ensemble	\$2,000.00	\$0.00
11	Nathan France (fiscal reciever: Create Wisconsin, Inc.)	Heaven Inside	\$2,000.00	\$1,000.00
12	Tim Russell (fiscal reciever: Arts & Literature Laboratory, Inc.)	Synthfest Madison 2025	\$5,000.00	\$2,500.00
13	Vice Grounds LLC, dba Twisted Grounds (fiscal reciever: Arts & Literature Laboratory, Inc.)	Under the Oak	\$5,000.00	\$1,000.00
14	Wisconsin Chamber Orchestra, Inc.	Concerts on the Square – Mozart & Mahler; July 16, 2025	\$4,900.00	\$1,900.00
Arts Ed & Legacy				
#	Applicant	Project Title	Request	Recommendation
15	Arts & Literature Laboratory, Inc.	ALL Arts Outreach 2025-2026	\$5,000.00	\$2,000.00
16	Centro Hispano, Inc	Calli Arts and Culture	\$3,670.00	\$1,800.00
17	Madison Public Library Foundation, Inc.	Dream Bus Summer Arts Programming 2025	\$4,592.00	\$2,200.00
18	Maria Schirmer (fiscal reciever: Arts & Literature Laboratory, Inc.)	Creating a Zine Library within the Juvenile Justice System	\$5,500.00	\$2,200.00
19	Nora Katherine Novich Leonard	Let's Make It Up! Camp	\$5,000.00	\$1,000.00
20	YWCA Madison, Inc.	RestorArt: Using artistic expression as a tool for healing, restoration, and belonging for Youth	\$2,000.00	\$1,000.00
21	African Association of Madison, Inc.	Africa Fest	\$1,500.00	\$1,500.00
22	Bach Dancing and Dynamite Society of WI, Inc.	Fire from Heaven: BDDS's 34th Summer Chamber Music Festival	\$1,500.00	\$1,500.00
23	Capitol City Band Association	Concerts in the Park 57th season	\$1,500.00	\$1,500.00
24	Cycropia Aerial Dance, Inc.	Cycropia Aerial Dance, Inc. at Orton Park Festival	\$1,500.00	\$1,500.00
25	Fermat's Last Theater Company, Inc.	Documentary theater performances for Fall 2025 and Spring 2026	\$1,500.00	\$1,500.00
26	Four Lakes Traditional Music Collective, Inc.	2025 Sugar Maple Music Festival youth workshop	\$1,500.00	\$1,500.00
27	Friends of Allen Centennial Garden, Inc.	Summer Sundays: Jazz in the Garden	\$1,500.00	\$1,500.00
28	Girls Rock Camp Madison, Inc.	Girls Rock Camp Madison Tuition Assistance Program	\$1,500.00	\$1,500.00
29	Grace Presents (fiscal reciever: Grace Episcopal Church Foundation, Inc.	Grace Presents 2025-2026 Concert Series	\$1,500.00	\$1,500.00
30	Handel Aria Competition, Inc.	Handel Aria Competition Final Performance Round	\$1,500.00	\$1,500.00
31	Kanopy Dance Theatre Inc	Anna Sokolow: Her Truth, A Collaboration with Two Professional Dance Companies	\$1,500.00	\$1,500.00

32	Latinos Organizing for Understanding and Development, Inc.	LOUD Voices: Publication of the fourth installment of the anthology "I didn't know there were Latinos In Wisconsin	\$1,500.00	\$1,500.00
33	LunART, Inc.	LunART Festival 2025, "Her Legacy, Our Voice"	\$1,500.00	\$1,500.00
34	Madison Bach Musicians, Inc.	15th Annual Baroque Holiday Concert, Dec. 13 2025 and Outreach Event Dec. 12 at Madison West High School	\$1,500.00	\$1,500.00
35	Madison Children's Museum, Inc.	Cultural Heritage Celebrations	\$1,500.00	\$1,500.00
36	Madison Choral Project, Inc.	Powerful Music Powerful Joy: Madison Choral Project 2025-26	\$1,500.00	\$1,500.00
37	Madison Flute Club, Inc	2026 Wisconsin Flute Festival	\$1,500.00	\$1,500.00
38	Madison Savoyards, Ltd.	Gilbert & Sullivan's Iolanthe	\$1,500.00	\$1,500.00
39	Madison Youth Choirs, Inc.	Madison's Big Sing	\$1,500.00	\$1,500.00
40	NewBridge Madison, Inc.	NewBridge Summer Concert Series at Warner Park Shelter	\$1,500.00	\$1,500.00
41	People Building Opportunity Through Grace and Action, Inc.	Fall Gospel Fest	\$1,500.00	\$1,500.00
42	Sessions at McPike Park, Inc.	Garver - A New Place to Embrace	\$1,500.00	\$1,500.00
43	Simpson Street Free Press, Inc.	Youth Publishing in Madison: Writing About the Arts and Local History	\$1,500.00	\$1,500.00
44	TNW Ensemble Theater, Inc.	Time Is Rhythm	\$1,500.00	\$1,500.00
45	Urban Community Arts Network, Ltd	Mad Lit: Where Arts and Culture Shine	\$1,500.00	\$1,500.00
46	Wisconsin Academy of Sciences, Arts & Letters	Anamarie Edwards & Warren King (paired solo exhibitions)	\$1,500.00	\$1,500.00
Visual Art				
#	Applicant	Project Title	Request	Recommendation
47	Access to Independence, Inc.	Artists Beyond Boundaries	\$5,000.00	\$1,000.00
48	Alicia Rheal (fiscal reciever: IP Ministries, Inc.)	Legacy Quilts Project	\$2,000.00	\$1,000.00
49	Angela Ziehme	Madison Live Through the Years	\$5,000.00	\$0.00
50	Charlotte Easterling dba Creative Vixen Design, LLC	Indigenous Generations	\$2,000.00	\$1,000.00
51	Dakota Mace (fiscal reciever: Arts & Literature Laboratory, Inc.)	Native Art Market 2025	\$5,000.00	\$2,000.00
52	Hannah O'Hare Bennett (fiscal reciever: Arts & Literature Laboratory, Inc.)	MADE: Contemporary Fiber Arts	\$5,000.00	\$2,500.00
53	IP Ministries, Inc.	Memory Collectors Storytelling Project	\$5,000.00	\$2,500.00
54	Ileri Andrea Muñoz Ortega (fiscal reciever: Textile Arts Center of Madison, Inc)	CREANDO ARTE + COMIDA: AN EMBROIDERED RECIPE BOOK	\$5,000.00	\$2,000.00
55	Jerry Butler (Wisconsin Academy of Sciences, Arts & Letters)	"Echoes from the Arc": The Arc Benders	\$5,000.00	\$1,000.00
56	Movin' Out, Inc.	Art @ Park Cedar - Phase I	\$5,000.00	\$0.00
57	Neighborhood House Community Center, Inc.	Collaborative Community Art	\$2,500.00	\$1,200.00
58	SJ Hemmerich (fiscal reciever: Gay Straight Alliance for Safe Schools Incorporated)	Imagining Ideal Gender Futures for Education into Reality with Trans and Nonbinary K-12 Students	\$3,000.00	\$1,200.00
59	Textile Arts Center of Madison, Inc	Free Community Programming	\$3,400.00	\$1,700.00
Dance, Festivals, Literary Arts, Theater, Film, Other				
#	Applicant	Project Title	Request	Recommendation
60	Isthmus Dance Collective, Inc.	Shifting Gears Bike Path Dance Festival	\$5,000.00	\$2,500.00
61	Madison Contemporary Dance, Inc.	Creative Movement Project	\$5,000.00	\$2,000.00
62	The Hitterz Collective LLC (fiscal reciever: Arts & Literature Laboratory, Inc.)	B.A.M (Battle, Art & Music) Festival: Tournament of Power	\$5,000.00	\$1,000.00
63	Disability Pride Madison, Inc.	The Disability Pride Festival	\$5,000.00	\$3,700.00

64	Madison Music Collective, Inc.	2025 Madison Jazz Festival	\$5,000.00	\$2,000.00
65	Madison Music Review (fiscal reciever: Wil-Mar Neighborhood center, Inc)	Madison Music Review presents the Musique Électronique immersive ephemeral art experience musique	\$5,000.00	\$0.00
66	Daniel Koehn (fiscal reciever: Create Wisconsin, Inc.)	Driven By Stories	\$2,000.00	\$1,000.00
67	Midwest Mujeres, Inc.	Voces y Sueños: Yo Quiero Dinero! Annual night of storytelling!	\$4,800.00	\$3,600.00
68	Bikes for Kids Wisconsin, Inc.	Spooky Spokes	\$4,000.00	\$0.00
69	Morgan Danielle Stewart (fiscal reciever: Arts & Literature Laboratory, Inc.)	uHuman's Creative Recovery Lab	\$4,996.00	\$3,700.00
70	East Madison Community Center Corporation	East Madison Community Center (EMCC) Theater Arts Program	\$4,725.00	\$2,300.00
71	Aaron Greer (fiscal reciever: The Board of Regents of the University of Wisconsin System)	Wisconsin Screenwriters' Symposium	\$3,000.00	\$1,500.00
72	Ajit Ghimire (fiscal reciever: Nepali American Friendship Association)	The song of Elderly People	\$1,500.00	\$1,000.00
73	From The Front Row, LLC (fiscal reciever: Create Wisconsin, Inc.)	From The Front Row - A Live Concert Television Show	\$3,800.00	\$0.00
74	James Kreul (fiscal reciever: Arts & Literature Laboratory, Inc.)	Mills Folly Microcinema 2025-2026	\$5,000.00	\$1,000.00
Madison Poet Laureate Program				
75	Madison Poet laureate		\$1,500.00	\$1,500.00
76	Madison Youth Poet Laureate		\$500.00	\$500.00
				Total: \$108,000



City of Madison

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

Master

File Number: 87607

File ID: 87607

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/18/2025

File Name: Authorize CDA Grant - Triangle

Final Action:

Title: Authorizing the Mayor and City Clerk to execute a grant agreement with the Community Development Authority of the City of Madison providing up to \$10 million in grant funds from TID 48 for redevelopment of the Triangle. (District 13)

Notes: TriangleGrantCDA

CC Agenda Date: 04/15/2025

Agenda Number: 106.

Sponsors: Tag Evers And Isadore Knox Jr.

Effective Date:

Attachments:

Enactment Number:

Author: Matthew Robles

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/18/2025	Ryan Pennington	Delegated	
1	2	3/18/2025	Maggie McClain	Approve	3/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 87607

Fiscal Note

The proposed resolution authorizes the execution of a grant agreement between the City of Madison and the CDA providing up to \$10.0 million in grant funds from TID 48 for redevelopment of the Triangle Redevelopment project (Munis project #14696). CDA Redevelopment's 2024 and 2025 Adopted Capital Budgets included TID 48-supported non-General Fund GO borrowing for the Triangle Redevelopment project: the 2024 Adopted Capital Budget (legislative file 80726) authorized \$5.0 million in non-general fund GO borrowing, and the 2025 Adopted Capital Budget (legislative file 84843) authorized an additional \$5.0 million in non-general fund GO borrowing. The project plan for TID 48 as amended via legislative file 83653 includes \$10.0 million in grant funding to the CDA for the Triangle Redevelopment project. No additional City appropriation required.

Title

Authorizing the Mayor and City Clerk to execute a grant agreement with the Community Development Authority of the City of Madison providing up to \$10 million in grant funds from TID 48 for redevelopment of the Triangle. (District 13)

Body

WHEREAS, The Community Development Authority of the City of Madison (the "CDA") owns and operates approximately 336 public housing units comprised of Brittingham, Gay Braxton, and Karabis Apartments, and Parkside Towers and Townhouses, collectively known as the Triangle; and

WHEREAS, the CDA plans to redevelop and replace all existing public housing units located at the Triangle in multiple on-site phases, with construction of phase one expected to begin in 2025; and

WHEREAS, as the wholly-owned nonprofit subsidiary of the CDA, the Madison Revitalization and Community Development Authority (MRCDC), and/or its assigns, will be designated as primary owner and managing member of the future buildings with the CDA and/or its assigns acting as the property manager; and

WHEREAS, the adopted project plan for City of Madison Tax Increment District 48 (Regent St) ("TID 48") authorizes up to \$10 million grant funding to the CDA for purposes of redeveloping the Triangle.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to execute a grant agreement with the CDA providing up to \$10 million in funds to the CDA from TID 48 for redevelopment of the Triangle. The grant agreement shall require that all grant funds be used for eligible TIF project costs, as defined in Wis. Stat. s. 66.1105.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute any other documents as may be necessary to effectuate the transaction in a form approved by the City Attorney.



City of Madison

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

Master

File Number: 87614

File ID: 87614

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/18/2025

File Name: Authorizing the City to Execute a Golf Courses Use Agreement between the City of Madison and Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), during the 2025-2029 golf seasons (District 10, District 13, District 15, and District 16)

Final Action:

Title: Authorizing the City to Execute a Golf Courses Use Agreement between the City of Madison and Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), during the 2025-2029 golf seasons (District 11, District 13, District 15, and District 16).

Notes:

CC Agenda Date: 03/25/2025

Agenda Number: 107.

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

Effective Date:

Attachments: First Tee Course Use Agreement (2025-2029).pdf

Enactment Number:

Author: Dave Vetovec

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	4/8/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	03/18/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Board of Park Commissioners (4/9/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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.

1	FINANCE COMMITTEE	03/25/2025	Referred	BOARD OF PARK COMMISSIONER S	04/09/2025
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Action Text: This Resolution was Referred to the BOARD OF PARK COMMISSIONERS

1	FINANCE COMMITTEE	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass
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Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.

1	BOARD OF PARK COMMISSIONERS	04/09/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	Pass
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Action Text: Motion made by Figueroa Cole, seconded by Williams, to RETURN TO LEAD WITH RECOMMENDATION FOR APPROVAL TO THE FINANCE COMMITTEE. Motion passed by voice vote/other.

Text of Legislative File 87614

Fiscal Note

The proposed resolution authorizes the Parks Division to enter into a five-year agreement with Champions4Kids, Inc (f/n/a Madison Metro Youth Golf Initiative, Inc.), operating as First Tee Program from 2025-2029. The City will agree to set a rate for green fees that will not exceed the rate in effect for high school golf programs. In recognition of the community benefits provided by the Chapter through the First Tee Program, and the alignment of its objectives with those of the Golf Enterprise, The Chapter will also pay a usage fee to the City of \$1.00 per year. The City will pay all utility, maintenance, and management costs associated with operating the Golf facility. Revenues from the use fees are budgeted in the Golf Enterprise Program's annual Operating Budget. No appropriation from the General Fund is required.

Title

Authorizing the City to Execute a Golf Courses Use Agreement between the City of Madison and Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), during the 2025-2029 golf seasons (District 11, District 13, District 15, and District 16).

Body

WHEREAS, the City is the owner of the golf facilities at Monona Golf Course, located at 111 E. Dean Ave., The Glen Golf Park located at 3747 Speedway Rd., Odana Hills Golf Course located at 4635 Odana Rd., Madison, and Yahara Hills Golf Course located at 7051 Millpond Rd, in the City of Madison, Dane County, Wisconsin (the "Courses"); and,

WHEREAS, the Chapter is a licensee of PGA Tour First Tee Foundation Inc. ("The First Tee"), pursuant to which the Chapter is responsible for introducing the game of golf to young people in Madison, Wisconsin and the surrounding area by combining affordable access to golf together with The First Tee Life Skills Education Program (the "First Tee Program" or the "Program") brand of curriculum which emphasizes golf's unique ability to instill and develop essential values such as honesty, integrity, sportsmanship, self-discipline, respect and a solid work ethic, and to give those young people the confidence and skills to pursue broader goals in life; and,

WHEREAS, since 2011, and based upon prior Use Agreements entered into with the City, the Chapter has had the use of the City's Courses to establish and operate its First Tee Program. The Program provides affordable access and instruction to youth golf that promotes and aligns with the vision and mission of the Madison Parks Golf Enterprise Program. However, the prior agreements have since expired; and,

WHEREAS, the Chapter desires to continue providing the First Tee Program at the Courses, and the City is willing to continue providing the Chapter access to and use of its Courses for the Program in accordance with the terms and provisions of this Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and City Clerk are authorized to enter into the Golf Courses Use Agreement for the 2025-2029 Golf Seasons with Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), to use the City's four golf courses for youth programming, in a format that is approved by the City Attorney and the Risk Manager, and that is consistent with the agreement attached hereto.

BE IT FURTHER RESOLVED that the Superintendent of Parks is delegated the authority to act on behalf of the City as set forth in the Agreement.

GOLF COURSES USE AGREEMENT
Between the City of Madison and Champions4Kids, Inc.
For 2025-2029

THIS COURSES USE AGREEMENT (the “Agreement”), entered into by and between Champions4Kids, Inc. (f/n/a Madison Metro Youth Golf Initiative, Inc.), a Wisconsin nonprofit corporation, doing business as First Tee - South Central Wisconsin (the “Chapter”), and the City of Madison, a municipal corporation (the “City”), is effective as of the date by which all parties have signed hereunder.

WITNESSETH:

WHEREAS, the City is the owner of the golf facilities at Monona Golf Course, located at 111 E. Dean Ave., The Glen Golf Park located at 3747 Speedway Rd., Odana Hills Golf Course located at 4635 Odana Rd., Madison, and Yahara Hills Golf Course located at 7051 Millpond Rd, in the City of Madison, Dane County, Wisconsin (the “Courses”); and,

WHEREAS, the Chapter is a licensee of PGA Tour First Tee Foundation Inc. (“The First Tee”), pursuant to which the Chapter is responsible for introducing the game of golf to young people in Madison, Wisconsin and the surrounding area by combining affordable access to golf together with The First Tee Life Skills Education Program (the “First Tee Program” or the “Program”) brand of curriculum which emphasizes golf’s unique ability to instill and develop essential values such as honesty, integrity, sportsmanship, self-discipline, respect and a solid work ethic, and to give those young people the confidence and skills to pursue broader goals in life; and,

WHEREAS, since 2011, and based upon prior Use Agreements entered into with the City, the Chapter has had the use of the City’s Courses to establish and operate its First Tee Program. The Program provides affordable access and instruction to youth golf that promotes and aligns with the vision and mission of the Madison Parks Golf Enterprise Program. However, the prior agreements have since expired; and,

WHEREAS, the Chapter desires to continue providing the First Tee Program at the Courses, and the City is willing to continue providing the Chapter access to and use of its Courses for the Program in accordance with the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein below, the receipt and sufficiency of which is hereby acknowledged, the City and the Chapter agree and covenant as follows:

NOW, THEREFORE, in consideration of the promises and mutual covenants of the parties hereto, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to establish the terms and conditions upon which Chapter shall be entitled to the use of the City’s Courses to offer the First Tee Program.

2. Term; Renewal. This Agreement shall run for three-years and expire on December 31, 2027. It may be renewed for two additional one-year terms, for the 2028 and 2029 calendar years, upon the mutual agreement of the Parties as set forth herein, with each additional period running from January 1 through the December 31 the following year. Chapter shall notify City of its desire to renew the agreement prior to the end of the term, and the City shall respond within ten-days of said request.
3. Grant of Authority.
 - a. Course Access by Chapter. City agrees to permit access to and use of the Courses to the Chapter in order that the Chapter may:
 - (1) Provide a minimum of 250 hours annually of programming at the Courses;
 - (2) Organize the scheduling of all programming for Program Participants;
 - (3) Coordinate the certification process for all interested Participants;
 - (4) Prepare youth participants for The First Tee's National Life Skills Academy or other Participant opportunities, as applicable;
 - (5) Coordinate all documentation for Participants eligible for college scholarships; and,
 - (6) Coordinate all necessary transportation for Participants, if required.
 - b. Course Access by Program Participants. City agrees to provide the Chapter access to and use of the Courses for The First Tee Program participants ("Program Participants" or "Participants") in accordance with the minimum access and program use requirements set forth by The First Tee. In particular, the Chapter's use of the Courses shall include, but not be limited to the following:
 - (1) Up to sixteen (16) rounds of golf at the golf course for each qualified Program Participant wishing to obtain certification under the Program (rounds of golf will be defined as either nine or eighteen holes of golf depending on the level of certification being sought by the Participant); and,
 - (2) Green fees for the golf course for rounds played by Program Participants at an appropriate discounted price and time of day as agreed to by the City and the Chapter.
4. Special Conditions of Use. In entering into this Agreement, City and Chapter (the "Parties") agree to the following special terms and conditions regarding the Chapter's use of the Courses:
 - a. Course Related Fees. Green fees and range ball fees will be paid by Program Participants before play or otherwise will be subsidized by the Chapter or by a third party. Such green fees and range ball fees shall not be the property of the Chapter.

The City agrees to set a fee for greens fees that will not exceed the rate in effect for High School Golf Programs. All fees subsidized by the Chapter shall be paid in full at the end of the golf season.

- b. Chapter Operations. The Chapter shall provide all operational funds necessary for all Chapter activities, except as provided herein. The Chapter will use ongoing best efforts to secure donations of golf equipment, office equipment, and volunteers to assist with golf instruction, mentoring, fundraising events and other necessary tasks volunteers can complete. The Chapter may also provide and administer The First Tee Life Skills curriculum at other locations in Madison and South Central Wisconsin to reach out to young people living near other golf courses.
- c. Scheduling. Chapter and City will work cooperatively to schedule the Program hours of operation at the Courses. In determining reasonable access to and use of the Courses, the parties will consider, among other things, the Program's desire to fully integrate Chapter Participants into the rhythm of play of the other patrons at the Courses.
- d. City Operations. City shall pay all maintenance and management costs associated with operating the Courses, including utility costs. City may assist the Chapter with applying for grants from funding sources or conducting fundraising events to help offset the financial responsibilities of the Chapter.
- e. Advertising and Signage. Chapter may display such Chapter logos and marks at the Courses in recognition of the Courses as The First Tee Facilities and to comply with all requirements imposed upon the Chapter by The First Tee, provided that the City retains approval authority for the display of such logos and marks, which approval shall not be unreasonably withheld, conditioned or delayed. The use of such logos and marks is carefully circumscribed in the Chapter License Agreement between the Chapter and The First Tee. The City may promote and market the Courses as First Tee facilities in coordination with Chapter.
- f. No Exclusivity. The Parties recognize that this Agreement does not exclude other golf instruction providers or programs from using the Courses to conduct golf lessons or operate golf programs. The City may enter into agreements or arrangements with other lesson providers or golf programs. In entering into such agreements or arrangements, the City will avoid granting any approvals that unreasonably interfere with Chapter's ability to operate.
- g. Weapons Prohibition. Chapter 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 Chapter'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).

5. Fees. In recognition of the community benefits provided by the Chapter through the First Tee Program, and the alignment of its objectives with those of the Golf Enterprise, the Chapter shall pay the City an annual usage fee of \$1.00.
6. Assignment and Subcontracting. Chapter shall not assign this Agreement or any interest therein, nor subcontract the use of Courses or the Storage Areas, without the prior written approval of the City.
7. Indemnification and Insurance.
 - a. Indemnification. Chapter 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 Chapter'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.
 - b. Hazardous Substances; Indemnification. Chapter represents and warrants that its use of the Courses will not generate any hazardous substance, and it will not store or dispose on the Courses nor transport to or over the Courses any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Chapter 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.
 - c. Insurance.
 - (1) Required Insurance. Chapter will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. Chapter shall not commence work under this Agreement, nor shall Chapter allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and

corresponding certificate(s) of insurance have been approved by the City Risk Manager.

- (a) Commercial General Liability. During the life of this Agreement, the Chapter shall procure and maintain Commercial General Liability insurance including, but not limited to, bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the City of Madison's Risk Manager) in an amount not less than \$1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Chapter's coverage shall be primary and noncontributory, and list the City of Madison, its officers, officials, agents and employees as additional insureds. Chapter 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.
 - (b) Property Insurance. Chapter shall be solely responsible for carrying personal property insurance sufficient to cover loss of all personal property on the Courses. Such personnel property includes, but is not limited to, Chapter's golf instructional equipment. The City shall not be liable for any damage to or loss of property of Chapter or others located on the Courses except to the extent such damage or loss was caused by the City's sole negligence or willful act.
 - (c) Workers' Compensation. Statutory Workers' Compensation insurance as required by the State of Wisconsin. Chapter shall also carry Employers Liability limits of at least \$100,000 Each Accident, \$100,000 Disease – Each Employee, and \$500,000 Disease – Policy Limit. Chapter shall require all subcontractors under this Agreement (if any) to procure and maintain such insurance, covering each subcontractor.
- (2) 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.
 - (3) Proof of Insurance, Approval. Chapter 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. Chapter shall provide the certificate(s) to the City's representative upon execution of the Agreement, or sooner, for approval by the City Risk Manager. Chapter shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager.

- (4) Notice of Change in Policy. Chapter 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.
- (5) Insufficient Coverage. In the event of expiration, material change, or cancellation of insurance required by this Agreement, Chapter shall immediately cease use of the Courses 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.
- (6) Risk Manager. All information required to be provided to the Risk Manager should be addressed as follows:

City of Madison
Attention: Risk Manager
210 Martin Luther King Jr. Blvd., Room 406
Madison, WI 53703-3345

8. Default and Termination.

- a. In the event Chapter 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 unremedied for a period of ten (10) days after written notice thereof to Chapter, 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 Chapter, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of Chapter under this Agreement.
- b. Notwithstanding the above, either Party may terminate this Agreement for any reason at any time by mailing written notice of termination to the other with at least ten (10) days advance notice.

9. Binding on Parties; 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 of the parties hereto unless the same be in writing signed by the duly authorized agent or agents who executed Agreement, except that for terms only affecting City and Chapter, or where specifically set forth in this Agreement, only those Parties need enter into a written amendment of the terms of this Agreement for it to be effective.

10. Status of Parties. It is agreed that Chapter is an independent contractor and not an employee or representative of the City, and that any persons who Chapter utilizes and provides for services under this Agreement are employees, subcontractors or volunteers of Chapter and

are not employees, subcontractors or volunteers of the City of Madison. In addition, it is agreed that by granting Chapter the right to use the Courses for the purposes set forth herein, that the City is not granting Chapter 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 Chapter arising from this Agreement. The Parties both acknowledge that this Agreement does not create a dealership under Wis. Stat. Ch. 135.

11. Notices. All notices required to be given under the terms of this Agreement shall be personally delivered or sent, postage prepaid, by depositing the same in United States mail addressed as follows:

City: Superintendent of Parks
City of Madison Parks Division
330 E. Lakeside St
PO Box 2987
Madison, WI 53715

Chapter: Alan Steinhauer, Interim Executive Director
First Tee – South Central Wisconsin
2819 Royal Ave.
Madison, WI. 53713

12. Title to be Retained by City. City shall retain title and ownership of Courses together with all buildings, fixtures and improvements thereon without any payment whatsoever to Chapter.
13. Non-Discrimination. In the performance of the services under this Agreement Chapter 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. Chapter 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.
14. Nondiscrimination Based on Disability. Chapter shall comply with Section 39.05, Madison General Ordinances, “Nondiscrimination Based on Disability in City-Assisted Chapters and Activities.” Under Section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless an Assurance of Compliance with Sec. 39.05 is provided by the applicant or recipient, 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.

Chapter assures that, in providing any service at the Courses, 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 Chapter;
- 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.

Chapter 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).

- 15. No Realty. It is expressly understood and agreed that this Agreement is not a lease or a conveyance of realty, but merely a granting to Chapter the right to use the City's Courses for the purposes set forth herein. There is, therefore, no conveyance of any riparian rights to Chapter, but only permission to make use of the riparian rights the City has as owner of the Courses.
- 16. 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.
- 17. Choice of Law and Forum Selection. This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this 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.

18. Compliance with the Law. Chapter agrees to comply with all laws and ordinances of the United States, the State of Wisconsin, Dane County and the City of Madison, and shall obtain and keep in good standing all licenses and permits that may be necessary for its use of the Courses as set forth herein.
19. 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.
20. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Chapter 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 Chapter 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.
21. 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 contract remain in full force and effect.
22. 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.
23. Authority. Chapter represents that it has the authority to enter into this Agreement and that the person signing on behalf of Chapter represents and warrants that he or she has been duly authorized to bind Chapter and sign this Agreement on Chapter's behalf.

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.

CHAMPIONS4KIDS, INC. (d/b/a FIRST TEE - SOUTH CENTRAL WISCONSIN)

Lindsay Koth, Chair

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

Countersigned:

David P. Schmiedicke, Finance Director

Date

Eric Veum, Risk Manager

Date

Approved as to form:

Michael R. Haas, City Attorney

Date

Execution of this Agreement by City was approved by the Board of Parks Commissioners on _____, 2025 and authorized by Resolution Enactment No. RES-____-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 2025.



City of Madison

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

Master

File Number: 87619

File ID: 87619

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: FINANCE
COMMITTEE

File Created Date : 03/19/2025

File Name: Amending the 2025 Operating Budget and setting the
2025 Rates for the Sewer Utility and Stormwater
Utility

Final Action:

Title: Amending the 2025 Operating Budget and setting the 2025 Rates for the Sewer
Utility and Stormwater Utility. (Citywide)

Notes:

CC Agenda Date: 03/25/2025

Agenda Number: 108.

Sponsors: Michael E. Verveer And John P. Guequierre

Effective Date:

Attachments: 2025 Amendment Needed.pdf, 2025 Average
Customer Analysis.pdf, 2025 Landfill Rate
Schedule.pdf, 2025 Sanitary Rate Schedule.pdf,
2025 Statistical Summary.pdf, 2025 Stormwater Rate
Schedule.pdf

Enactment Number:

Author: Jim Wolfe, City Engineer

Hearing Date:

Entered by: jjohnson@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/19/2025	Robert Mulcahy	Approve	3/20/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	03/19/2025	Referred for Introduction		03/25/2025		
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/7/25), Board of Public Works (4/2/25), Common Council (4/15/25).						
1	COMMON COUNCIL	03/25/2025	Refer	FINANCE COMMITTEE		04/07/2025	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 Public Works.						

1	FINANCE COMMITTEE	03/25/2025	Referred	BOARD OF PUBLIC WORKS			
	Action Text: This Resolution was Referred to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	04/02/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE	04/07/2025	04/07/2025	Pass
	Action Text: A motion was made by Ald. Guequierre, seconded by Clausius, to Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE and should be returned by 4/7/2025. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Currie, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87619

Fiscal Note

The proposed resolution adopts the 2025 rates for the Sewer Utility and Stormwater Utility and authorizes a budget adjustment to reflect 2025 rates which go into effect on bills generated after May 1, 2025. The 2025 Sewer Utility Adopted Operating Budget anticipated a 6.5% rate increase primarily due to Madison Metropolitan Sewerage District (MMSD) charges and debt service for capital projects. The 2025 Stormwater Utility Adopted Operating Budget anticipated a 2% rate increase primarily due to staff salaries and street sweeping charges.

Based on the amended budget, the actual increase for the average residential customer of the Sewer Utility is projected at approximately 11% compared to 2024 rates, which would result in an annual increase in charges of about \$46.34 or \$3.86 per month.

Based on the amended budget, the actual increase for the average residential customer Stormwater Utility is projected at approximately 1.4% compared to 2024 rates, which is about \$2.16 more annually or \$0.18 per month.

Overall, the average residential customer's annual bill is projected to increase about 8.4% which is about \$48.50 annually (\$46.34 Sewer; \$2.16 Stormwater) or \$4.04 per month (\$3.86 Sewer; \$2.16 Stormwater).

Revenues and expenses that are predominantly consistent with these charges have been built into the 2025 Adopted Operating Budgets of the Sewer Utility and the Stormwater Utility.

Title

Amending the 2025 Operating Budget and setting the 2025 Rates for the Sewer Utility and Stormwater Utility. (Citywide)

Body

WHEREAS, the Sewer Utility and the Stormwater Utility are entirely self-sufficient and therefore require no property tax levy support; and

WHEREAS, consistent Madison General Ordinances Secs. 35.02(7)(a), 35.025(4), and 37.05(4)(f), and the standards set forth in Wis. Stat. § 66.0821(4), the City Engineer sets utility rates each year, which rates go into effect upon approval by the Board of Public Works and the

Common Council; and

WHEREAS, now that the 2025 City Operating Budget has been adopted, the Madison Metropolitan Sewerage District rates for 2025 have been set and the preliminary operating results of 2024 are known, it is now possible for the associated rates to be formally adopted for 2025; and

WHEREAS, the Common Council, by RES-23-00336 (File No. 77264), extended the Madison Municipal Services Customer Assistance Program to the Sewer Utility, the Stormwater Utility and Landfill Remediation Charges, incorporating the rebate into the established utility rates and charges, which amounts will continue as reflected on the rate schedules attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED that the 2025 Rate Schedules for the Sewer Utility and the Stormwater Utility are hereby adopted; and

BE IT FURTHER RESOLVED that the 2025 Operating Budgets of the Sewer Utility and Stormwater Utility shall be amended to reflect these new rates; and

BE IT FINALLY RESOLVED that the new rates shall go into effect on bills generated after May 1, 2025.

2025 Rates Budget Amendment

		2025 Adopted	Prior Amendments	Rates	Amendment
<u>SEWER:</u>					
832 54215 MMSD Treatment	\$	39,441,728		\$ 39,521,716	\$ 79,988
832 54445 MMSD LS Mtce	\$	350,000		\$ 518,000	\$ 168,000
831 56110 Debt Principal	\$	6,410,000		\$ 6,475,000	\$ 65,000
831 56210 Debt Interest	\$	2,280,000		\$ 2,360,000	\$ 80,000
831 56215 Amortization	\$	(445,170)		\$ (578,035)	\$ (132,865)
831 43810 Utility Fee	\$	(2,621,230)		\$ (2,567,868)	\$ 53,362
831 43882 Residential	\$	(10,515,938)		\$ (10,405,863)	\$ 110,075
831 43883 Commercial	\$	(1,672,228)		\$ (1,625,209)	\$ 47,019
831 43884 Industrial	\$	(125,606)		\$ (115,593)	\$ 10,013
831 43885 Public Authority	\$	(1,392,953)		\$ (1,365,434)	\$ 27,519
832 43810 Utility Fee	\$	(9,501,670)		\$ (9,555,032)	\$ (53,362)
832 43882 Residential	\$	(19,600,032)		\$ (19,710,107)	\$ (110,075)
832 43883 Commercial	\$	(8,372,322)		\$ (8,419,341)	\$ (47,019)
832 43884 Industrial	\$	(1,782,874)		\$ (1,792,887)	\$ (10,013)
832 43885 Public Authority	\$	(4,900,137)		\$ (4,927,656)	\$ (27,519)
831 56610 Fund Balance Generated	\$	-		\$ -	\$ -
831 56620 Contingent Reserve	\$	4,097,609		\$ 3,837,486	\$ (260,123)
					<u>\$ -</u>

2025 Utility Bill Summary

		2024		2025		Percent Increase
		Annual Charges	Monthly Charges	Annual Charges	Monthly Charges	
Sanitary Sewer Charge for Average Residential Customer:						
Demand Charge (5/8)	1	\$ 197.30	\$ 16.44	\$ 208.00	\$ 17.33	11.0%
Volume (GAL)	47,872	\$ 223.94	\$ 18.66	\$ 259.58	\$ 21.63	
Total Sanitary Sewer Bill:		\$ 421.24	\$ 35.10	\$ 467.58	\$ 38.96	
Landfill Remediation Fee for Average Residential Customer:						
Equivalent Meter	1	\$ 6.00	\$ 0.50	\$ 6.00	\$ 0.50	0.0%
Stormwater Charge for Average Residential Customer:						
Customer Charge	1	\$ 29.40	\$ 2.45	\$ 35.40	\$ 2.95	1.4%
Imperious Area (sq ft)	2234	\$ 97.80	\$ 8.15	\$ 94.68	\$ 7.89	
Pervious Area (sq ft)	7010	\$ 23.16	\$ 1.93	\$ 22.44	\$ 1.87	
Total Stormwater Bill:		\$ 150.36	\$ 12.53	\$ 152.52	\$ 12.71	
Total Bill:		\$ 577.60	\$ 48.13	\$ 626.10	\$ 52.17	8.4%

**LANDFILL REMEDIATION FEE
2025 RATE SCHEDULE**

Equivalent Meter Size	Monthly Rate
5/8	\$ 0.50
3/4	\$ 0.50
1	\$ 1.60
1.5	\$ 3.70
2	\$ 6.70
3	\$ 14.80
4	\$ 28.00
6	\$ 66.50
8	\$ 119.60
10	\$ 198.60
12	\$ 284.50
Flat Rates	\$ 0.50

Landfill Share of the Madison Customer Assistance Program:

Landfill Share of \$20 Credit:	\$ 0.10
Landfill Share of \$30 Credit:	\$ 0.15

**MADISON SEWER UTILITY
2025 RATE SCHEDULE**

Volume Rate for each 1,000 gallons of Wastewater =				\$	5.422
Flat Rate for Unmetered Customers =				47,872 GAL *	\$ 0.005422 = \$ 259.58
				5/8" Demand Charge	= \$ 208.00
					\$ 467.58 annually
					or
				\$	38.96 monthly
<u>Sewer Demand Charges:</u>					
	<u>Meter Size</u>			<u>Monthly Rate</u>	
	5/8			\$	17.33
	3/4			\$	17.33
	1			\$	35.21
	1 1/2			\$	65.00
	2			\$	100.75
	3			\$	184.17
	4			\$	303.33
	6			\$	601.25
	8			\$	958.75
	10			\$	1,435.42
	12			\$	1,912.08
<u>Sewer Demand Charges for Meters that Measure Water Use Only:</u>					
	<u>Meter Size</u>			<u>Monthly Rate</u>	
	5/8			\$	2.26
	3/4			\$	2.26
	1			\$	3.61
	1 1/2			\$	5.86
	2			\$	8.56
	3			\$	14.86
	4			\$	23.86
	6			\$	46.36
Sewer Charges for customers who elect or are required to monitor the characteristics of their effluent:					
VOLUME	\$	2.678	/ 1000 Gal		
CBOD	\$	0.276	/ lb		
SS	\$	0.478	/ lb		
TKN	\$	0.758	/ lb		
TP	\$	8.182	/ lb		
Restaurant Class:					
Tier 1	\$	6.941	/ 1000 Gal		
Tier 2	\$	8.459	/ 1000 Gal		
Tier 3	\$	11.929	/ 1000 Gal		
Multi Use - Not Separately Metered - Monthly Fee:				\$10	/ month
Schedule of Charges for Septic Tank Waste (as defined in MGO 35.02(7)(e):					
Rate per 1,000 gallon Load:		\$	94.10		
Rate for each additional 1,000 gallons:		\$	46.42		
Sewer Utility Share of the Madison Customer Assistance Program:					
Sewer Share of \$20 Credit:		\$	7.21		
Sewer Share of \$30 Credit:		\$	10.82		

2025 Utility Rates - Statistical Analysis

		2019	2020	2021	2022	2023	2024	2025 Budget	% Chg
SEWER UTILITY	Total Customers	67,879	68,079	68,623	68,940	70,346	70,871	71,020	0.2%
	Total Equivalent Meters	88,715	88,848	89,859	90,464	92,717	93,788	93,920	0.1%
	Total Billed Volume (MG)	7,354	7,167	7,314	7,301	7,787	7,579	7,696	1.5%
	Restaurant Billed Volume (MG)	566	404	421	470	521	490	490	0.0%
	Q&Q Billed Volume (MG)	283	247	247	245	256	246	266	8.0%
	"Regular" Billed Volume (MG)	6,505	6,516	6,646	6,586	7,011	6,843	6,940	1.4%
	Volume - MMSD (MG)	10,981	9,679	8,177	8,335	8,531	9,193	9,238	0.5%
	CBOD - MMSD (LBS)	20,934,886	18,565,106	22,576,846	23,134,724	23,686,483	21,626,973	22,670,150	4.8%
	SS - MMSD (LBS)	19,918,282	18,527,518	22,929,716	21,221,705	22,534,848	22,509,913	22,589,850	0.4%
	TKN - MMSD (LBS)	3,869,185	3,625,821	3,888,692	3,892,115	3,817,940	4,119,868	4,071,575	-1.2%
	TP - MMSD (LBS)	448,674	417,145	482,723	477,061	463,622	478,099	478,880	0.2%
	MMSD Treatment Charges:								
	Fixed Demand	\$ 5,703,100	\$ 6,040,306	\$ 6,262,518	\$ 6,692,843	\$ 7,207,145	\$ 7,707,885	\$ 8,285,500	7.5%
	Volume	\$ 19,296,584	\$ 19,544,571	\$ 23,890,873	\$ 23,478,659	\$ 25,830,775	\$ 29,538,690	\$ 31,236,882	5.7%
	Total MMSD Charges	\$ 24,999,683	\$ 25,584,877	\$ 30,153,391	\$ 30,171,503	\$ 33,037,920	\$ 37,246,575	\$ 39,522,382	6.1%
						MMSD Estimate		\$ 38,776,000	
	Debt Service	\$ 6,177,893	\$ 5,182,583	\$ 6,045,635	\$ 5,990,920	\$ 7,342,856	\$ 7,342,445	\$ 8,849,487	20.5%
	Average Customer Bill (Annual)	\$ 342.43	\$ 361.50	\$ 385.20	\$ 408.48	\$ 410.04	\$ 421.20	\$ 467.76	11.1%
	Average Customer Bill (Monthly)	\$ 28.54	\$ 30.12	\$ 32.10	\$ 34.04	\$ 34.17	\$ 35.10	\$ 38.98	11.1%
	Total Customer Revenue	\$ 39,654,076	\$ 42,145,708	\$ 46,839,429	\$ 50,352,198	\$ 54,659,947	\$ 54,703,412	\$ 60,508,202	10.6%
STORMWATER	Customers	62,528	63,018	63,173	63,155	63,770	63,957	64,035	0.1%
	Impervious Area (sf)	443,892,034	447,495,599	451,052,118	454,440,405	470,412,585	474,572,292	477,065,773	0.5%
	Credits	(19,267,901)	(19,184,418)	(21,919,793)	(22,427,598)	(22,275,693)	(22,110,495)	(19,579,336)	-11.4%
	Pervious Area (sf)	1,401,836,417	1,393,099,553	1,438,600,705	1,428,222,495	1,430,619,740	1,439,483,611	1,453,909,445	1.0%
	Credits	(272,076,947)	(263,979,692)	(289,554,950)	(315,846,790)	(351,173,096)	(360,299,571)	(358,795,654)	-0.4%
	Debt Service	\$ 7,006,819	\$ 7,754,627	\$ 8,017,033	\$ 7,636,013	\$ 8,488,685	\$ 8,934,195	\$ 8,612,330	-3.6%
	Average Customer Bill (Annual)	\$ 104.74	\$ 120.60	\$ 132.24	\$ 135.72	\$ 140.64	\$ 150.36	\$ 152.52	1.4%
	Total Customer Revenue	\$ 16,767,594	\$ 19,165,173	\$ 21,245,653	\$ 22,140,299	\$ 23,500,279	\$ 24,936,295	\$ 25,292,256	1.4%
LANDFILL	Total Equivalent Meters	106,550	107,929	108,226	109,907	112,603	113,507	113,935	0.4%
	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Average Customer Bill (Annual)	\$ 7.80	\$ 8.40	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	\$ 6.00	0.0%
	Total Customer Revenue	\$ 825,541	\$ 882,404	\$ 727,028	\$ 659,442	\$ 675,618	\$ 681,042	\$ 683,610	0.4%

**MADISON STORMWATER UTILITY
2025 RATE SCHEDULE**

Customer Base Charge = \$ 2.95 for each lot or parcel of land each one month

Pervious Area Charge= \$ 0.267 per 1,000 square feet of pervious area each one month

Impervious Area Charge= \$ 3.533 per 1,000 square feet of impervious area each one month

Stormwater Utility Share of the Madison Customer Assistance Program:

Stormwater Share of \$20 Credit: \$3.38

Stormwater Share of \$30 Credit: \$5.07



City of Madison

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

Master

File Number: 87472

File ID: 87472

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: PLAN
COMMISSION

File Created Date : 03/04/2025

File Name: Final Plat - First Addition to Hill Valley

Final Action:

Title: Approving the final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 109.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Final Plat - First Addition to Hill Valley.pdf, Staff Comments.pdf, Link to Approved Preliminary Plat (ID 86737)

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/4/2025	Maggie McClain	Approve	3/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/11/2025	Referred	PLAN COMMISSION		04/07/2025	
	Action Text: This Resolution was Referred to the PLAN COMMISSION						

1	PLAN COMMISSION	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - REPORT OF OFFICER	Pass
	Action Text:	A motion was made by Mendez, seconded by Field, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.		
	Notes:	On a motion by Mendez, seconded by Ald. Field, the Plan Commission found the standards met and recommended approval of the final plat subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/ other.		

Text of Legislative File 87472

Fiscal Note

No City appropriation is required with the approval of this final plat. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title

Approving the final plat of *First Addition to Hill Valley* on land generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road (District 1).

Body

WHEREAS on February 25, 2025, the Common Council conditionally approved the revised preliminary plat of *Hill Valley* on land addressed as 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail , City of Madison, Dane County, Wisconsin by Resolution 25-00131 (ID 86737); and

WHEREAS VH Hill Valley, LLC has duly filed the final plat of *First Addition to Hill Valley* for approval by the Madison Common Council;

NOW THEREFORE BE IT RESOLVED that said final plat is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23(4) of the General Ordinances of the City of Madison, subject to the conditions noted in the Plan Commission files, and that same shall be recorded with the Dane County Register of Deeds.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the plat, bond and subdivision contract, subsequent affidavits of corrections, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approved plat.

BE IT FURTHER RESOLVED that the said plat is hereby added to the official map and the street grades for said plat on file in the City Engineer's Office are hereby approved.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

BE IT FURTHER RESOLVED that all dedications included in this plat or required as a condition of approval of this plat be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to

adopted environmental corridor boundaries within the Central Urban Service Area relating to this subdivision, and that the Council recognizes and adopts said revised boundaries.



Location

1050 S High Point Rd & 1051 S Pleasant View Rd

Applicant

Matt Brink, VH Hill Valley, LLC

Brett Stoffregan, D'Onofrio Kottke & Assoc.

Request

First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, and three outlots to be dedicated for stormwater management

Public Hearing Dates

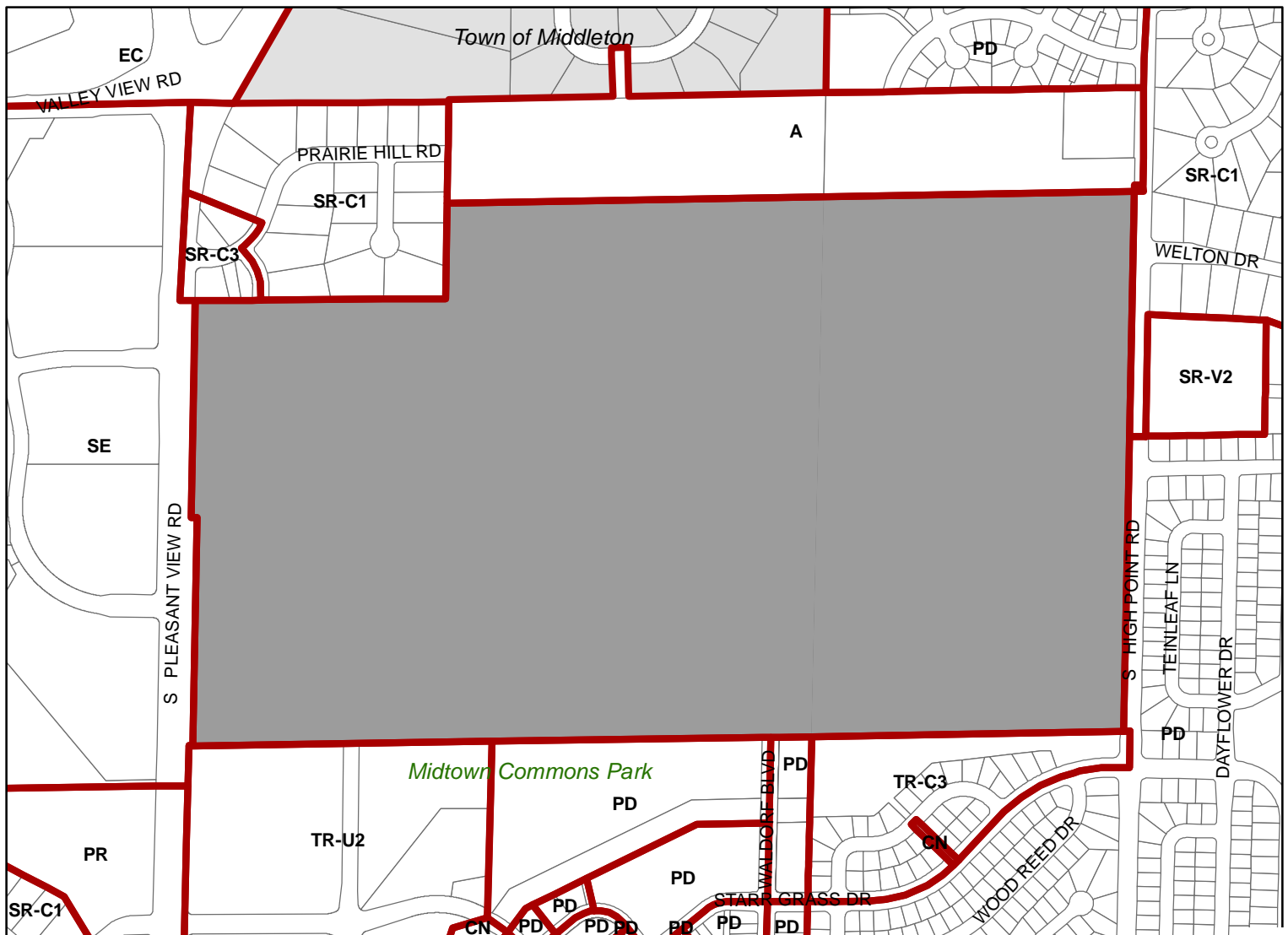
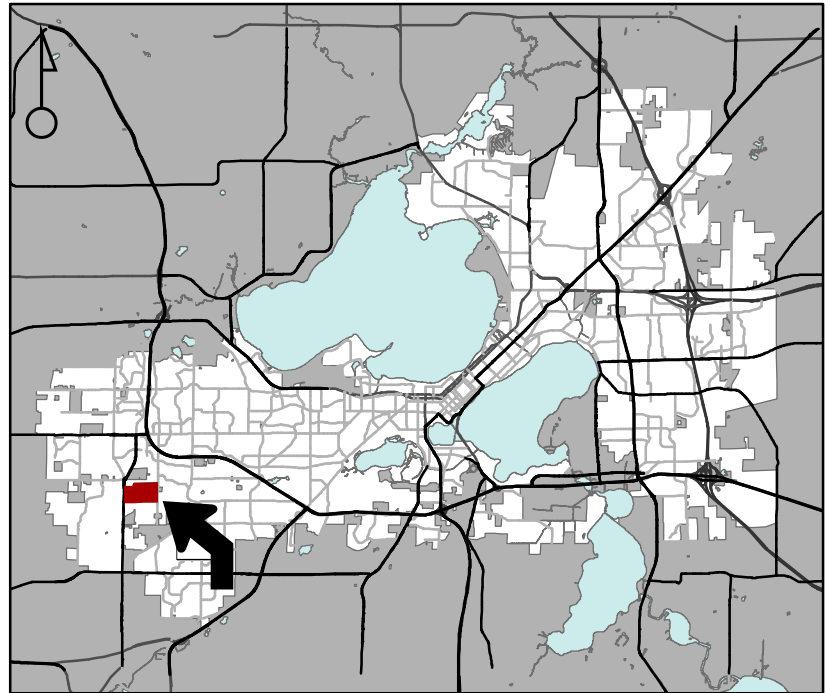
Plan Commission

April 7, 2025

Common Council

April 15, 2025

For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635





SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 2/24/25 10:16 a.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☒ Final Subdivision Plat ☐ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: First Addition to Hill Valley

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: VH Hill Valley LLC Representative, if any: Matt Brink
Street address: 6801 South Towne Drive City/State/Zip: Madison, WI 53713
Telephone: (608) 226-300 Email: mbrink@veridianhomes.com
Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53711
Telephone: (608) 833-7530 Email: bstoffregan@donofrio.cc

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: NA
Tax Parcel Number(s): 251-0708-341-0099-6, 251-0708-352-0097-7
Zoning District(s) of Proposed Lots: TR-P, TR-U1, CC-T School District: Madison

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

4a. Property Information for 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	166		25.0
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): ROAD ROW			11.8
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		4	4.2
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	166	4	41.0

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#).
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Brett Stoffregan Signature: Brett Stoffregan

Date: 1/24/25 Interest In Property On This Date: Surveyor

February 24, 2025

City of Madison – Planning Department
(via email)

Re: First Addition Hill Valley – Final Plat Submittal

To whom it may concern,

On behalf of Veridian Homes, we are pleased to submit the second final plat for Hill Valley, located on the 214-acre property between S. High Point Road and Pleasant View Road on the Southwest side of Madison.

This second final plat is located at the South end and Southwest corner of the property and consists of 170 parcels including 162 single-family housing lots, 4 multi-family lots and 4 public outlets.

The property is currently farmland, and this plat encompasses phase 2 of the project, which has a tentative construction start date in Fall 2025.

A check for the submittal fee will be delivered to the Planning Department.

Attached you will find the following:

- Subdivision Application
- Final Plat
- 60-year Title Report

Sincerely,
D'Onofrio, Kottke & Associates, Inc.



Brett T. Stoffregan, PLS

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

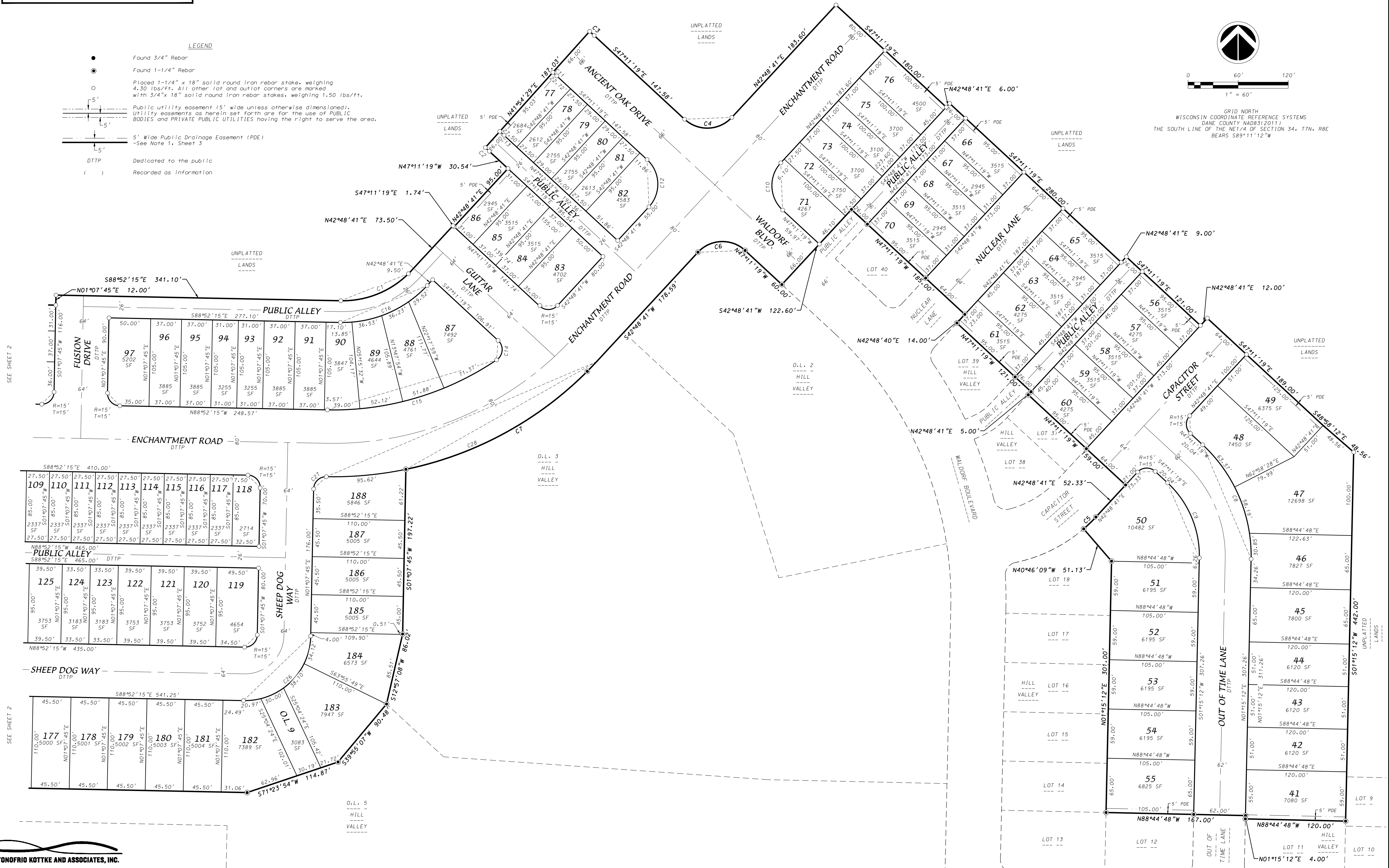
Certified _____, 20____



Department of Administration

LEGEND

- Found 3/4" Rebar
- Found 1-1/4" Rebar
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlier corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
- Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
- 5' Wide Public Drainage Easement (PDE)
--- See Note 1, Sheet 3
- DTTP Dedicated to the public
- () Recorded as information



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717

Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-122

SHEET 1 OF 4

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

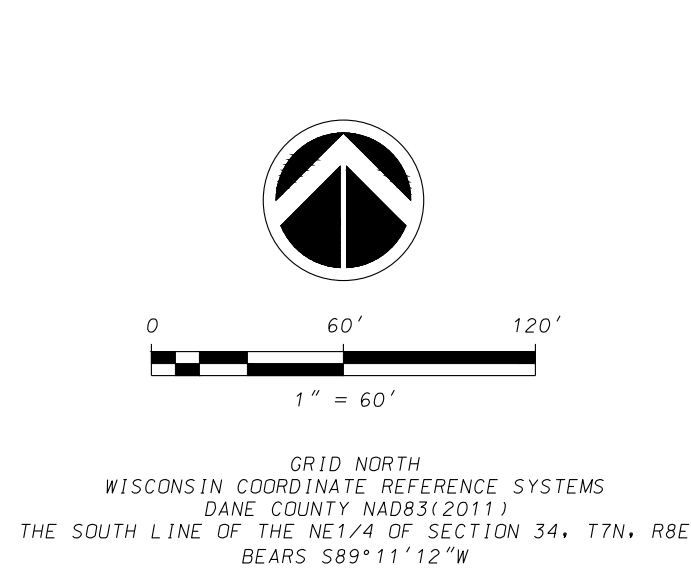
Certified _____, 20____



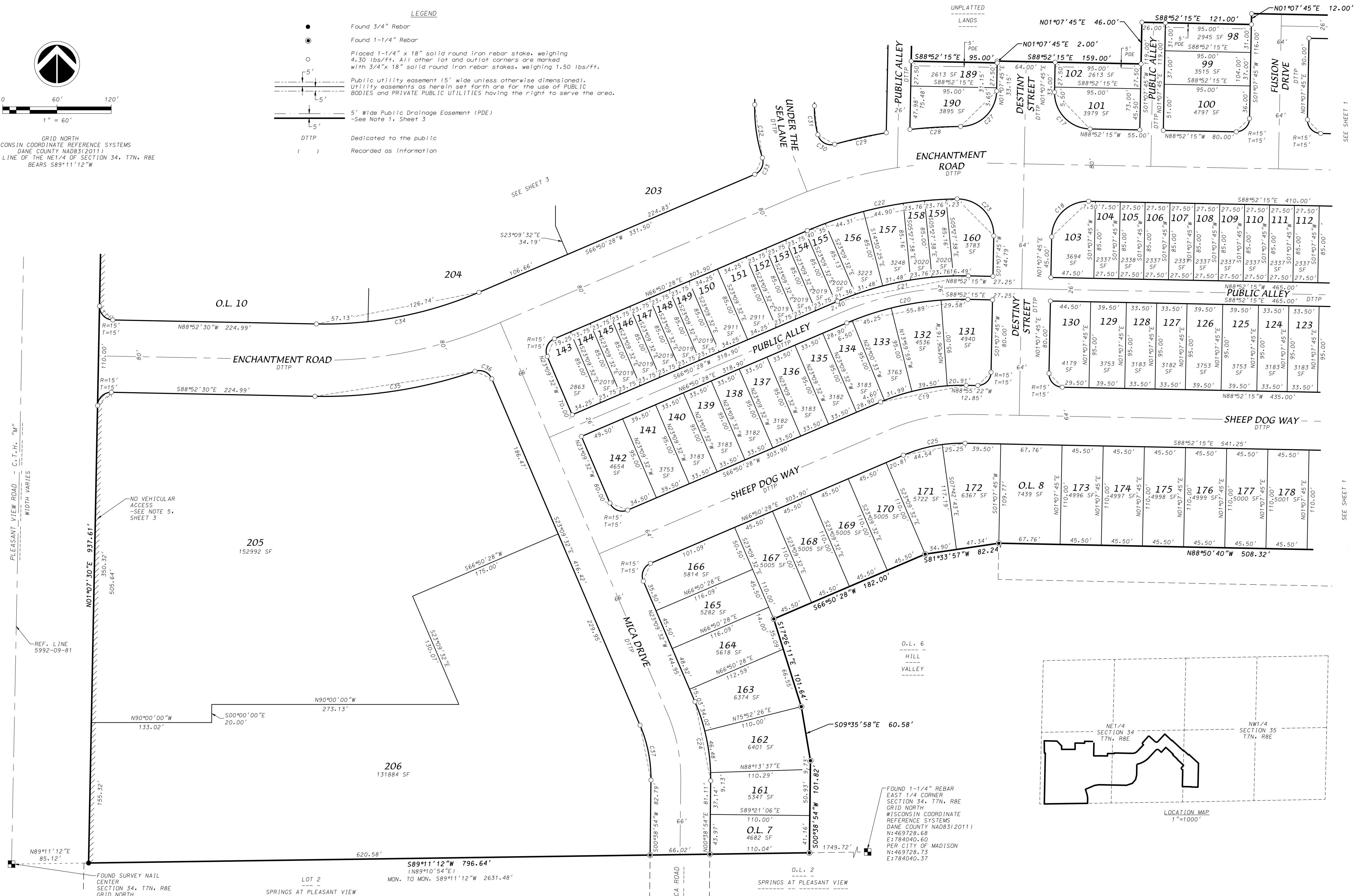
Department of Administration

FIRST ADDITION TO HILL VALLEY

LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- Found 3/4" Rebar
 - Found 1-1/4" Rebar
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlet corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - 5' Wide Public Drainage Easement (PDE)
 - Dedicated to the public
 - Recorded as information



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-122

SHEET 2 OF 4

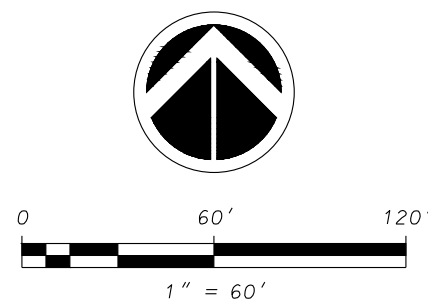
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

CURVE TABLE							
CURVE NO.	SUB CURVE	CURVE RADIUS	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		112.00'	91.68'	94.45'	N66°58'13"E	48°19'04"	
C2		310.00'	6.41'	6.41'	N47°46'50"W	01°11'02"	OUT-N48°22'20"W
C3		464.00'	7.32'	7.32'	S47°38'25"E	00°54'12"	IN-S48°05'31"E
C4		40.00'	56.57'	62.83'	N87°48'41"E	90°00'00"	
C5		182.00'	20.38'	20.39'	N46°01'16"E	06°25'10"	IN-N49°31'51"E
C6		40.00'	56.57'	62.83'	S87°48'41"W	90°00'00"	
C7		430.00'	262.15'	266.39'	S60°33'33"W	35°29'44"	OUT-S78°18'25"W
C8		181.00'	148.51'	153.03'	N22°58'04"W	48°26'31"	
	46	181.00'	30.85'	30.89'	N03°38'10"W	09°46'43"	
	47	181.00'	58.19'	58.44'	N17°46'32"W	18°30'02"	
	48	181.00'	63.37'	63.70'	N37°06'26"W	20°09'49"	
C9		119.00'	97.64'	100.61'	S22°58'04"E	48°26'31"	
C10		40.00'	56.57'	62.83'	N02°11'19"W	90°00'00"	
C11		398.00'	6.27'	6.27'	S47°38'25"E	00°54'12"	IN-S48°05'31"E
C12		40.00'	56.57'	62.83'	S02°11'19"E	90°00'00"	
C13		336.00'	6.81'	6.81'	S47°46'10"E	01°09'42"	IN-S48°21'01"E
C14		15.00'	23.51'	27.01'	S04°24'13"W	103°11'04"	OUT-S55°59'45"W
C15		350.00'	211.27'	214.62'	S73°33'45"W	35°08'00"	
	87	350.00'	71.37'	71.50'	S61°50'53"W	11°42'16"	
	88	350.00'	51.89'	51.93'	S71°57'04"W	08°30'06"	
	89	350.00'	52.11'	52.16'	S80°28'17"W	08°32'20"	
	90	350.00'	39.00'	39.02'	S87°56'06"W	06°23'18"	
C16		138.00'	112.96'	116.38'	N66°58'13"E	48°19'04"	
	90	138.00'	13.84'	13.84'	N88°15'19"E	05°44'52"	
	89	138.00'	36.52'	36.62'	N77°46'42"E	15°12'22"	
	88	138.00'	36.23'	36.33'	N62°37'57"E	15°05'08"	
	87	138.00'	29.52'	29.57'	N48°57'02"E	12°16'42"	
C17		40.00'	56.57'	62.83'	N43°52'15"W	90°00'00"	
C18		40.00'	56.57'	62.83'	N46°07'45"E	90°00'00"	
C19		229.00'	96.35'	97.07'	N78°59'07"E	24°17'17"	
	134	229.00'	4.60'	4.60'	N67°24'58"E	01°09'00"	
	133	229.00'	31.98'	32.01'	N71°59'44"E	08°00'32"	
	132	229.00'	39.50'	39.55'	N80°56'53"E	09°53'46"	
	131	229.00'	20.91'	20.92'	N88°30'46"E	05°13'59"	
C20		324.00'	136.32'	137.35'	S78°59'07"W	24°17'17"	
	131	324.00'	29.58'	29.59'	S88°30'46"W	05°13'59"	
	132	324.00'	55.89'	55.96'	S80°56'53"W	09°53'46"	
	133	324.00'	45.25'	45.29'	S71°59'44"W	08°00'32"	
	134	324.00'	6.50'	6.50'	S67°24'58"W	01°09'00"	
C21		350.00'	147.26'	148.37'	N78°59'07"E	24°17'17"	
	155	350.00'	21.36'	21.36'	N68°35'22"E	03°29'48"	
	156	350.00'	31.48'	31.49'	N72°54'56"E	05°09'20"	
	157	350.00'	31.48'	31.49'	N78°04'16"E	05°09'20"	
	158	350.00'	23.76'	23.77'	N82°35'40"E	03°53'28"	
	159	350.00'	23.76'	23.77'	N86°29'08"E	03°53'28"	
	160	350.00'	16.48'	16.48'	N89°46'49"E	02°41'53"	
C22		435.00'	169.28'	170.36'	N78°03'39"E	22°26'21"	OUT-N89°16'49"E
	155	435.00'	21.35'	21.36'	N68°14'51"E	02°48'46"	
	156	435.00'	44.31'	44.33'	N72°34'25"E	05°50'22"	
	157	435.00'	44.90'	44.92'	N78°27'06"E	05°55'00"	
	158	435.00'	23.76'	23.76'	N82°58'29"E	03°07'46"	
	159	435.00'	23.76'	23.76'	N88°06'15"E	03°07'46"	
	160	435.00'	12.23'	12.23'	N88°28'29"E	01°36'41"	
C23		40.00'	57.47'	64.12'	S44°47'43"E	91°50'56"	
C24		216.00'	89.11'	89.75'	N11°15'19"W	23°48'26"	
	161	216.00'	9.13'	9.13'	N00°33'44"W	02°25'16"	
	162	216.00'	46.48'	46.57'	N07°56'58"W	12°21'12"	
	163	216.00'	34.02'	34.05'	N18°38'33"W	09°01'58"	
C25		165.00'	69.42'	69.94'	N78°59'07"E	24°17'17"	
	171	165.00'	44.54'	44.67'	N74°35'51"E	15°30'46"	
	172	165.00'	25.25'	25.27'	N86°44'30"E	08°46'31"	
C26		79.00'	111.72'	124.09'	N46°07'45"E	90°00'00"	
	182	79.00'	20.97'	21.04'	N83°30'03"E	15°15'24"	
	183	79.00'	30.00'	30.18'	N64°55'36"E	21°53'30"	
	184	79.00'	38.10'	38.48'	N40°01'32"E	27°54'38"	
	185	79.00'	34.12'	34.39'	N13°35'59"E	24°56'28"	
C27		15.00'	21.20'	23.55'	N46°06'06"E	89°56'42"E	OUT-S88°55'33"E
C28		430.00'	351.59'	362.21'	N66°56'34"E	48°15'46"	
	188	430.00'	95.62'	95.82'	N84°41'26"E	12°46'02"	
	189	430.00'	262.15'	266.39'	N60°33'33"E	35°29'44"	



GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEMS
DANE COUNTY NAD83(2011)
THE SOUTH LINE OF THE NE1/4 OF SECTION 34, T7N, R8E
BEARS S89°11'12"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

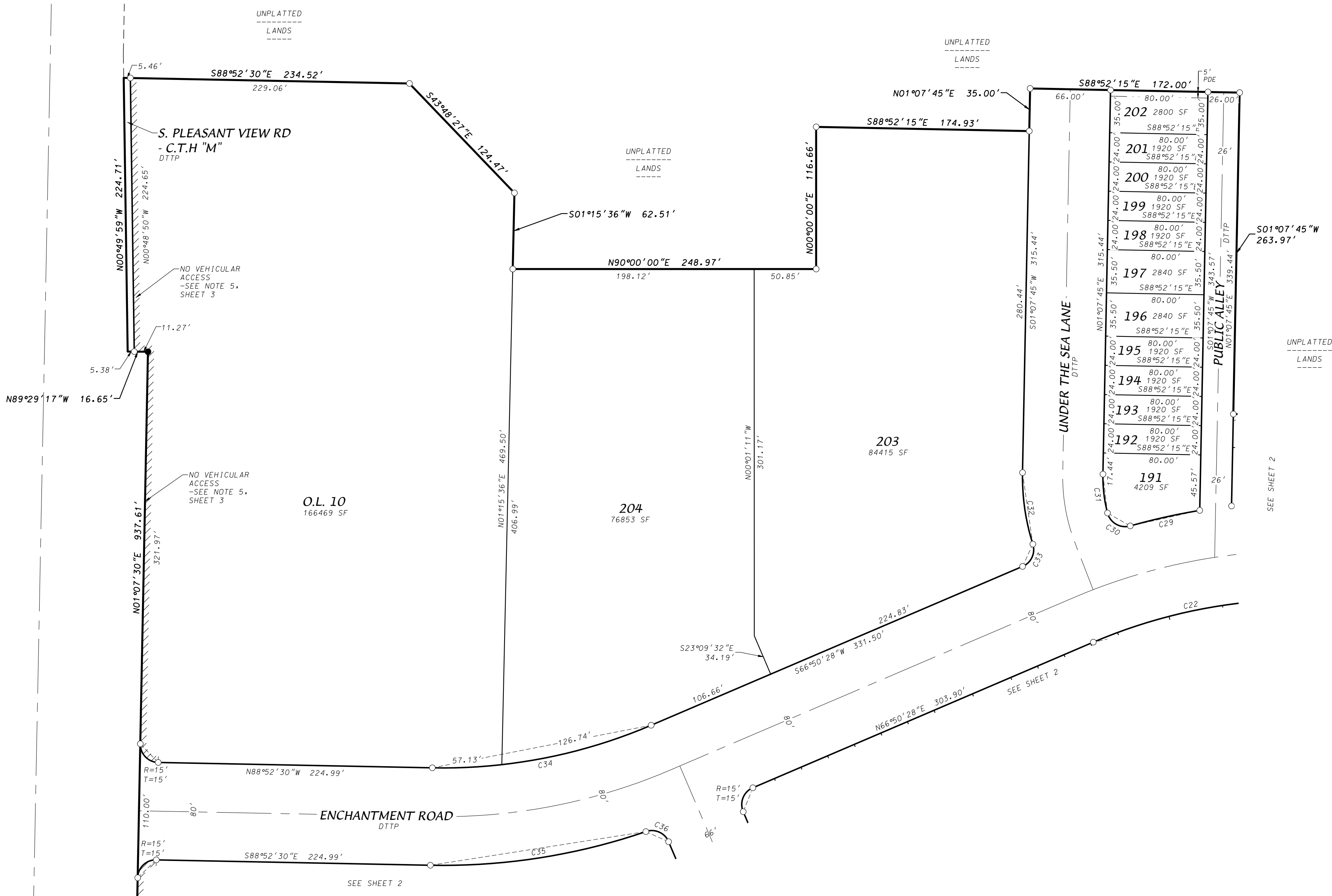
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089

YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:24-07-122

FIRST ADDITION TO HILL VALLEY

LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN



- LEGEND**
- Found 3/4" Rebar
 - Found 1-1/4" Rebar
 - Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.
 - Public utility easement (5' wide unless otherwise dimensioned). Utility easements as herein set forth are for the use of PUBLIC BODIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.
 - 5' Wide Public Drainage Easement (PDE) - See Note 1
 - DTTP Dedicated to the public
 - () Recorded as information

NOTES

- All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat, EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
- The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.
- NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.
- The City will not install lighting in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.
- Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.
- No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.
- Lots 205, 206 and Outlot 10 shall have no vehicular access to S. Pleasant View Road.
- Outlot Designations:**
 - 7 - Dedicated to the Public for Storm Water Management
 - 8 - Dedicated to the Public for Park Purposes
 - 9 - Dedicated to the Public for Storm Water Management
 - 10 - Dedicated to the Public for Storm Water Management
- Distances shown along curves are chord lengths.

FIRST ADDITION TO HILL VALLEY
LOCATED IN THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 34 AND THE SW1/4 OF THE NW1/4 OF SECTION 35, T7N, R8E,
CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "First Addition to Hill Valley" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:
A parcel of land located in the SW1/4 of the NE1/4 and the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4 of Section 34 and the SW1/4 of the NW1/4 of Section 35, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the East 1/4 corner of said Section 34;
thence S89°11'12"W, 1749.72 feet along the South line of said SW1/4 to the point of beginning at the Southwest corner of Outlot 6, Hill Valley; thence S89°11'12"W, 796.64 feet along said South line and the North line of Outlot 2, Springs at Pleasant View, the North right-of-way line of Mica Road and the North line of Lot 2, Springs at Pleasant View to the West right-of-way line of S. Pleasant View Road - County Highway "M"; thence N01°07'30"E, 937.61 feet along said West right-of-way line; thence N89°29'17"W, 16.65 feet along said West right-of-way line; thence N00°49'59"W, 224.71 feet along said West right-of-way line; thence S88°52'30"E, 234.52 feet; thence S43°48'27"E, 124.47 feet; thence S01°15'36"W, 62.51 feet; thence N90°00'00"E, 248.97 feet; thence N00°00'00"E, 116.66 feet; thence S88°52'15"E, 174.93 feet; thence N01°07'45"E, 35.00 feet; thence S88°52'15"E, 172.00 feet; thence S01°07'45"W, 263.97 feet; thence S88°52'15"E, 95.00 feet; thence N01°07'45"E, 2.00 feet; thence S88°52'15"E, 159.00 feet; thence N01°07'45"E, 46.00 feet; thence S88°52'15"E, 121.00 feet; thence N01°07'45"E, 12.00 feet; thence S88°52'15"E, 341.10 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 112.00 feet and a chord which bears N66°58'13"E, 91.68 feet; thence N42°48'41"E, 73.50 feet; thence S47°11'19"E, 1.74 feet; thence N42°48'41"E, 95.00 feet; thence N47°11'19"W, 30.54 feet to a point of curve; thence Northwesterly along a curve to the left which has a radius of 310.00 feet and a chord which bears N47°46'50"W, 6.41 feet; thence N41°54'29"E, 187.03 feet to a point of curve; thence Southeasterly along a curve to the right which has a radius of 464.00 feet and a chord which bears S47°38'25"E, 7.32 feet; thence S47°11'19"E, 147.58 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 40.00 feet and a chord which bears N87°48'41"E, 56.57 feet; thence N42°48'41"E, 183.60 feet; thence S47°11'19"E, 180.00 feet; thence N42°48'41"E, 6.00 feet; thence S47°11'19"E, 280.00 feet; thence N42°48'41"E, 9.00 feet; thence S47°11'19"E, 121.00 feet; thence N42°48'41"E, 12.00 feet; thence S47°11'19"E, 189.00 feet; thence S48°58'12"E, 48.56 feet; thence S01°15'12"W, 442.00 feet to the Northeast corner of Lot 11, Hill Valley; thence N88°44'48"W, 120.00 feet to the Northwest corner of said Lot 11 and the East right-of-way line of Out of Time Lane; thence N01°15'12"E, 4.00 feet along said East right-of-way line; thence N88°44'48"W, 167.00 feet along the North right-of-way line of Out of Time Lane and the North line of Lot 12, Hill Valley, to the Northwest corner of said Lot 12; thence N01°15'12"E, 301.00 feet along the East line of Lots 14-18, Hill Valley, to angle point on the East line of said Lot 18; thence N40°46'09"W, 51.13 feet along the Northeast line of said Lot 18, to a point of curve on Southeasterly right-of-way line of Capacitor Street; thence Northeasterly along said Southeasterly right-of-way line along curve to the left which has a radius of 182.00 feet and a chord which bears N46°01'16"E, 20.38 feet; thence N42°48'41"E, 52.33 feet along said Southeasterly right-of-way line; thence N47°11'19"W, 159.00 feet along the Northeast right-of-way line of Capacitor Street and the Northeast line of Lot 37, Hill Valley, to the North corner of said Lot 37 and the Southeast right-of-way line of a Public Alley; thence N42°48'41"E, 5.00 feet along said Southeast right-of-way line; thence N47°11'19"W, 121.00 feet along the Northeast right-of-way line of a Public Alley and the Northeast line of Lot 39, Hill Valley, to the North corner of said Lot 39 and the Southeast right-of-way line of Nuclear Lane; thence N42°48'40"E, 14.00 feet along said Southeast right-of-way line; thence N47°11'19"W, 185.00 feet along the Northeast right-of-way line of Nuclear Lane and the Northeast line of Lot 40, Hill Valley, to the Northwest right-of-way line of a Public Alley; thence S42°48'41"W, 122.60 feet along said Northwest right-of-way line and the Northwest right-of-way line of Waldorf Boulevard to a point on the Northeast line of Outlot 2, Hill Valley; thence N47°11'19"W, 60.00 feet along said Northeast line to a point of curve; thence Westerly along the Northerly line of said Outlot 2 along a curve to the left which has a radius of 40.00 feet and a chord which bears S87°48'41"W, 56.57 feet; thence S42°48'41"W, 178.59 feet along the Northwest line of said Outlot 2 and the Northwest line of Outlot 3, Hill Valley to a point of curve; thence Southwesterly along the Northwest line of said Outlot 3 along a curve to the right which has a radius of 430.00 feet and a chord which bears S60°33'33"W, 262.15 feet to the Northwest corner of said Outlot 3; thence S01°07'45"W, 197.22 feet along the West line of said Outlot 3; thence S12°57'08"W, 86.02 feet along said West line to the most Northerly corner of Outlot 5, Hill Valley; thence S39°55'07"W, 90.48 feet along the North line of said Outlot 5; thence S71°23'54"W, 114.87 feet along said North line; thence N88°50'40"W, 508.32 feet along said North line to the Northwest corner of said Outlot 3 and the most Northerly corner of Outlot 6, Hill Valley; thence S81°33'57"W, 82.24 feet along the North line of said Outlot 6; thence S66°50'28"W, 182.00 feet along said North line to the Northwest corner of said Outlot 6; thence S17°26'11"E, 101.64 feet along the West line of Outlot 6; thence S09°35'58"E, 60.58 feet along said West line; thence S00°38'54"W, 101.82 feet to the point of beginning, Containing 40.992 acres.

Dated this 24th day of February, 2025

Brett T. Stoffregan, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH Hill Valley, LLC a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VH Hill Valley, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison

In witness whereof, VH Hill Valley, LLC has caused these presents to be signed this
day of
, 2025.

VH Hill Valley, LLC
By: Forgewell Building Group, LLC, its Sole Member

Chris Ehlers, Authorized Representative

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this
day of
, 2025, the above person to me known to be the person who executed the foregoing instrument and acknowledged the same.

My Commission expires
Notary Public, Dane County, Wisconsin

MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission

By:
Date:

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "First Addition to Hill Valley" located in the City of Madison, was hereby approved by Enactment Number
, File I.D. Number
, adopted the
day of
, 2025, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this
day of
, 2025.

Maribeth Witzel-Behl, Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this
day of
, 2025 on any of the lands included in the plat of "First Addition to Hill Valley".

Craig Franklin, Treasurer, City of Madison, Dane County, Wisconsin

DANE COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this
day of
, 2025 affecting the land included in "First Addition to Hill Valley".

Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this
day of
, 2025
at
A.M. and recorded in Volume
of Plats on Pages
as Document
Number
.

Kristi Chlebowski, Dane County Register of Deeds





PREPARED FOR THE PLAN COMMISSION

Project Address: 1051 S Pleasant View Road and 1050 S High Point Road
Application Type: Final Plat
Legistar File ID # [87472](#)
Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant: Matt Brink, VH Hill Valley, LLC/ Veridian Homes; 6801 South Towne Drive; Madison.

Surveyor: Brett Stoffregan and Dan Day, D'Onofrio Kottke & Associates; 7530 Westward Way; Madison.

Property Owner: The High Spring Limited Partnership; 401 N Carroll Street; Madison.

Requested Action: Approving the final plat of *First Addition to Hill Valley* on property generally addressed as 1051 S Pleasant View Road and 1050 S High Point Road.

Proposal Summary: The applicant is requesting approval of the final plat of *First Addition to Hill Valley*, creating 162 lots for single-family detached and attached homes (including two-family residences and townhouses), three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, and three outlots to be dedicated for stormwater management. The applicant indicates that commencement of this addition to Hill Valley is scheduled for fall 2025.

Applicable Regulations & Standards: The subdivision process is outlined in Section 16.23(4) of the Subdivision Regulations.

Review Required By: Plan Commission and Common Council.

Review Schedule: The State's subdivision statute, Wis. Stats. 236, requires that a final plat be approved, conditionally approved, or rejected (with stated reasons) within 60 days of submittal unless the time is extended by agreement with the applicant. If no action is taken within 60 days and no extension granted, the final plat is deemed approved. The final plat was submitted to the City and accepted for review on February 24, 2025. Therefore, the 60-day review period for this plat is scheduled to expire on April 25, 2025.

Summary Recommendation: The Planning Division recommends that the Plan Commission find that the final plat of *First Addition to Hill Valley* is consistent with the approved preliminary plat and recommend **approval** to the Common Council subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Parcel Location: Approximately 41 acres of land generally located on the east side of S Pleasant View Road (CTH M), approximately 900 feet north of Mansion Hill Avenue; Alder District 1 (Duncan); future Madison Metropolitan School District.

Existing Conditions and Land Use: Undeveloped land, zoned TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T Commercial Corridor–Transitional District) consistent with the December 2024 rezoning approvals.

Surrounding Land Use and Zoning:

North: Future phases of the *Hill Valley* subdivision, zoned A (Agricultural District) and TR-P (Traditional Residential–Planned District);

South: The Springs at Pleasant View Apartments, zoned TR-U2 (Traditional Residential–Urban 2 District); Mid Town Commons Park; multi-family residences in Mid Town Commons, zoned PD;

West: Future employment development in the University Research Park–Pioneer subdivision across S Pleasant View Road, zoned SE (Suburban Employment District); and

East: First phase of the *Hill Valley* subdivision, zoned TR-P.

Adopted Land Use Plan: The 2017 [High Point-Raymond Neighborhood Development Plan](#) was first adopted in 1997 and amended in 2017 to provide detailed land use, utility/service, design, and transportation recommendations for the area of the existing and future City roughly bounded by S Pleasant View Road/ CTH M on the west, Elver Park on the east, McKee Road/CTH PD on the south, and Valley View Road on the north. The neighborhood development plan recommends the subject site for a variety of residential uses at a range of potential densities across the property, with a node of potential mixed-use development recommended along S High Point Road opposite Welton Drive. The plan also recommends the expansion of Newberry Park and Mid Town Commons Park, with stormwater management parcels located at or near low points across the site.

The land use polygons for the site in the neighborhood development plan are generally reflected on the future land use maps in the 2023 [Comprehensive Plan](#), which recommends Medium Residential (MR), Low-Medium Residential (LMR), Low Residential (LR), and Park and Open Space (P). A couple of parcels recommended for residential development in the Residential Housing Mix (HM) 2 and 3 categories in the neighborhood development plan are elevated to a slightly higher density on the [Comprehensive Plan](#) generalized future land use maps.

Zoning Summary: The proposed lots are zoned TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District) consistent with the December 2024 approvals. Future development on the proposed lots will be reviewed against the use and bulk requirements of those districts prior to issuance of building permits.

Environmental Corridor Status: The subject site is located in the Central Urban Service Area. The planned expansion of Mid Town Commons Park and nearby stormwater management along the southern edge of the site are located in a mapped environmental corridor.

Public Utilities and Services: The subject site will be served by a full range of urban services as it develops, including Metro Transit, which provides peak-period bus service along S High Point Road and Starr Grass Drive on Route 55. However, the proposed subdivision is not currently served by full-time/ all day bus service.

Previous Approvals

On December 10, 2024, the Common Council approved a request to rezone 940-1040 S High Point Road, 1051 S Pleasant View Road, and 902 Landmark Trail from A (Agricultural District) to TR-P (Traditional Residential–Planned District), TR-U1 (Traditional Residential–Urban 1 District), and CC-T (Commercial Corridor–Transitional District) and approved the preliminary plat of *Hill Valley*, creating 558 single-family lots, 222 lots for 111 two-family dwellings, 68 lots for townhouse units, four lots for future multi-family dwellings, one lot for future neighborhood commercial, one lot for future mixed-use development, three outlots to be dedicated for public park, five outlots to be dedicated for stormwater management, one outlot for a private alley, and three outlots for private open space. [A request to zone a one-acre lot in the northwestern corner of the plat to NMX (Neighborhood Mixed-Use District) was placed on file.] For more information on the zoning map amendment and original preliminary plat requests, please see ID [85814](#) and [85415](#), respectively.

On February 25, 2025, the Common Council approved the *revised* preliminary plat of *Hill Valley*, creating 553 single-family lots, 228 lots for 114 two-family dwellings, 68 lots for townhouse units, 11 lots for future multi-family dwellings, one lot for future mixed-use development, five outlots to be dedicated for public park, seven outlots to be dedicated for stormwater management, two outlots for private alleys, two outlots for private open space, and one outlot for future development. Information on the current approved preliminary plat of the subdivision may be found under ID [86737](#).

Also on February 25, 2025, the Common Council approved the final plat of *Hill Valley* to create 40 single-family lots, two outlots for public parkland, and two outlots for public stormwater management, representing the first phase of the subdivision (ID [86738](#)).

Project Description, Analysis & Conclusion

The applicant, VH Hill Valley, LLC/ Veridian Homes, is requesting approval of the final plat of *First Addition to Hill Valley* to create 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, and three outlots to be dedicated for stormwater management. The land comprising the first addition is undeveloped.

Access to this phase of the Hill Valley development will be provided by the extension of ‘Enchantment Road east from S Pleasant View Road (CTH M) and by the extensions of Waldorf Boulevard north from the first phase of Hill Valley and Midtown Commons, and by Street ‘E’ in the first phase, which extends west into the subdivision from S High Point Road (and has not yet been assigned a conventional street name).

From west to east across the proposed First Addition, Lot 203 north of Enchantment Road and Lots 205 and 206 on the south are zoned TR-U1 and are planned for future multi-family housing. Also, in TR-U1 zoning, the proposed final plat will create Lots 143-160 and 191-202, which will be developed with townhouse buildings that will include individual units on fee simple lots. Lot 204 of the First Addition is zoned CC-T and is planned for future mixed-use development. The remaining 132 lots to be created with the First Addition final plat will be developed with single- and two-family residences in TR-P zoning. Future development on the proposed lots will be reviewed against the use and bulk requirements of those districts prior to issuance of building permits; future construction on Lots 203-206 may require approval by the Plan Commission prior to issuance of permits for those parcels.

Outlot 8 of the final plat will be dedicated to the City for parkland, joining two outlots being dedicated for parkland with the first final plat as the northern expansion of Midtown Commons Park. Outlots 7, 9, and 10 of the First Addition final plat will be dedicated to the City for stormwater management.

The Planning Division has reviewed the final plat and believes that it conforms substantially to the approved preliminary plat. Staff is recommending approval of the final plat subject to the conditions in the following section.

Recommendation

Planning Division Recommendation (Contact Timothy M. Parks, (608) 261-9632)

The Planning Division recommends that the Plan Commission find that the final plat of *First Addition to Hill Valley* is consistent with the approved preliminary plat and recommend **approval** of it to the Common Council subject to input at the public hearing and the conditions that follow.

Recommended Conditions of Approval Major/Non-Standard Conditions are Shaded

Planning Division

1. The applicant shall submit to the Planning Division two copies of private subdivision covenants, conditions and restrictions, and easements that will govern the organizational structure, use, maintenance and continued protection of the development and any common services, open areas or other facilities to serve the proposed plat. These documents shall be approved by the Planning Division in consultation with the City Attorney's Office prior to final approval of the plat for recording.
2. Prior to the recording of a final plat creating lots for two-family twin dwellings, all such units shall have a joint cross access and maintenance agreement approved by the City and recorded that addresses the shared maintenance of the exterior elements of those units (roof, walls, etc.) consistent with the requirements in Section 28.151 of the Zoning Code.
3. Lots 143-160 and 191-202 will be developed with buildings and dwelling units that share a common wall or walls. Prior to final approval of this plat for recording, the applicant shall submit a joint cross access and maintenance agreement for approval, which shall be recorded to govern the common access to and maintenance of the shared common features of such buildings and structures, including but not limited to driveways, utilities, walkways, roofs, and exterior walls.
4. The applicant shall work with Planning and Zoning staff prior to final approval and recording of the plat to confirm that all of the TR-P-zoned lots comply with the minimum lot area and width requirements of that district and the approved TR-P master plan.

The following conditions of approval have been submitted by reviewing agencies:

City Engineering Division (Contact Tim Troester, (608) 267-1995)

5. An Erosion Control Permit is required for this project.
6. This site appears to disturb over one (1) acre of land and requires a permit from the Wisconsin Department of Natural Resources (WDNR) for stormwater management and erosion control. The City of Madison has been

required by the WDNR to review projects for compliance with NR-216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. The applicant is notified that the City of Madison is an approved agent of the Department of Safety and Professional Services (DSPS) and no separate submittal to this agency or Capital Area Regional Planning Commission (CARPC) is required for this project to proceed.

7. The developer shall provide projected wastewater flow volumes to the sanitary sewer on the streets that front this development- High Point Road (east of plat), Waldorf Boulevard (south of plat), Mica Road (south of plat), and Mid Town Commons Park (south of plat). The developer may be required to build off-site sanitary sewer improvements as a condition for development. The applicant shall provide projected wastewater flows to Mark Moder mmoder@cityofmadison.com.
8. This project will disturb 20,000 square feet or more of land area and require an Erosion Control Plan. Please submit an 11- by 17-inch copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.
9. Demonstrate compliance with MGO Sections 37.07 and 37.08 regarding permissible soil loss rates. Include Universal Soil Loss Equation (USLE) computations for the construction period with the erosion control plan. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
10. Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website as required by MGO Chapter 37.
11. The developer shall enter into a City/Developer agreement for the required infrastructure improvements. The agreement shall be executed prior to sign-off of the final plat. Allow 4-6 weeks to obtain agreement. Contact the City Engineering Division to schedule the development and approval of the plans and the agreement.
12. Construct Madison standard street, multi-use path, and sidewalk improvements for all streets and paths within the plat.
13. Construct sidewalk/path and terrace along the east side of S Pleasant View Road to a plan approved by the City Engineer.
14. Make improvements to S Pleasant View Road in order to facilitate ingress and egress to the development as required by City Traffic Engineer.
15. Construct public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
16. This development is subject to impact fees for the Upper Badger Mill Creek Storm Impact Fee District, Valley View Sewer and Drainage Impact Fee (Storm & Sanitary (Lands draining toward Pleasant View Road)). All impact fees are due and payable at the time building permits are issued (MGO Ch 20). Add the following note

on the face of the plat: "Lots / buildings within this development are subject to impact fees that are due and payable at the time building permit(s) are issued."

17. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to City Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder ((608) 261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering Division sign-off.
18. All outstanding City of Madison sanitary sewer connection charges are due and payable prior to Engineering Division sign-off, unless otherwise collected with a Developer's / Subdivision Contract. This property is subject to sanitary connection charges for the Valley Ridge Sewer Interceptor District (lands draining to the east and south).
19. A Storm Water Management Report and Storm Water Management Permit is required for this project.
20. A Phase 1 environmental site assessment (per ASTM E1527-13), is required for lands dedicated to the City. Provide one (1) digital copy and staff review will determine if a Phase 2 ESA is also required. Submit report(s) to Jack Brody ((608) 267-9408, jbrody2@cityofmadison.com).
21. Submit a soil boring report that has been prepared by a Professional Engineer two weeks prior to recording the final plat to the City Engineering Division indicating the ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than nine (9) feet below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
22. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat, contact either Tim Troester (West) at (608) 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at (608) 261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
23. Confirm that adequate sight distance exists where streets intersect per AASHTO design standards for intersection sight distance. If adequate sight distance does not exist, change the location of the street intersection or agree to make improvements to the roadways such that the sight distance is achieved or make mitigating improvements as required by the City.
24. Include calculations in the stormwater management report that show how a 500-year storm event, as identified in MGO Chapter 37, would be handled by the proposed site design. These calculations are required to show that the proposed building does not flood during this design storm event using the site grades proposed.
25. Submit proposed lot corner grades with the stormwater management plan as these two items must be reviewed together to properly determine stormwater overflow conditions. Prior to the issuance of building permits, submit a master stormwater drainage plan with final as-built lot corner grades. These grades may be

modified from the originally proposed grades provided they continue to meet design tolerances. No building permits shall be issued prior to City Engineering's final approval of this plan.

26. Submit, prior to plan sign-off but after all revisions have been completed, digital PDF files to the Engineering Division. Email PDF file transmissions are preferred to: bstanley@cityofmadison.com (East) or ttroester@cityofmadison.com (West).

27. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to submit a Storm Water Management Permit application, associated permit fee, Stormwater Management Plan, and Storm Water Management Report to City Engineering. The Stormwater Management Permit application can be found on City Engineering's website. The Storm Water Management Plan & Report shall include compliance with the following:

Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering.

Detain the 2-, 5-, 10-, 100-, and 200-year storm events, matching post-development rates to pre-development rates and using the design storms identified in MGO Chapter 37.

Provide infiltration of 90% of the pre-development infiltration volume.

Reduce TSS by 80% (control the 5-micron particle) off of newly developed areas compared to no controls.

Provide substantial thermal control to reduce runoff temperature in cold water community or trout stream watersheds.

The applicant shall demonstrate that water can leave the site and reach the public right of way without impacting structures during a 100-year event storm. This analysis shall include reviewing overflow elevations and unintended storage occurring on site when the storm system has reached capacity.

Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any Best Management Practices (BMP) used to meet stormwater management requirements on this project.

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

28. Grant a Public Sidewalk and Bike Path Easement(s) to the City along the S Pleasant View Road right of way to provide 8 feet of terrace, a 10-foot multi-use plat and a 1-foot maintenance strip on the face of the plat. The final location and width of this easement is to be approved by Traffic Engineering and City Engineering staff. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com, (608) 264-9276) for the final required language.

29. The applicant shall dedicate all proposed streets as shown or as further dictated and guided by the Complete Green Streets Guide and as required by the Traffic Engineering and City Engineering Divisions on the face of the plat or as further amended by the notes herein made.

30. Dedicate the outlots for the purposes as listed on the face of the plat.

31. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the final plat.

32. As required by Ordinance, provide private Easements or private Outlots to accommodate the current USPS required centralized delivery of mail using Cluster Box Units (CBUs). Coordinate the locations of the CBUs with the USPS Development Coordinator, City Engineering and City Traffic Engineering Staff and in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works. CBUs serving this land division will not be permitted within any publicly owned or dedicated lands.

If the Developer is not able to determine the final locations of the CBUs prior to recording the final plat, the final placement of CBUs for each phase of development within this land division shall be determined prior to construction. The locations for each phase shall as required by Ordinance, in accordance with the Policies for Cluster Box Units as adopted by the City of Madison Board of Public Works and in compliance with United States Postal Service requirements.

The required CBU documents shall be recorded prior to the start of construction of the public improvements serving any Lot or Outlot. In the instance of land divisions that do not require the construction of public improvements or a contract with the developer, the required approved CBU documents shall be recorded simultaneously with the final approved land division. Construct the CBUs in accordance with the specifications approved by the Board of Public Works.

33. No Utility easements will be allowed within the limits of Outlots 8 and 9 along the side Lot lines of Lots 172, 173 182, and 183. All utility easements within Outlots being dedicated to the public will be reviewed and as they are proposed at the time of final platting. Notes may be required that protect the City's dedicated use.

34. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The developer's surveyor and/or applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jule Smith, City Engineering (jsmith4@cityofmadison.com).

35. In accordance with Section s. 236.18(8), Wisconsin Statutes, the applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the plat in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. Visit the Dane County Surveyor's Office web address for current tie sheets and control data that has been provided by the City of Madison.

36. Prior to Engineering Division final sign-off for plats, the final plat shall be submitted in PDF format by email transmittal to Engineering Land Records Coordinator Jule Smith (jsmith4@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.

37. Add label for 'S Pleasant View Rd/ CTH M' to Sheet 3 of 4.
38. Update the street name 'Ancient Oak Drive' to 'Ancient Oak Lane' and update the street name 'Nuclear Lane' to 'Velocity Lane'.
39. The applicant shall submit to Jule Smith, prior to final Engineering sign-off of the subject CSM, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the final recorded CSM: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (including wetland and floodplain boundaries).

*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data and a written notification to Engineering Mapping for any changes to the plat which occur subsequent to any submittal.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

40. Enchantment Road is classified as a Community Connector Street as defined by the current Complete Green Streets Guide.
41. Destiny Street, Sheep Dog Way, Fusion Drive, Velocity Lane, and Capacitor Street are classified as Neighborhood Streets as defined by the current Complete Green Streets Guide.
42. Out of Time Lane is classified as a Neighborhood Yield Street as defined by the current Complete Green Streets Guide.
43. Under The Sea Lane, Ancient Oak Lane, and Waldorf Boulevard are classified as Mixed-Use Neighborhood Streets as defined by the current Complete Green Streets Guide.
44. The applicant shall dedicate sufficient right of way to allow for minimum eight (8)-foot terraces on all streets in this plat. Any variances shall be approved by the City Traffic Engineer.
45. The applicant shall be responsible their reasonable and proportionate share of traffic signal costs, should they be warranted and installed.
46. Prior to final sign-off, the applicant shall work with the Traffic Engineering Division's Electrical Section to record the necessary easements for streetlights. Typically, Traffic Engineering requires a 12-foot easement between lots and 6-foot easements on corner lots where streetlights are needed.
47. The applicant shall execute and return a declaration of conditions and covenants (DCC) for streetlights prior to sign off of the final plat.
48. The developer shall demonstrate/provide how private streetlights will be installed and maintained in the public alleys. The plat shall provide the following note on the face of the plat: "The City will not install lighting

in the alleys, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by private interests."

49. The applicant shall add a note to the plat stating no driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances; a curb-head of no less than six inches in width shall be constructed between all pedestrian ramps and driveway entrances. This is especially important at 'T' intersections where lot and building layout become critical; to prevent interference with the pedestrian ramp, lots intersecting or adjacent 'T' intersection may require a shared driveway and access.

Parking Division (Contact Trent W. Schultz, (608) 246-5806)

50. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of subdivision review. As development progresses in the subdivision, residential uses with 10 or more dwelling units and other applicable uses in MGO Section 16.03 will be subject to TDM Plan review.

Zoning Administrator (Contact Jenny Kirchgatter, (608) 266-4429)

This agency did not submit comments or conditions for this request.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

This agency has reviewed this request and recommended no conditions of approval.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

51. The developer shall construct the public water distribution system and services required to serve the proposed subdivision plat per MGO 16.23(9)(d)(3).
52. All public water mains and water service laterals shall be installed by a standard City subdivision contract / City-Developer agreement. Applicant shall contact City Engineering Division to schedule the development of plans and the agreement. See Engineering Division comments for additional information.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

53. The southern portion of the proposed development is outside Metro Transit's paratransit service area. The closest bus stop with regularly scheduled bus service is at least one-half mile walking distance. Any parcels greater than the three-quarters of a mile regulatory distance from all day scheduled service would not be eligible for door-to-door paratransit service.
54. In coordination with any public works improvements, the applicant shall maintain or replace the concrete boarding terrace surface at the existing Metro bus stop pullout on the east side of S Pleasant View Road, north of Ancient Oak Lane.
55. The applicant shall include the location of these transit amenities on the final documents filed with their permit application so that Metro Transit may review the design.

Parks Division (Contact Kathleen Kane, (608) 261-9671)

56. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Secs. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the West Park-Infrastructure Impact Fee district. Please reference ID# 24056.1 when contacting Parks Division staff about this project.
57. The following note should be included on the subdivision: "Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued." The Parks Division shall be required to sign off on this subdivision.
58. Prior to sign off on the final plat, the applicant shall execute a declaration of conditions and covenants along with an impact fee schedule for the park impact fees for this development. This document will be recorded at the Register of Deeds. The applicant shall be responsible for all recording fees.
59. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered through the City of Madison Office of Real Estate Services.
60. The applicant shall prominently stake all boundaries and property irons for lands to be dedicated for park purposes.
61. The parkland dedication should meet the following guidelines for park development:
 - a. Areas within a park to be used for open space for active and passive recreation shall be graded at 1-2% for the area of field proposed.
 - b. No side slopes within the park dedication area shall exceed 4:1.
 - c. The applicant shall provide proposed grading plans prior to approval of the area for dedicated public park lands.
 - d. No propose utilities will be allowed on public park land without prior approval by the Parks Superintendent or his designee.
 - e. Areas that are wetlands shall not be dedicated as public parkland
62. The developer shall provide soil borings within any lands to be dedicated as parkland.
63. The applicant shall install a fence along the boundary of lands dedicated for public park purposes and any residential lots at the sole expense of the applicant. The fence shall be installed on private property to a design that is mutually agreeable to the applicant and Parks Division. The cost of the fence shall not be eligible for Park –Infrastructure Impact Fee credits. The applicant shall execute a deed restriction that would require the fence to be perpetually maintained by the property owners for any lots that are adjacent to publicly dedicated park lands.

Forestry Section (Contact Zachary Eckberg, zeckberg@cityofmadison.com)

64. As defined by MGO Section 10.10, City Forestry will assess the full cost of the street tree installation to the adjacent property owner. City Forestry will determine street tree planting sites and tree species type. Street tree planting will be scheduled after there is substantial completion of the new plat development along the street segment.

Office of Real Estate Services (Contact Andy Miller, (608) 261-9983)

65. Prior to final plat approval sign-off, the Owner's Certificate(s) on the final plat shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate. When possible, the executed original hard stock recordable plat shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the plat containing electronic signatures shall be provided to ORES to obtain approval sign-off.

66. Prior to final plat approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

67. A Consent of Lessee certificate shall be included on the plat for any tenancy in excess of one year, recorded or unrecorded, and executed by said tenant prior to agency plat approval sign-off. Notify Andy Miller (acmiller@cityofmadison.com) in ORES if any farm leases are in place over the lands being platted.

68. If any portion of the lands within the plat boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and executed prior to approval sign-off.

69. Include Matthew Wachter's full name in the Plan Commission Certificate.

70. As of March 28, 2025, the City Assessor's website shows no taxes are due for the parcels within the plat. Under 236.21(3) Wis. Stats. and MGO Section 16.23(5)(g)(1), the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to plat recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts are to be provided on or before sign-off and checks are payable to: City of Madison Treasurer, 210 Martin Luther King, Jr. Blvd., Madison, WI 53701.

71. As of March 28, 2025, no special assessments are due for the land within the plat area. Pursuant to MGO Section 16.23(4) and Wis. Stats. 236.21(3), all special assessments, including accrued interest in the case of delinquencies, shall be paid by the owner prior to plat approval sign off. Receipts for payment shall be provided to the City's Office of Real Estate Services in advance of plat approval sign-off.

72. Pursuant to MGO Section 16.23(4), the owner shall furnish an updated title report to ORES via email to Andy Miller (acmiller@cityofmadison.com) in the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report, which is November 27, 2025, and the date when sign-off approval is requested. A title commitment may be provided, but will only be considered as supplementary information to the title report update. The surveyor shall update the plat with the most recent information available in the title report update. ORES reserves the

right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the plat.

73. Depict, dimension, name, note and/or identify by document number all relevant easements, declarations, plans, conditions, agreements, and other documents cited in record title and the updated title report.
74. For properties not connected to municipal utility services, consider whether or not well abandonment ref. NR-141 needs to be addressed.
75. No farming or use of lands to be dedicated to the public for Park purposes shall be allowed unless specifically approved by the Parks Superintendent and permitted under a farm lease administered by ORES. If the lands within the plat boundary are farmed agricultural lands, the applicant shall enter into a lease with the City for those lands to be dedicated and/or conveyed to the City through plat recording. Please contact a Real Estate Specialist in ORES to discuss the potential lease terms. Said leases are authorized by Resolution 13-00247 (ID 29183), adopted on April 6, 2013.



City of Madison

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

Master

File Number: 87475

File ID: 87475

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: PLAN
COMMISSION

File Created Date : 03/04/2025

File Name: CSM - 2230 Pennsylvania Ave

Final Action:

Title: Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

Notes:

CC Agenda Date: 05/06/2025

Agenda Number: 110.

Sponsors: Planning Division

Effective Date:

Attachments: Locator Maps.pdf, CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Cond Use File 87471, Public Comment 4-8-25.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Plan Commission (4/28/25), Common Council (5/6/25)						
1	COMMON COUNCIL	03/25/2025	Refer	PLAN COMMISSION			Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.						

1	PLAN COMMISSION	04/07/2025	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER	Pass
	Action Text:	A motion was made by Heck, seconded by Guequierre, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055 - REPORT OF OFFICER. The motion passed by voice vote/other.		
	Notes:	On a motion by Heck, seconded by Ald. Guequierre, the Plan Commission found the standards met and recommended approval of the Certified Survey Map subject to the comments and conditions contained in the Plan Commission materials. The motion to approve passed by voice vote/other.		

Text of Legislative File 87475

Title

Approving a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue (District 12).

Body

WHEREAS a Certified Survey Map of property owned by Madison Square Storage, LLC located at 2230 Pennsylvania Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.



City of Madison

Conditional Use & Certified Survey Map Referral

Location

2230 Pennsylvania Avenue

Applicant

William Butcher, New Madison Development
Adam Watkins, Wyser Engineering, LLC
Madison Square Storage, LLC

Requests

- Combine underlying lots into one lot
- Construct a private parking facility

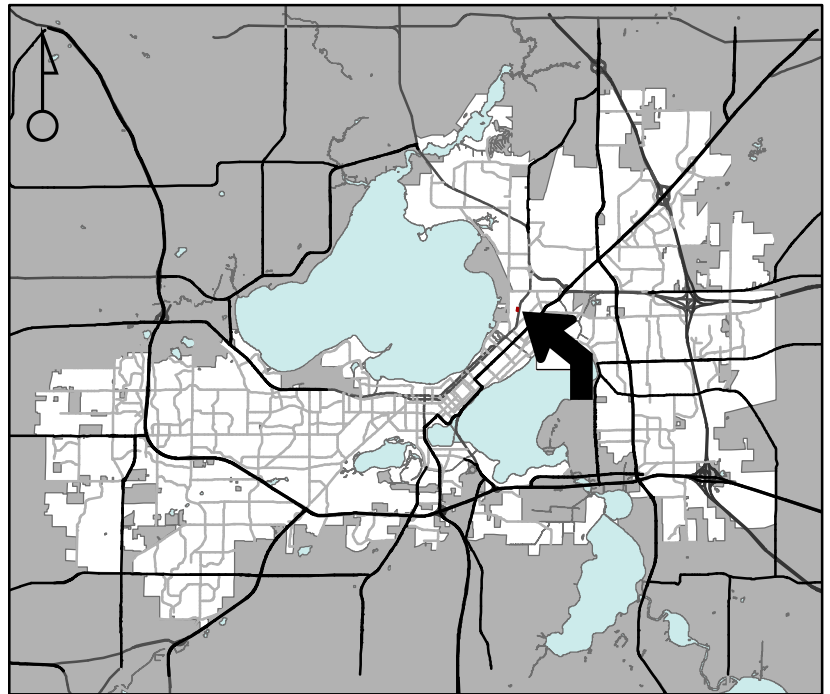
Public Hearing Dates

Plan Commission

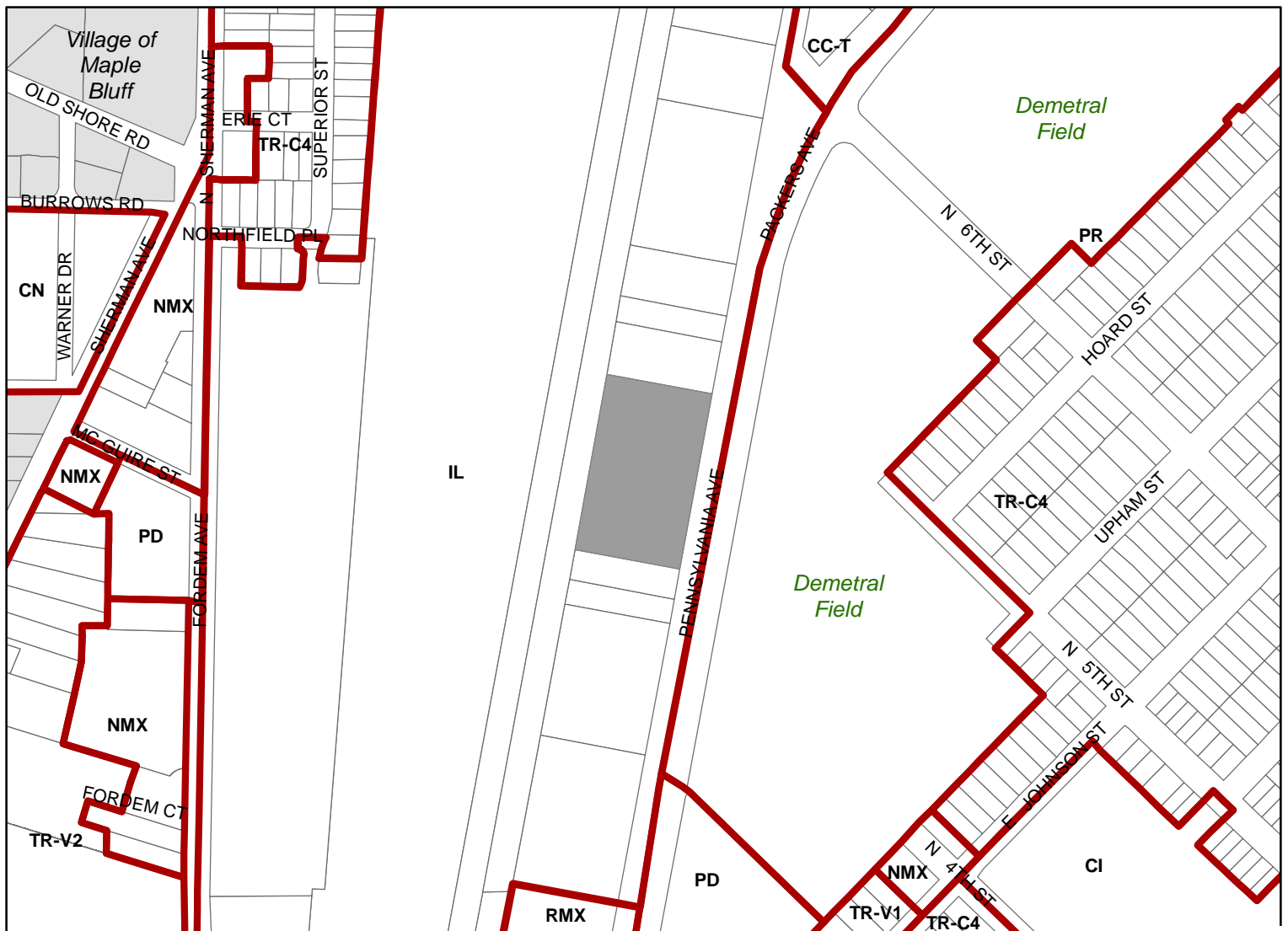
April 7, 2025

Common Council

April 15, 2025 (for CSM only)



For Questions Contact: Lisa McNabola at: 243-0554 or lmcnabola@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'



SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 2/21/25 3:02 p.m.
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

Preliminary Subdivision Plat

Final Subdivision Plat

Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: _____ Representative, if any: _____

Street address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Firm Preparing Survey: _____ Contact: _____

Street address: _____ City/State/Zip: _____

Telephone: _____ Email: _____

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☐ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: _____

Tax Parcel Number(s): _____

Zoning District(s) of Proposed Lots: _____ School District: _____

- Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.

4a. Property Information for 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			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#).
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: _____ Signature: _____

Date: _____ Interest In Property On This Date: _____

Madison Square Storage LLC
902 Williamson St
Madison, WI 53703

February 20, 2025

City of Madison
Planning Department
215 Martin Luther King Jr. Blvd
Madison, WI 53703

The following is a letter of intent for a Land Use Application and Conditional Use for a proposed parking lot at 2230 Pennsylvania Ave- a permitted conditional use within its current IL Zoning.

Madison Square Storage LLC is proposing a conditional use for a private parking lot for UW Madison's exclusive use.

The current lot is vacant, accessible only from adjacent properties, and has been historically used for private parking and storage of vehicles and equipment. The proposed parking lot will have an access from Pennsylvania Ave and 229 stalls including 20 with EV charging capability. The proposed plan will retain the majority of existing mature vegetation and trees within the roughly 30-40 foot setback that currently exists between Pennsylvania Avenue and the existing lot.

This LUA is accompanied by a Subdivision application and Certified Survey Map combining the underlying vestigial lots from the original platting.

This parcel is located in Urban Design District 4 and the landscaping plans meet the guidelines of both the City requirements and UDD4.

Anticipated construction timeline is May 1- Aug 1, 2025.

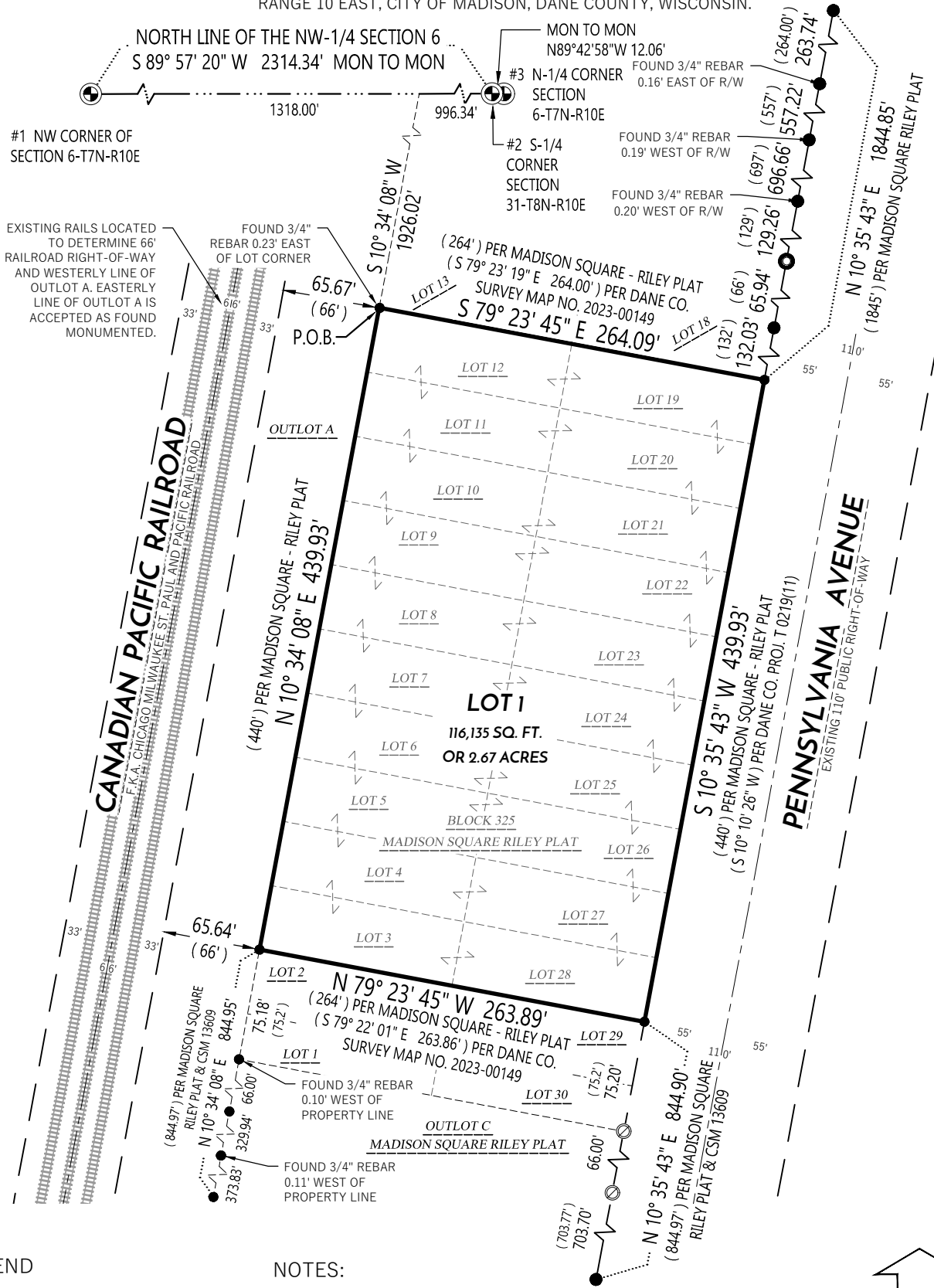
Sincerely,

A handwritten signature in black ink, appearing to read 'William Butcher', with a stylized flourish at the end.

William Butcher
Madison Square Storage LLC

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION AND REDIVISION OF LOTS 3-12 AND 19-28, BLOCK 325, MADISON SQUARE RILEY PLAT, RECORDED ON JULY 16, 1903 IN VOLUME 3 OF PLATS ON PAGES 9-9A AS DOCUMENT NO. 253138, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWN 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LEGEND

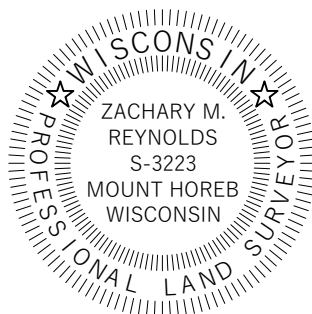
- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND RAILROAD SPIKE
- 3/4" REBAR SET 1.50 LB/FT
- CSM BOUNDARY
- LOT BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- () RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON JUNE 12 AND 13, 2023.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE NORTH LINE OF THE NW1/4 OF SECTION 6-T7N-R10E BETWEEN THE NW CORNER OF SAID SECTION 6 AND THE S1/4 CORNER OF SECTION 31-T8N-1R10E WAS MEASURED TO BEAR S 89° 57' 20" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 6 FOR FURTHER DETAILS ON EXISTING IMPROVEMENTS AND EASEMENTS, NEW AND EXISTING.
- SEE SHEET 3 OF 6 FOR PLSS SECTION CORNER MONUMENT TABLE.



0' 50' 100'



File: W:\2023\231081_Butcher - 2230 Pennsylvania Ave\dwg\23-1081_CSM.dwg Layout: CSM 1 OF 6 User: aschoefer Plotted: Feb 20, 2025 - 2:41pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MADISON SQUARE STORAGE LLC
902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 1 of 6

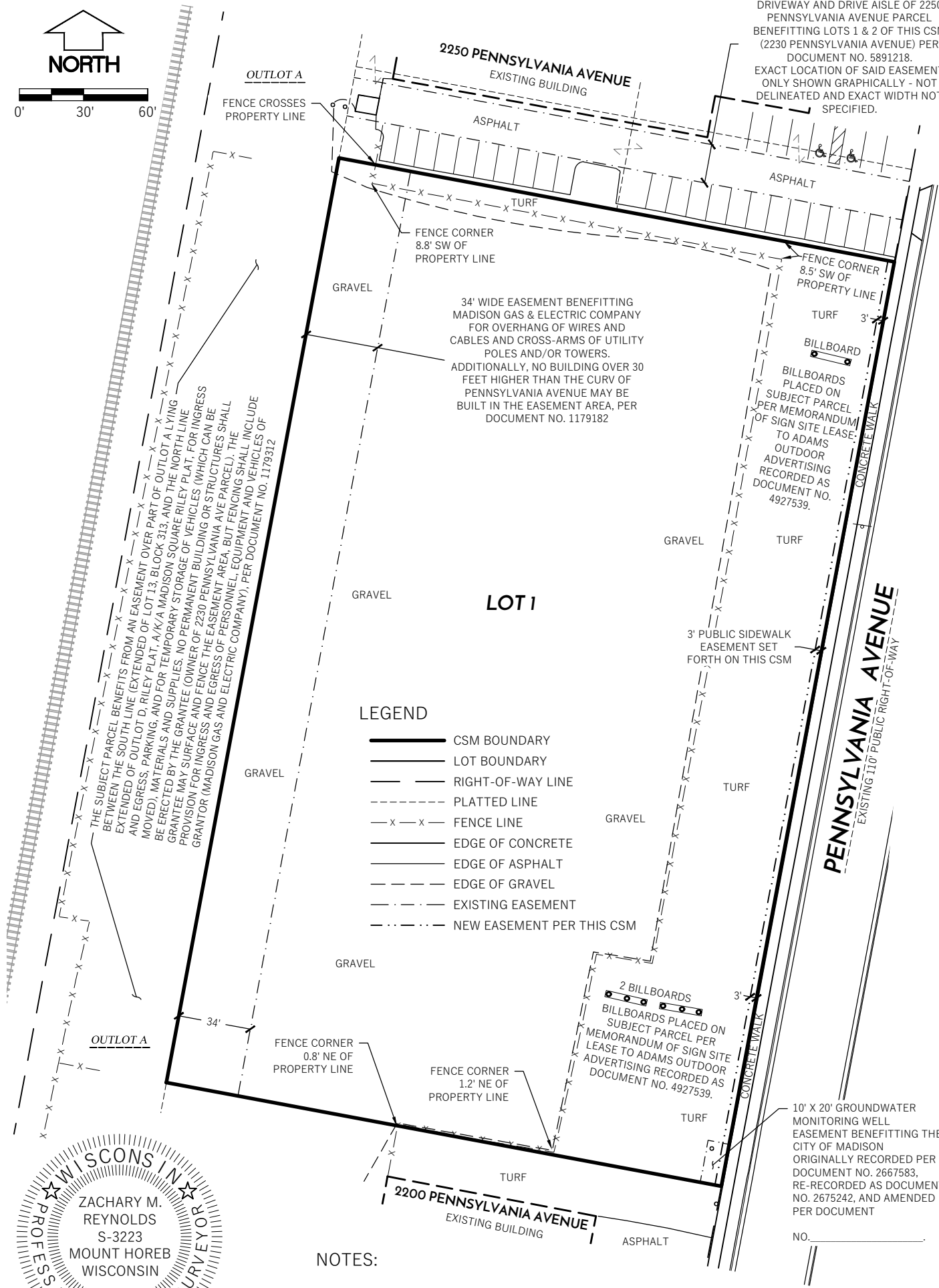
VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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EXISTING IMPROVEMENTS AND EASEMENTS DETAIL

APPROXIMATE LOCATION OF TEMPORARY ACCESS EASEMENT ACROSS EXISTING DRIVEWAY AND DRIVE AISLE OF 2250 PENNSYLVANIA AVENUE PARCEL BENEFITTING LOTS 1 & 2 OF THIS CSM (2230 PENNSYLVANIA AVENUE) PER DOCUMENT NO. 5891218. EXACT LOCATION OF SAID EASEMENT ONLY SHOWN GRAPHICALLY - NOT DELINEATED AND EXACT WIDTH NOT SPECIFIED.



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	PREPARED BY:	PREPARED FOR:	SURVEYED BY:	MAL	VOL. _____ PAGE _____
	WYSER ENGINEERING	MADISON SQUARE STORAGE LLC	DRAWN BY:	ZMR	DOC. NO. _____
	300 EAST FRONT STREET	902 WILLIAMSON STREET	APPROVED BY:	ZMR	C.S.M. NO. _____
	MOUNT HOREB, WI 53572	MADISON, WI 53703	PROJECT NO:	231081	
	www.wyserengineering.com			SHEET NO:	2 of 6

File: W:\2023\231081_Butcher - 2230 Pennsylvania Ave\dwg\23-1081_CSM.dwg Layout: CSM 3 of 6 User: aschaefer Plotted: Feb 20, 2025 - 2:42pm

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	FOUND 1-1/4" REBAR	N: 494,547.56 E: 826,576.98
	NW CORNER OF SECTION 6 - T7N - R10E	(N: 494,547.46 E: 826,576.89)
2	COMPUTED LOCATION (SEE BELOW**)	N: 494,549.35 E: 828,891.32
	S1/4 CORNER OF SECTION 31-T8N-R10E	(N: 494,549.42 E: 828,891.17)
3	FOUND BRASS CAP MONUMENT	N: 494,549.29 E: 828,903.38
	N1/4 CORNER OF SECTION 6-T7N-R10E	(N: 494,549.24 E: 828,903.26)

() RECORD COORDINATES ARE ALL PER 2004 SANDSNES TIE SHEETS (WCCS DANE 83 1991)
** I FOUND AN INACCESSIBLE MONUMENT BOX REPRESENTING THE S1/4 CORNER OF SECTION 31-T8N-R10E. LOCATION WAS COMPUTED USING 5 FOUND TIES PER 2011 ZIEHR TIE SHEET

OTHER MATTERS OF TITLE:

PER A DOCUMENT RECORDED IN VOLUME 458 OF MISCELLANEOUS DEEDS ON PAGES 489-492 AS DOCUMENT NO. 1178125, THE SUBJECT PARCEL BENEFITS FROM:

- A RIGHT OF WAY FOR VEHICLES AND PEDESTRIANS WITH FULL RIGHT TO CONSTRUCT AND MAINTAIN THEREON A ROADWAY ADEQUATE AND SUITABLE FOR THE CONVENIENT, UNOBSTRUCTED AND READY PASSAGE OF SAID VEHICLES AND PEDESTRIANS. THIS RIGHT OF WAY IS GRANTED FOR PURPOSES OF TRAVEL ONLY, AND DOES NOT EXTEND TO OR INCLUDE THE RIGHT TO PARK OR STAND VEHICLES THEREON FOR THE PURPOSE OF LOADING OR UNLOADING ADJACENT RAILWAY CARS.
- AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND UTILITIES, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO A STORM OR DRAINAGE SEWER, WITH FULL RIGHT TO ENTER UPON THE PROPERTY FOR PURPOSE OF REPAIRING, REPLACING OR REMOVING SAID UNDERGROUND UTILITIES.

THESE RIGHT OF WAY AND EASEMENT RIGHTS HEREIN GRANTED TO BE IN, OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS: THAT PART OF OUTLOT A, BEING A STRIP OF LAND TWENTY-FIVE FEET IN WIDTH, LYING ADJACENT TO LOTS 9, 10, 11 AND 12, BLOCK 313, AND LYING BETWEEN A LINE PARALLEL TO AND 24 FEET SOUTHWESTERLY OF A LINE BETWEEN LOTS 9 AND 10, BLOCK 313, EXTENDED NORTHWESTERLY, AND A LINE BETWEEN LOTS 12 AND 13, BLOCK 313, EXTENDED NORTHWESTERLY, ALL IN THE RILEY PLAT, CITY OF MADISON, DANE COUNTY, WISCONSIN (RECORDED AS DOCUMENT NO. 253138)

PUBLIC SIDEWALK AND BIKE PATH EASEMENTS:

CREATION OF EASEMENT RIGHTS: A PERMANENT EASEMENT OVER, ACROSS A PORTION OF THE PROPERTY (THE "EASEMENT AREA") IS ESTABLISHED, MEMORIALIZED, RESERVED BY, GRANTED, CONVEYED, TRANSFERRED AND ASSIGNED TO THE CITY OF MADISON FOR THE USES AND PURPOSES HEREINAFTER SET FORTH. THE EASEMENT AREA MAY BE USED BY THE CITY OF MADISON FOR PUBLIC SIDEWALK AND BIKE PATH PURPOSES. CITY OF MADISON AND ITS EMPLOYEES, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE AND RECONSTRUCT THE PUBLIC SIDEWALK AND BIKE PATH WITHIN THE EASEMENT AREA. CITY OF MADISON SHALL HAVE THE FURTHER RIGHT OF INGRESS AND EGRESS TO AND FROM THE EASEMENT AREA IN ORDER TO EXERCISE ITS RIGHTS AND PRIVILEGES HEREUNDER, AND TO CUT AND REMOVE TREES, VEGETATION AND OTHER IMPEDIMENTS IN THE EASEMENT AREA WHICH MAY OBSTRUCT OR INTERFERE WITH THE ACTUAL OR POTENTIAL USE OF THE EASEMENT AREA FOR THE FOREGOING PURPOSES.

PROPERTY RESTORATION: CITY OF MADISON SHALL REPAIR ANY DAMAGE CAUSED TO ANY PAVEMENT, CONCRETE OR TURF LOCATED WITHIN THE EASEMENT AREA AND/OR THE PROPERTY AS A RESULT OF THE USE OF THE EASEMENT AREA BY OR ON BEHALF OF THE CITY OF MADISON AS PROVIDED HEREIN. FOLLOWING COMPLETION OF ANY EXCAVATION WORK, CITY OF MADISON SHALL PROMPTLY RESTORE THE AREA AFFECTED BY THE WORK TO THE ORIGINAL GRADE AND SURFACE CONDITION INCLUDING THE REPAIR OR REPLACEMENT OF PAVEMENT, CONCRETE AND TURF.

LIMITATIONS ON USE OF EASEMENT AREA: THE OWNER OF THE PROPERTY SHALL HAVE THE RIGHT TO USE THE EASEMENT AREA FOR ANY PURPOSE, PROVIDED SUCH USE SHALL NOT INTERFERE WITH THE EASEMENT RIGHTS OF THE CITY OF MADISON HEREUNDER. NO BUILDINGS OR STRUCTURES OR FENCES UNRELATED TO THE PUBLIC USE SHALL BE CONSTRUCTED IN AND NO GRADE CHANGE SHALL BE MADE TO THE EASEMENT AREA WITHOUT THE WRITTEN CONSENT OF THE CITY OF MADISON'S ENGINEERING DIVISION CITY ENGINEER.

BINDING EFFECT: THIS EASEMENT SHALL RUN WITH THE LAND DESCRIBED HEREIN AND SHALL BE BINDING UPON THE OWNERS OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST.

RELEASE OF RIGHTS TO EASEMENTS CREATED BY PLAT: ANY RELEASE OF RIGHTS THAT WERE PLACED ON PLATTED LAND WHICH WAS REQUIRED BY A PUBLIC BODY OR WHICH NAMES A PUBLIC BODY OR PUBLIC UTILITY AS GRANTEE SHALL BE RELEASED BY RECORDING A SEPARATE EASEMENT RELEASE DOCUMENT WITH THE DANE COUNTY REGISTER OF DEEDS IN ACCORDANCE WITH SS236.293.



PREPARED BY:
WYSER ENGINEERING
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MOUNT HOREB, WI 53572
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PREPARED FOR:
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902 WILLIAMSON STREET
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SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 3 of 6

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LEGAL DESCRIPTION

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COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 6, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST, 1318.00 FEET; THENCE, SOUTH 10 DEGREES 34 MINUTES 08 SECONDS WEST, 1926.02 FEET TO THE NORTHWEST CORNER OF AFORESAID LOT 12, BLOCK 325, AND THE POINT OF BEGINNING;

THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THEN AFORESAID LOT 19, BLOCK 325, SOUTH 79 DEGREES 23 MINUTES 45 SECONDS EAST, 264.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PENNSYLVANIA AVENUE, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 19; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EASTERLY LINE OF AFORESAID BLOCK 325, SOUTH 10 DEGREES 35 MINUTES 43 SECONDS WEST, 439.93 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 28, BLOCK 325; THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 28 AND THEN AFORESAID LOT 3, BLOCK 325, NORTH 79 DEGREES 23 MINUTES 45 SECONDS WEST, 263.89 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT A, AFORESAID MADISON SQUARE RILEY PLAT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, ALONG SAID EASTERLY LINE OF OUTLOT A AND THE WESTERLY LINE OF AFORESAID BLOCK 325, NORTH 10 DEGREES 34 MINUTES 08 SECONDS EAST, 439.93 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 116,135 SQUARE FEET OR 2.67 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF MADISON SQUARE STORAGE, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
MADISON SQUARE STORAGE LLC
902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 4 of 6

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

MADISON SQUARE STORAGE, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.34 OF THE WISCONSIN STATE STATUES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

BY: _____

_____,
MANAGING MEMBER, MADISON SQUARE STORAGE, LLC

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED

MANAGING MEMBER FOR MADISON SQUARE STORAGE, LLC, _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

CONSENT OF LESSEE

ADAMS OUTDOOR ADVERTISING LP, A LIMITED PARTNERSHIP EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN , MORTAGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____

DEVIN RENNER
REAL ESTATE MANAGER
ADAMS OUTDOOR ADVERTISING LP

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE

NAMED LIMITED PARTNERSHIP, ADAMS OUTDOOR ADVERTISING, REAL ESTATE MANAGER, DEVIN RENNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES



PREPARED BY:
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MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
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902 WILLIAMSON STREET
MADISON, WI 53703

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 5 of 6

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CONSENT OF MORTGAGEE

ONE COMMUNITY BANK, A BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEY, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

BY: _____
AUTHORIZED MEMBER
ONE COMMUNITY BANK

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE
NAMED BANKING ASSOCIATION, _____, AUTHORIZED MEMBER,

_____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES _____

MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT
NUMBER _____, FILE ID NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2024,
AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED
BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.
DATED THIS _____ DAY OF _____, 2024.

MARIBETH L. WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE
CITY OF MADISON PLAN COMMISSION.

MATTHEW WACHTER, DATE: _____
SECRETARY OF THE PLAN COMMISSION



OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____,
20 ____ AT _____ O'CLOCK ____ M AS
DOCUMENT # _____
IN VOL. _____ OF CERTIFIED SURVEY
MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



PREPARED BY:
WYSER ENGINEERING
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www.wyserengineering.com

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APPROVED BY: ZMR

PROJECT NO: 231081
SHEET NO: 6 of 6

M E M O R A N D U M

Date: April 8, 2025

To: Plan Commission

PC: All Alders

From: Alex Saloutos

Re: **Land Use Applications for 2230 Pennsylvania Avenue, Legistar ID No. 87471 and 87475**

This memo provides a detailed review and analysis of the Conditional Use Permit (CUP) and Certified Survey Map (CSM) applications for 2230 Pennsylvania Avenue, which is on your agenda tonight. Key findings and recommendations include:

1. The proposed non-accessory surface parking facility is arguably inconsistent with the goals of the Comprehensive Plan and its adopted supplements, including the Oscar Mayer Special Area Plan and the Emerson East Eken Park Yahara Neighborhood Plan. These plans prioritize higher-density, transit-oriented, mixed-use development. In contrast, this project introduces a low-intensity, auto-centric use on a large, undeveloped site. Despite the Staff Report's assertion that it would not preclude future development aligned with the plans, granting a CUP for a surface parking facility establishes a long-term entitlement that undermines the area's redevelopment potential.
2. If the CUP is granted, the Plan Commission should limit its duration to five to seven years under MGO 28.151, which explicitly allows time-limited conditional uses for non-accessory parking facilities. This discretionary authority was not mentioned in the Staff Report. A time limit would ensure future reconsideration as land use patterns and development pressures evolve.
3. The UDC ordinance (MGO 33.24(g)) does not explicitly define "minor" alterations, nor does it specify who determines what constitutes "minor" alterations. Thus, the ordinance does not leave interpretation and compliance explicitly to the UDC Secretary.
4. The proposal significantly exceeds typical definitions of "minor" development, given its scope of converting a vacant, undeveloped 116,160 square-foot (2.7 acres) lot into a new private parking facility covering approximately 75,504 square feet (65% of the lot), including 229 parking spaces, motorcycle and bike parking, a bus loading area, landscaping, EV charging stations, and a bus shelter. Given the scale of the proposed project review by the Urban Design Commission is appropriate and recommended
5. The Staff Report lacks detailed analysis of CSM approval standards required by MGO 16.23(5)(g). Detailed documentation demonstrating compliance with all required standards for approving a CSM should be provided before approval.

Detailed Analysis & Recommendations

1. Comprehensive Plan & Conditional Use Permit Compliance.

Assuming the Comprehensive Plan and its supplements—the Oscar Mayer Special Area Plan and the Emerson East Eken Park Yahara Neighborhood Plan—apply to this application, the proposed project arguably does not comply with their stated goals and objectives. These plans prioritize

higher-density, sustainable, transit-oriented development that maximizes land use efficiency and supports walkability, employment, and housing. The proposed surface parking facility is a low-density, single-use development that underutilizes a prominent, vacant redevelopment parcel and falls short of fulfilling the land use vision articulated in these adopted plans.

The Oscar Mayer Special Area Plan identifies this area as a key redevelopment zone and prioritizes job creation, transit-oriented development, and the transformation of underutilized sites into vibrant, mixed-use environments. A new, large-scale private surface parking facility consuming 65% of a 2.7-acre lot is arguably inconsistent with this vision. The plan focuses on sustainable modes of transportation and reducing the reliance on single-occupancy vehicles, yet this project is auto-centric in both design and use.

Similarly, the Emerson East Eken Park Yahara Neighborhood Plan promotes infill development that contributes to walkability, safety, and mixed-use environments. A surface parking facility fails to activate the street, creates visual and physical gaps in the urban fabric, and misses opportunities for higher-value land use.

In conclusion, granting a conditional use permit for a non-accessory parking facility on this site would, in effect, establish a permanent entitlement for a use that is inconsistent with the plans and that occupies the majority of a significant redevelopment parcel. Despite claims in the Staff Report that this project does not preclude future development consistent with the plans, that logic is flawed. The installation of a surface parking facility across 65% of the lot materially alters the site's development potential for the foreseeable future and sends a message that long-term auto-centric uses are acceptable here. This effectively forecloses opportunities to pursue land uses that align with the city's stated planning priorities.

Recommendation: The proposed conditional use arguably does not comply with the vision, goals, and policies of the applicable adopted plans. The Plan Commission should weigh these inconsistencies heavily when determining whether the standards for approval are met.

2. Consider Limiting Duration of Conditional Use.

If the Plan Commission finds that the conditional use standards are met despite the concerns noted above, it should consider placing a time limit on the use, as provided for in MGO 28.151 for Parking Facility, Non-Accessory:

"In considering the conditional use, the Plan Commission may limit the duration of the use."

This important discretionary tool was not mentioned in the Staff Report. Whether this was an oversight or intentional is unclear, but the ordinance clearly allows the Commission to impose such a condition.

Recommendation: If approved, the CUP should be limited to a term of five to seven years, after which it would need to be reviewed and renewed by the Plan Commission. This would allow the City to revisit whether the use is still appropriate in light of changing land use, transportation patterns, or redevelopment pressures.

3. Administrative Approval Not Expressly Granted to UDC Secretary.

MGO 33.24(g) authorizes the UDC Secretary to administratively approve minor building alterations or additions but does not explicitly define "minor alterations," nor does it delegate the authority to determine what is "minor" explicitly to the UDC Secretary. In the past, such interpretive authority has rested with the Secretary; however, given the significant scale and potential impacts of this proposal, review by the Urban Design Commission would be prudent.

Recommendation: The Plan Commission should determine if the project scope genuinely qualifies as a “minor alteration” under MGO 33.24(g).

4. Scope of Project Requires UDC Review.

Even though the Staff Report states the UDC Secretary has determine this project is “minor” and subject to administrative review, MGO 33.24(g) does not explicitly define what constitutes “minor” nor does it specify who has the authority to make that determination. Therefore, the UDC Secretary does not have explicitly delegated authority within the ordinance to independently interpret or define what projects qualify as “minor.” In addition, the Staff Report narrowly describes the project's scope as limited to landscaping and minor accessory structures. In fact, the proposal is for a large new project on a vacant parcel totaling approximately 2.7 acres (116,160 square feet) that includes:

- Construction of a parking facility covering approximately 75,504 square feet (about 65% of the lot).
- 229 parking spaces.
- 2 motorcycle parking spaces.
- 6 bike parking spaces.
- A dedicated bus loading area.
- Extensive landscaping features.
- Two electric vehicle (EV) charging stations, with additional future EV stations.
- A bus shelter structure.

Given the lack of clear authority delegated to the UDC Secretary to determine what is “minor”, and the scope of this new development, the proposed work is not “minor” and constitutes a major new development project, significantly impacting site aesthetics, functionality, and urban form. Projects of this scale warrant review by the Urban Design Commission review rather than administrative approval.

Recommendation: Due to the scope of this project and authority to determine what is “minor” is not explicitly vested with the Secretary of the Urban Design Commission in the ordinance, the Plan Commission should determine if the project's scope qualifies under the intended meaning of “minor” as implied in MGO 33.24(g) and, based on the facts, the Plan Commission should refer the project to the UDC for review prior to considering approval.

5. Lack of Discussion and Analysis for CSM Approval.

The Staff Report states, "Staff believe that the applicable standards for land divisions can be found met, subject to the recommended conditions of approval." However, it provides no explicit analysis demonstrating compliance with the detailed requirements of MGO 16.23(5)(g). These standards include:

- Lot layout and design.
- Conformance with comprehensive and neighborhood plans.
- Adequate provision for access, utilities, and stormwater management.
- Compliance with zoning requirements.

These items represent a summary only; the ordinance sets forth these standards in significantly more detail, and each criterion must be addressed in the context of the specific application. The absence of a criterion-by-criterion analysis in the Staff Report prevents adequate verification and transparency, preventing the Plan Commission from making clear findings of fact and an appropriate quasi-judicial decision based on those findings.

Recommendation: Require an amended or supplemental Staff Report explicitly documenting detailed compliance with each criterion listed in MGO 16.23(5)(g). Approval should only be granted once comprehensive compliance documentation is provided.

Thank you for your careful attention to these detailed analyses and recommendations.



City of Madison

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

Master

File Number: 87487

File ID: 87487

File Type: Resolution

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Traffic Engineering Division

File Created Date : 03/05/2025

File Name: Authorizing the Mayor and City Clerk to execute agreements with the Village of Shorewood Hills for the operation and maintenance of traffic control signals and street lights at various locations.

Final Action:

Title: Authorizing the Mayor and City Clerk to execute agreements with the Village of Shorewood Hills for the operation and maintenance of traffic control signals and street lights at various locations.

Notes:

CC Agenda Date: 03/25/2025

Agenda Number: 111.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: City of Madison Traffic Light Maint 02-25-25.pdf

Enactment Number:

Author: David Hansen, Traffic Engineer

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/18/2025	Ryan Pennington	Approve	3/27/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	03/05/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (4/9/25), Finance Committee (4/7/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	TRANSPORTATI ON COMMISSION	04/09/2025		Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
	Notes: Additional referral to Finance Committee.						

1	TRANSPORTATION COMMISSION	03/25/2025	Referred	FINANCE COMMITTEE	04/07/2025	
	Action Text: This Resolution was Referred to the FINANCE COMMITTEE					
1	FINANCE COMMITTEE	04/07/2025	Return to Lead with the Recommendation for Approval	TRANSPORTATI ON COMMISSION	04/09/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Currie, to Return to Lead with the Recommendation for Approval to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.					
1	TRANSPORTATION COMMISSION	04/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text: Kliems moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Martinez-Rutherford. The motion passed by voice vote/other.					

Text of Legislative File 87487

Fiscal Note

The proposed resolution authorizes an agreement with the Village of Shorewood Hills for operation and maintenance of traffic signals and streetlights. Estimated annual revenue from the agreement is \$3,400 and is included in Traffic Engineering's 2025 adopted operating budget.

Title

Authorizing the Mayor and City Clerk to execute agreements with the Village of Shorewood Hills for the operation and maintenance of traffic control signals and street lights at various locations.

Body

WHEREAS, the Village of Shorewood Hills desires that the City of Madison continue to operate and maintain traffic signals and street lights at various locations; and

WHEREAS, Section 66.0301, Wisconsin Statutes, authorizes cities, villages, towns, counties, and other public agencies to enter into agreements for the receipt or furnishing of services; and

WHEREAS, the City of Madison will operate and maintain traffic signals and street lights at various locations with part or all of the cost reimbursed to the City of Madison by the Village of Shorewood Hills according to the percentage formulae set forth in Tables A & B of the agreement;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and other City officials be authorized to execute the agreement and addendum of agreement with the Village of Shorewood Hills for the operation and maintenance of the traffic signals and street lights referred to in Tables A & B of the agreement; and

BE IT FURTHER RESOLVED, that these agreements will supersede or amend any prior agreements as they relate to the cost allocation and maintenance of the listed traffic control signals and street lights.

**AGREEMENT FOR THE OPERATION AND MAINTENANCE OF TRAFFIC
CONTROL SIGNALS AND STREET LIGHTS**

Between the Village of Shorewood Hills and the City of Madison

THIS AGREEMENT, entered into by and between the City of Madison, a Wisconsin municipal corporation (hereinafter referred to as “Madison”), and the Village of Shorewood Hills, a Wisconsin municipal corporation (hereinafter referred to as “Shorewood Hills”), (Madison and Shorewood Hills hereinafter collectively referred to as the “Parties”) is effective as of the date by which both Parties have signed hereunder.

WITNESSETH:

WHEREAS, Section 66.0301, Wisconsin Statutes, authorizes cities, villages, towns, counties, and other public agencies to enter into agreements for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law; and,

WHEREAS, a key recommendation of the Madison Area Transportation Planning Board’s Regional Transportation Plan 2050 is to build a well-connected network of regional roadways to accommodate future growth and efficiently distribute traffic within the Madison Urban Area; and,

WHEREAS, Madison cannot effectively manage its own traffic without recognizing the impacts on its roadways from regional transportation; and,

WHEREAS, over time, Madison’s Traffic Engineering Division staff has developed local expertise in the installation and operation of traffic control signals and related equipment, and street lighting systems, and over time have been relied upon to assist other local municipalities in the installation, operation and maintenance of this equipment to ensure that the regional transportation network is properly functioning; and,

WHEREAS, over time, Madison’s Traffic Engineering Division staff has developed local expertise in the installation and operation of traffic control signals and related equipment, and street lighting systems, and over time have been relied upon to assist other local municipalities in the installation, operation and maintenance of this equipment to ensure that the regional transportation network is properly functioning; and,

WHEREAS, the Parties share a nearly 6,000 foot long boundary that runs along or through University Avenue, from roughly University Bay Drive/Farley Avenue west to approximately 620 feet west Maple Terrace (the “University Avenue Corridor”); and,

WHEREAS, University Avenue is also known as County Highway MS and is partially the responsibility of Dane County (the “County”); and,

WHEREAS, along the University Avenue Corridor, there are five existing traffic signals, and numerous street lights, all of which are subject to a maintenance and operation cost sharing agreement entered into by the Parties on May 3, 2018 (the “2018 Agreement”); and,

WHEREAS, the County also has an agreement with the City, dated August 19, 2020, regarding the maintenance and operation of some of the traffic signals and street lights within the University Avenue Corridor; and,

WHEREAS, the Parties have found it necessary and desirable to signalize the intersection at University Bay Drive and Marshall Court (the "Project") in order to improve traffic flow and promote safety; and,

WHEREAS, the Parties have agreed to apportion the costs of the Project and the ongoing maintenance and operation costs for the new signals, and also wish to restate the existing cost sharing agreement for the University Avenue Corridor; and,

WHEREAS, the Parties wish to consolidate in a single document the provisions of a number of agreements previously entered into, for the same services at various locations.

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 for the Operation and Maintenance of Traffic Control Signals and Street Lights (the "Agreement") is to provide a mechanism for Madison to operate and maintain certain traffic control signals and street lights in Shorewood Hills and to be fully reimbursed by Shorewood Hills for the costs of these services.
2. Operation and Maintenance Services. Madison agrees to operate and maintain the traffic control signals identified on Table A and the street lights identified on Table B, both of which are attached and incorporated hereto, located in Shorewood Hills. In the performance of these services, Shorewood Hills shall accommodate any reasonable requests of Madison. Operation and maintenance of the traffic control signals and street lights shall be and remain under the direction and control of Madison.
3. Reimbursement of Expenses. Shorewood Hills agrees to reimburse Madison for Madison's expenses in operating and maintaining the traffic control signals and street lights, based upon the percentages set forth in Tables A and B. All costs of operation and maintenance of the traffic control signals and street lights incurred during normal maintenance, operation and repair, including engineering, liability insurance, and administration costs related to the equipment referenced in this Agreement, shall be subject to Shorewood Hills reimbursement under this provision. All other costs for such matters as major reconstruction and rehabilitation not associated with normal repair, maintenance, and operation shall not be reimbursable except as provided for under a separate agreement or Shorewood Hills-issued letter of authorization, if any.
4. Other Parties. Wherever the required Shorewood Hills reimbursement set forth in Tables A and B is less than 100%, Madison may enter into an agreement with any other municipality or the State of Wisconsin for additional reimbursement, provided that in

the event Shorewood Hills reimbursement together with such other additional reimbursement exceeds 100% of allowable costs, any such excess shall be a credit against amounts due from Shorewood Hills under this Agreement.

5. Payment. Reimbursement shall be remitted by Shorewood Hills to Madison within thirty (30) days after invoices are submitted to Shorewood Hills by Madison. Billings shall identify the reimbursable activity and its location, and shall be made on an annual basis.
6. Supersedes Prior Agreements. All previous agreements, written or unwritten, between the Parties relating to cost-sharing of any traffic signal or street light at any location listed in this Agreement are hereby terminated, and this Agreement supersedes any such agreement(s).
7. Record Keeping. Madison shall maintain records of its costs which shall be available for audit by Shorewood Hills at any time during Madison's normal business hours. Records of Madison's costs shall be retained for a three-year period following completion of the project or activity for which the costs were incurred.
8. Term. This Agreement shall continue indefinitely, until amended or terminated by either party.
9. Termination. Either party hereto may cancel this Agreement at any time on six months' advance written notice.
10. Relationship of Parties. Madison agrees to secure at Madison's own expense all personnel necessary to carry out Madison's obligations under this Agreement. Such personnel shall not be deemed to be employees of Shorewood Hills nor shall they or any of them have or be deemed to have any direct contractual relationship with Shorewood Hills.
11. Liability. Each party shall be responsible its own acts, errors or omissions and for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and shall be responsible for any losses, claims, and liabilities that are attributable to such acts, errors, or omissions including providing its own defense, arising out of this Agreement. In situations involving joint liability, each party shall only be responsible for such losses, claims, and liabilities that are attributable to its own acts, errors, or omissions and the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions. It is not the intent of either party to waive, limit or otherwise modify the protections and limitations of liability found in Wis. Stat. 893.80 or any other protections available to the parties by law. This paragraph shall survive the termination or expiration of this agreement.
12. Non-Discrimination. In the performance of the obligations under this Agreement, the Parties agree to abide by their own respective affirmative action plans and in doing so agree not to discriminate, in violation of any state or federal law, against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record,

less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status. The Parties further agree not to discriminate, in violation of any state or federal law, against any subcontractor, or person who offers to subcontract on this Agreement, because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

13. Notice. Any notice or offer or demand required to be sent hereunder shall be sent by United States mail at the Parties' respective addresses set forth below. Each notice shall be deemed to have been received on the date of postmark, if sent by certified mail, postage prepaid, addressed to:

<u>Name</u>	<u>Address</u>
City of Madison	Director of Traffic Engineering 215 MLK Jr. Blvd., Room 109 Madison, WI 53703
Village of Shorewood Hills	Village Administrator 810 Shorewood Boulevard Shorewood Hills, WI 53705

14. Final Agreement. This Agreement entered into by the Parties on this date constitutes the entire agreement of the Parties with respect to the subject matter hereof, and may only be modified or supplemented by an additional writing between the Parties. This Agreement shall be governed by, construed, interpreted, and enforced in accordance with the laws of the State of Wisconsin. The invalidity of any provision of this Agreement shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Agreement.

15. Construction. The Parties acknowledge that this Agreement is the product of negotiations between the Parties and that, prior to the execution hereof, each Party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this Agreement shall be construed more strictly for or against, any Party because that Party's attorney drafted this Agreement or any part hereof.

16. Miscellaneous.

- a. All addenda and exhibits attached to this Agreement shall be considered part of this Agreement and the terms and conditions in such addenda and exhibits shall be binding upon all parties.
- b. This Agreement is intended to benefit the parties hereto and their respective officials and shall not be construed to create any right or benefit on behalf of any person, firm, corporation or other entity not a party hereto.

17. 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, Madison and Shorewood Hills have executed this Agreement effective as of the date when all parties hereto have affixed their respective signatures.

FOR THE VILLAGE OF SHOREWOOD HILLS



John Imes, Village President

2-25-2025
Date



Julie Fitzgerald, Village Clerk-Treasurer

2-25-2025
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 the City of Madison is authorized by Resolution Enactment No. RES ____ - _____,
ID No. _____, adopted by the Common Council of the City of Madison on _____, 20__.

TABLE A
VILLAGE OF SHOREWOOD HILLS TRAFFIC SIGNAL REIMBURSEMENT
SCHEDULE

LOCATION	SHORE WOOD HILLS SHARE (%)
University Bay Dr & Marshall Ct	100%
County Highway MS (University Ave/Campus Dr) & Farley Ave/University Bay Dr	25%
County Highway MS (University Ave) & Hill St/Shorewood Blvd	25%
County Highway MS (University Ave) & Ridge St/Marshall Ct	50%
County Highway MS (University Ave) & Hildale Way/Maple Ter	50%
County Highway MS (University Ave) & Midvale Blvd/Rose Pl	25%

TABLE B
VILLAGE OF SHOREWOOD HILLS STREET LIGHTING REIMBURSEMENT
SCHEDULE

LOCATION	SHORE WOOD HILLS SHARE (%)
County Highway MS (University Ave) – All street lights on both sides from west of Farley Ave/University Bay Dr to approximately 660 ft west of Maple Ter	25%
Joyce Erdman Place – All street lights	100%



City of Madison

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

Master

File Number: 87624

File ID: 87624

File Type: Ordinance

Status: Report of Officer

Version: 3

Reference:

Controlling Body: Attorney's Office

File Created Date : 03/19/2025

File Name: City Motor Bus Fare Required

Final Action:

Title: SECOND SUBSTITUTE: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Notes: 6947BusFare

CC Agenda Date: 03/25/2025

Agenda Number: 112.

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

Effective Date:

Attachments: 87624 Body - Version 3, 87624 Body - Version 2, 87624 Body - Version 1, Final TC_action_memo-ticket-ordinance.pdf, 87624 Report - Version 1, 87624 Report - Version 2

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/21/2025	Michael Haas	Approved as to Form	4/10/2025
1	2	3/24/2025	Ryan Pennington	Approve	4/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Transportation Commission (4/9/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	TRANSPORTATION COMMISSION		04/09/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						

1	TRANSPORTATION COMMISSION	04/09/2025	RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIO NS - REPORT OF OFFICER	Pass
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Action Text: Mick Rusch and Eric Finch provided verbal reports and were available for questions.

McCahill moved to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING
RECOMMENDATIONS: (adopt the second substitute) - REPORT OF OFFICER, seconded by Webber.
The motion passed by the following roll call vote:

Notes: adopt the second substitute

Absent:	2	Juliana R. Bennettand Barbara Harrington-McKinney
Ayes:	8	Dina Nina Martinez-Rutherford; Robbie Webber; Denise N. Jess; Jose Miguel (Pepe) Barros Hoffens; Christopher T. McCahill; Harald Kliems; Cailey A. Jamisonand Lynn A. Olson
Noes:	1	MGR Govindarajan
Excused:	1	William F. Bremer
Non Voting:	1	Ann E. Kovich

Text of Legislative File 87624

Fiscal Note

Fiscal note pending

Title

SECOND SUBSTITUTE: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Body

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities.

The substitute amends the bail deposit for nonpayment of motor bus fare from \$50 to \$5.

The second substitute adds clarification to the description of the offense in 1.08, MGO.

Please see Legistar File No. 87624 Body - Version 3 in Attachments.

Legistar File No. 87624 Body – Version 3

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities.

The substitute amends the bail deposit for nonpayment of motor bus fare from \$50 to \$5.

The second substitute adds clarification to the description of the offense in 1.08, MGO.

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

1. Section 11.09 entitled "Payment of Taxicab and Motor Bus Fare Required" of the Madison General Ordinances is amended as follows:

"11.09 PAYMENT OF TAXICAB AND MOTOR BUS FARE REQUIRED.

- (1) Any person who hires a taxicab licensed pursuant to this chapter and fails to pay the fare authorized by law shall be subject to a forfeiture of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500).
- (2) Any person who enters a motor bus that transports persons for hire or a city transit bus and refuses to pay, without delay, upon demand of the operator or other person in charge of the motor bus, the prescribed transportation fare shall be subject to a forfeiture not to exceed one hundred dollars (\$100).
- (3) Any person who boards a city transit bus or motor bus for hire and fails to pay the required fare shall be subject to a forfeiture not to exceed one hundred dollars (\$100)."

2. Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:*

<u>"Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Payment of <u>city transit</u> /motor bus fare required.	11.09(2), <u>(3)</u>	\$50 <u>\$5</u> "

*EDITOR'S NOTE:

New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

3. Subsection (4) entitled "Issuance of Citations" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating therein the following:

<u>"Enforcement Official</u>	<u>Ordinance Chapter or Section and Title</u>
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Director of Traffic Engineering, or their designee.	Section 10.05, Occupancy of Rights-of-Way; Section 10.055, Occupancy of Streets or Other Public Areas; Section 10.057, Facility Access Permit; 10.30, Roadway Cafes.
<u>Metro General Manager and Metro Chief Operating Officer or the designee of either; Metro Operations Managers; Metro Operations Supervisors.</u>	<u>Section 11.09(2)-(3), Payment of Taxicab and Motor Bus Fare Required.”</u>

EDITOR'S NOTE:

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also ~~makes for clearer rules and simpler administration~~ allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities. ~~Forfeiture amounts match current amounts for nonpayment of bus fare.~~

Legistar File No. 87624 Body – Version 2

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities.

The substitute amends the bail deposit for nonpayment of motor bus fare from \$50 to \$5.

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

1. Section 11.09 entitled "Payment of Taxicab and Motor Bus Fare Required" of the Madison General Ordinances is amended as follows:

"11.09 PAYMENT OF TAXICAB AND MOTOR BUS FARE REQUIRED.

- (1) Any person who hires a taxicab licensed pursuant to this chapter and fails to pay the fare authorized by law shall be subject to a forfeiture of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500).
- (2) Any person who enters a motor bus that transports persons for hire or a city transit bus and refuses to pay, without delay, upon demand of the operator or other person in charge of the motor bus, the prescribed transportation fare shall be subject to a forfeiture not to exceed one hundred dollars (\$100).
- (3) Any person who boards a city transit bus or motor bus for hire and fails to pay the required fare shall be subject to a forfeiture not to exceed one hundred dollars (\$100)."

2. Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:*

<u>"Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Payment of motor bus fare required.	11.09(2), <u>(3)</u>	\$50 <u>\$5</u> "

***EDITOR'S NOTE:**

New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

3. Subsection (4) entitled "Issuance of Citations" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating therein the following:

<u>"Enforcement Official</u>	<u>Ordinance Chapter or Section and Title</u>
Director of Traffic Engineering, or their designee.	Section 10.05, Occupancy of Rights-of-Way; Section 10.055, Occupancy of Streets or Other Public Areas; Section 10.057, Facility Access Permit; 10.30, Roadway Cafes.

<u>Metro General Manager and Metro Chief Operating Officer or the designee of either; Metro Operations Managers; Metro Operations Supervisors.</u>	<u>Section 11.09(2)-(3), Payment of Taxicab and Motor Bus Fare Required.”</u>
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EDITOR’S NOTE:

DRAFTER’S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also ~~makes for clearer rules and simpler administration~~ allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities. Forfeiture amounts match current amounts for nonpayment of bus fare.

Legistar File No. 87624 Body

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also makes for clearer rules and simpler administration of nonpayment of fare on board city transit buses. Forfeiture amounts match current amounts for nonpayment of bus fare.

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

1. Section 11.09 entitled "Payment of Taxicab and Motor Bus Fare Required" of the Madison General Ordinances is amended as follows:

"11.09 PAYMENT OF TAXICAB AND MOTOR BUS FARE REQUIRED.

- (1) Any person who hires a taxicab licensed pursuant to this chapter and fails to pay the fare authorized by law shall be subject to a forfeiture of not less than fifty dollars (\$50) nor more than five hundred dollars (\$500).
- (2) Any person who enters a motor bus that transports persons for hire or a city transit bus and refuses to pay, without delay, upon demand of the operator or other person in charge of the motor bus, the prescribed transportation fare shall be subject to a forfeiture not to exceed one hundred dollars (\$100).
- (3) Any person who boards a city transit bus or motor bus for hire and fails to pay the required fare shall be subject to a forfeiture of not less than twenty-five dollars (\$25) nor more than one hundred dollars (\$100)."

2. Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:*

<u>"Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Payment of motor bus fare required.	11.09(2)	\$50
<u>Payment of motor bus fare required.</u>	<u>11.09(3)</u>	<u>\$25</u>
Time limited special registration/special ID card parking spaces.	12.031	\$20"

***EDITOR'S NOTE:**

New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

3. Subsection (4) entitled "Issuance of Citations" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by creating therein the following:

<u>"Enforcement Official</u>	<u>Ordinance Chapter or Section and Title</u>
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Director of Traffic Engineering, or their designee.	Section 10.05, Occupancy of Rights-of-Way; Section 10.055, Occupancy of Streets or Other Public Areas; Section 10.057, Facility Access Permit; 10.30, Roadway Cafes.
<u>Metro General Manager and Metro Chief Operating Officer or the designee of either; Metro Operations Managers; Metro Operations Supervisors.</u>	<u>Section 11.09(2)-(3), Payment of Taxicab and Motor Bus Fare Required.”</u>

***EDITOR’S NOTE:**

New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.

City of MADISON ACTION ITEM DETAIL

April 9, 2025

ACTION TITLE: Metro Transit – Leg File 87624 - Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

PRESENTER: Eric Finch, Mick Rusch

CONTACT FOR QUESTIONS: Eric Finch/Mick Rusch

ACTION SUMMARY: Approve proposed amendment to City of Madison ordinances regarding non-payment of Metro bus fares.

BACKGROUND: Through the years, Metro bus drivers have addressed passengers for nonpayment of fare on a case-by-case basis. With the introduction of rear-door boarding on 60-foot BRT buses and 40-foot buses, passengers no longer need to walk past the driver. Metro drivers enforcing fare policy on their own face risks from the conflict between the driver and passenger.

DESCRIPTION:

A City ordinance already exists for nonpayment of bus fare. The new language grants certain Metro employees the ability to issue citations for nonpayment of bus fare rather than needing to bring in the police. This ordinance:

- Lowers the minimum fine for nonpayment of fare
- Allows Metro Supervisors and staff to enforce fare payment, reducing burden on our drivers
- Allows for more cost-efficient fare enforcement than MPD involvement
- Will serve as a tool in rider education efforts as Metro seeks to encourage fare payment

There are no plans at this time to issue citations under the new ordinance. This ordinance change just clarifies rules and administrative procedure if Metro were to go in this direction to possibly help address repeat problems. It will allow Metro to place placards in buses indicating that Metro staff can issue citations for nonpayment of fare, which should encourage payment.

If Metro were to consider implementing a plan for issuing citations, it would need to be reviewed by the City's Transportation Commission, communicated to other city agencies, and there would need to be opportunities for feedback provided by Metro employees, riders, and the general public. Addressing any potential concerns from front-line staff would be vitally important before implementing such a plan. Additional staff training would also be required.

EQUITY GOAL IMPACTS: None. Any future fare evasion policy/procedure would need to be thoroughly reviewed to ensure it is applied appropriately and minimizes/mitigates any potential equity impacts.



City of Madison

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

Master

File Number: 87624

File ID: 87624

File Type: Ordinance

Status: ATS Review

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 03/19/2025

File Name: City Motor Bus Fare Required

Final Action:

Title: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Notes: 6947BusFare

Sponsors: Dina Nina Martinez-Rutherford

Effective Date:

Attachments: 87624 Body

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Transportation Commission (4/9/25), Common Council (4/15/25)						

Text of Legislative File 87624

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Body

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also makes for clearer rules and simpler administration of nonpayment of fare on board city transit buses. Forfeiture amounts match current amounts for nonpayment of bus fare.

Please see Legistar File No. 87624 Body in Attachments.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87624

File ID: 87624

File Type: Ordinance

Status: Report of Officer

Version: 2

Reference:

Controlling Body: Attorney's Office

File Created Date : 03/19/2025

File Name: City Motor Bus Fare Required

Final Action:

Title: SUBSTITUTE: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Notes: 6947BusFare

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

Effective Date:

Attachments: 87624 Body Version 2, 87624 Body, Final TC_action_memo-ticket-ordinance.pdf, 87624 Report Version 1

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Transportation Commission (4/9/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	TRANSPORTATI ON COMMISSION		04/09/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
1	TRANSPORTATION COMMISSION	04/09/2025	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIO NS - REPORT OF OFFICER				Pass
	Action Text: Mick Rusch and Eric Finch provided verbal reports and were available for questions.						
	McCahill moved to RECOMMEND TO COUNCIL TO ADOPT WITH THE FOLLOWING RECOMMENDATIONS: (approving version 3) - REPORT OF OFFICER, seconded by Webber. The motion passed by the following roll call vote:						
	Notes: Approving version 3						
	Absent: 2 Juliana R. Bennettand Barbara Harrington-McKinney						
	Ayes: 8 Dina Nina Martinez-Rutherford; Robbie Webber; Denise N. Jess; Jose Miguel (Pepe) Barros Hoffens; Christopher T. McCahill; Harald Kliems; Cailey A. Jamisonand Lynn A. Olson						

Noes: 1 MGR Govindarajan
Excused: 1 William F. Bremer
Non Voting: 1 Ann E. Kovich

Text of Legislative File 87624

Fiscal Note

Fiscal note pending

Title

SUBSTITUTE: Amending Sections 1.08 and 11.09 to provide Metro staff the authority to issue citations for nonpayment of bus fare.

Body

DRAFTER'S ANALYSIS: This ordinance amendment grants to certain Metro employees the ability to issue citations for nonpayment of bus fare. This ordinance also allows for more cost-efficient enforcement of nonpayment of fare on board city transit buses. This ordinance removes requirements for bus driver and law enforcement involvement in fare enforcement activities.

The substitute amends the bail deposit for nonpayment of motor bus fare from \$50 to \$5.

Please see Legistar File No. 87624 Body - Version 2 in Attachments.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87625

File ID: 87625

File Type: Ordinance

Status: Report of Officer

Version: 1

Reference:

Controlling Body: Attorney's Office

File Created Date : 03/19/2025

File Name: Mass Transit Ways

Final Action:

Title: Repealing and recreating Section 12.905 to update the mass transit ways in the City of Madison to reflect current road uses and designate the bus rapid transit routes as mass transit ways.

Notes: 6912MassTransitWays

CC Agenda Date: 03/25/2025

Agenda Number: 113.

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

Effective Date:

Attachments:

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/21/2025	Michael Haas	Approved as to Form	4/10/2025
1	2	3/24/2025	Ryan Pennington	Approve	4/10/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Transportation Commission (4/9/25), Common Council (4/15/25)						
1	COMMON COUNCIL	03/25/2025	Refer	TRANSPORTATI ON COMMISSION		04/09/2025	Pass
	Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.						
1	TRANSPORTATION COMMISSION	04/09/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass

Action Text: Kliems moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Martinez-Rutherford. The motion passed by voice vote/other.

Text of Legislative File 87625

Fiscal Note

No City appropriation required.

Title

Repealing and recreating Section 12.905 to update the mass transit ways in the City of Madison to reflect current road uses and designate the bus rapid transit routes as mass transit ways.

Body

DRAFTER'S ANALYSIS: The City's Mass Transit Ways ordinance section is out of date. This amendment updates and re-structures the section to group similar types of lane restrictions. It also incorporates the lane restrictions of the recently established Bus Rapid Transit routes into the ordinance. Most of the changes herein reflect already authorized signage. However, subsections (2) and (3) add a new restriction to certain bus lanes, indicating that such lane segments are exclusively for municipally-owned transit buses rather than all motor buses.

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

1. Section 12.905 entitled "Mass Transit Ways and Preferential Land Use Designation" of the Madison General Ordinances is repealed and recreated as follows:

12.905 MASS TRANSIT WAYS AND PREFERENTIAL LAND USE DESIGNATION.

In addition to regulations and restrictions established pursuant to other sections of these ordinances, the following named roadways or parts of roadways in the City of Madison are hereby established under the provisions of Wis. Stat. §§ 349.22 and 349.23, for use by a particular class or classes of vehicles including but not limited to buses, carpools, taxis, and bicycles, and for certain vehicle operations such as turning and parking. For purposes of this section, a person may occupy a preferential use lane to make a permitted turn only as long as necessary to execute such turn and only with due regard for the reasonable safety of other lawful users of the preferential lane.

- (1) The following roadways or parts of roadways are restricted to use by bicycles, buses, and right turns only:
- (a) The west side curb lane of North Carroll from West Mifflin Street to West Washington Avenue
 - (b) The west side curb lane of South Carroll Street from West Washington Avenue to West Main Street
 - (c) The south side curb lane of West Main Street from South Carroll Street to Martin Luther King, Jr. Boulevard
 - (d) The south side curb lane of East Main Street from Martin Luther King, Jr. Boulevard to South Pinckney Street
 - (e) The north side curb lane of East Mifflin Street from Pinckney Street to Wisconsin Avenue
 - (f) The north side curb lane of West Mifflin Street from Wisconsin Avenue to Carroll Street
 - (g) The east side curb lane of South Pinckney Street from East Main Street to East Washington Avenue
 - (h) The east side curb lane of North Pinckney Street from East Washington Avenue

- to East Mifflin Street
 - (i) On both curb lanes of South Park Street from the point where the Wisconsin & Southern Railroad Tracks cross South Park Street south of the intersection with Plaenert Drive to West Badger Road.
 - (j) On both curb lanes of Gammon Road between Mineral Point Road and Tree Lane
 - (k) The east side curb lane of Gammon Road from Schroeder Road to the westbound off-ramp of the West Beltline Highway
 - (l) The south side curb lane of Campus Drive 300 feet west of Babcock Drive to Babcock Drive, with buses restricted to municipally-owned transit buses only.
 - (m) The south curb lane of Johnson Street from Randall Avenue to Frances Street
 - (n) The west side curb lane of South Pleasant View Road from Prairie Hill Road to Flagstone Drive
 - (o) The east side curb lane of South Pleasant View Road from McKee Road to Flagstone Drive
- (2) The following roadways or parts of roadways are restricted to use by municipally-owned transit buses only and left turns where indicated by signage and pavement markings:
- (a) On both median lanes of Mineral Point Road from Whitney Way to Tree Lane
 - (b) The southbound median lane of Whitney Way from Sheboygan Avenue to Mineral Point Road
 - (c) The northbound median lane of Whitney Way from Mineral Point Road to Langlois Street
 - (d) The median lanes of East Washington Avenue from Butler Street to Fair Oaks Avenue
- (3) The following roadways or parts of roadways are restricted to use by municipally-owned transit buses only:
- (a) The eastbound left lane of Sheboygan Avenue 500 feet west of North Segoe Road to North Segoe Road
 - (b) The northbound middle lane of Segoe Road from Frey Street to University Avenue
 - (c) The eastbound left lane of Campus Drive from Farley Avenue to 800 feet east of Farley Avenue
 - (d) The lane left of the south curb lane of Campus Drive between Lorch Court and Randall Avenue
 - (e) The lane left of the south curb lane of Johnson Street between Frances Street and Bassett Street
 - (f) The connector road between the Stoughton Road Frontage Road and Mendota Street
- (4) The following roadways or parts of roadways are restricted to buses and bicycles only:
- (a) The roadway connection between the Jenifer Street cul-de-sac and Williamson Street
- (5) The following roadways or parts of roadways are restricted to bicycles only:
- (a) The south side curb lane of Spaight Street from Jenifer Street to a point 120 feet eastward
 - (b) The east side curb lane of Thornton Avenue from Dayton Street to a point 80 feet north of East Johnson Street
 - (c) The west side curb lane of North Brearly Street from Sherman Avenue to East Gorham Street
 - (d) The west side curb lane of North Park Street from University Avenue to Conklin Court
 - (e) The east side curb lane of Gammon Road from the eastbound on-ramp to the westbound off-ramp of the West Beltline Highway

- (f) The north side curb lane of Vilas Park Drive from the Vilas Zoo parking lot entrance to Edgewood Avenue, upon which bicycles are restricted to traveling in a westerly direction only.
- (6) The following roadways or parts of roadways are restricted to bicycles and right turns only:
 - (a) Both curb lanes of West Dayton Street between Marion Street and Orchard Street
 - (b) The east side curb lane of North Park Street from West Johnson Street to Lathrop Drive
 - (c) The north side curb lane of Old Middleton Road from Whitney Way to Old Sauk Road
 - (d) The north side curb lane of Old Sauk Road from Old Middleton Road to High Point Road
 - (e) Both curb lanes of Seminole Highway between Manitou Way and the West Beltline Highway south side service road
 - (f) The west side curb lane of Gammon road from Seybold Road to Schroeder Road
- (7) The following roadways or parts of roadways are restricted to parking, bicycles and right turns only:
 - (a) The north side curb lane of Gorham Street from Brearly Street to University Avenue
 - (b) The south side curb lane of Old Middleton Road from Old Sauk Road to Whitney Way
 - (c) The south side curb lane of Old Sauk Road from High Point Road to Old Middleton Road
- (8) The following roadways or parts of roadways are restricted to parking, bicycles and left turns only:
 - (a) The north side curb lane of Johnson Street from State Street to Brearly Street
- (9) The following roadways or parts of roadways are restricted to left-turning bicycles only:
 - (a) The third lane from the east side curb on Park Street from University Avenue to 100 feet south of University Avenue
 - (b) The third lane from the west side curb on Park Street from University Avenue to 50 feet north of University Avenue
- (10) The following roadways or parts of roadways are restricted to buses and right turns only:
 - (a) The curb lanes of East Washington Avenue from Thierer Road to East Springs Drive
 - (b) The south curb lane of Johnson Street from Bassett Street to State Street
- (11) The following roadways or parts of roadways are restricted as stated hereunder:
 - (a) The north side curb lane of University Avenue from West Gorham Street to Lorch Court is restricted to buses and right turns only and the adjacent roadway lane for bicycles only.

EDITOR'S NOTE:

Section 12.905 entitled "Mass Transit Ways and Preferential Land Use Designation" of the Madison General Ordinances currently reads as follows:

"12.905 MASS TRANSIT WAYS AND PREFERENTIAL LANE USE DESIGNATION.

In addition to regulations and restrictions established pursuant to other sections of these

ordinances, the following named roadways or parts of roadways in the City of Madison are hereby established under the provisions of Wis. Stat. §§ 349.22 and 349.23, for use by a particular class or classes of vehicles including but not limited to buses, carpools, taxis, and bicycles, and for certain vehicle operations such as turning and parking. For purposes of this section, a person may occupy a preferential use lane to make a permitted turn only as long as necessary to execute such turn and only with due regard for the reasonable safety of other lawful users of the preferential lane.

- (1) On the west side curb lane of North Carroll from West Mifflin Street to West Washington Avenue for bicycles, buses, and right turns only.
- (2) On the west side curb lane of South Carroll Street from West Washington Avenue to West Main Street for bicycles, buses, and right turns only.
- (3) On the roadway connection between the Jenifer Street cul-de-sac and Williamson Street for buses and bicycles only.
- (4) On the south side curb lane of West Main Street from South Carroll Street to Martin Luther King, Jr. Boulevard for bicycles, buses and right turns only.
- (5) On the south side curb lane of East Main Street from Martin Luther King, Jr. Boulevard to South Pinckney Street for bicycles, buses and right turns only.
- (6) On the north side curb lane of East Mifflin Street from Pinckney Street to Wisconsin Avenue for bicycles, buses and right turns only.
- (7) On the north side curb lane of West Mifflin Street from Wisconsin Avenue to Carroll Street for bicycles, buses and right turns only.
- (8) On the east side curb lane of South Pinckney Street from East Main Street to East Washington Avenue for bicycles, buses and right turns only.
- (9) On the east side curb lane of North Pinckney Street from East Washington Avenue to East Mifflin Street for bicycles, buses and right turns only.
- (10) On the south side curb lane of Spaight Street from Jenifer Street to a point 120 feet eastward for bicycles only.
- (11) (R. by Ord. 7638, 1-28-82)
- (12) On the south side (eastbound roadway) of University Avenue from Babcock Drive to North Bassett Street for bicycles only.
- (13) On the north side curb lane of University Avenue from West Gorham Street to Lorch Court for buses and right turns only and the adjacent roadway lane for bicycles only.
- (14) (R. by Ord. 11,394, Adopted 11-7-95)
- (15) On both curb lanes of Mineral Point Road from Whitney Way to the West Beltline Highway for bicycles, buses, and right turns only.
- (16) On both curb lanes of South Park Street from the Chicago & North Western Railroad tracks to Badger Road for bicycles, buses and right turns only.
- (17) On the east side curb lane of Thornton Avenue from Dayton Street to a point 80 feet north of East Johnson Street for bicycles only.
- (18) On both curb lanes of West Dayton Street between Marion Street and Orchard Street for bicycles and right turns only.
- (19) On the north side curb lane of Gorham Street from Brearly Street to University Avenue for parking, bicycles and right turns only.
- (20) On the north side curb lane of Johnson Street from Bassett Street to Brearly Street for parking, bicycles and left turns only.
- (21) On the west side curb lane of North Brearly Street from Sherman Avenue to East Gorham Street for right-turning bicycles only.
- (22) On the east side curb lane of North Park Street from West Johnson Street to Lathrop Drive for bicycles and right turns only.
- (23) On the west side curb lane of North Park Street from University Avenue to Conklin Court for bicycles only.
- (24) On the north side curb lane of Old Middleton Road from Whitney Way to Old Sauk

- Road for bicycles and right turns only.
- (25) On the south side curb lane of Old Middleton Road from Old Sauk Road to Whitney Way for parking, bicycles and right turns only.
 - (26) On the north side curb lane of Old Sauk Road from Old Middleton Road to High Point Road for bicycles and right turns only.
 - (27) On the south side curb lane of Old Sauk Road from High Point Road to Old Middleton Road for parking, bicycles and right turns only.
 - (28) On both curb lanes of Gammon Road between Mineral Point Road and Tree Lane for buses, bicycles and right turns only.
 - (29) On the east side curb lane of Gammon Road from the eastbound on-ramp to the westbound off-ramp of the West Beltline Highway for bicycles only.
 - (30) On both curb lanes of Seminole Highway between Manitou Way and the West Beltline Highway south side service road for bicycles and right turns only.
 - (31) On the north side curb lane of Vilas Park Drive from the Vilas Zoo parking lot entrance to Edgewood Avenue for bicycles traveling in a westerly direction only.
 - (32) On the third lane from the east side curb on Park Street from University Avenue to 100 feet south of University Avenue for left-turning bicycles only.
 - (33) On the third lane from the west side curb on Park Street from University Avenue to 50 feet north of University Avenue for left-turning bicycles only.
 - (34) (R. by Ord. 11,080, 12-6-94)
 - (35) On the west side curb lane of Gammon road from Seybold Road to Schroeder Road for bicycles and right turns only.
 - (36) On the east side curb lane of Gammon Road from Schroeder Road to the westbound off-ramp of the West Beltline Highway for bicycles and right turns only."



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87626

File ID: 87626

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: TRANSPORTATION COMMISSION

File Created Date : 03/19/2025

File Name: Metro Bulk Sale Agreements

Final Action:

Title: BY TITLE ONLY: Authorizing the General Manager of Metro Transit to enter into agreements with businesses and organizations for the bulk provision of passes for employees, students, or other affiliated individuals to Metro Transit fixed route and paratransit services.

Notes: MetroBulkSaleAgreements

Introduced by title only on 3/25/2025

CC Agenda Date: 03/25/2025

Agenda Number: 114.

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

Effective Date:

Attachments:

Enactment Number:

Author: Eric Finch

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/24/2025	Ryan Pennington	Approve	4/10/2025

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/19/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Transportation Commission (4/9/25), Common Council (4/15/25)					
1	COMMON COUNCIL	03/25/2025	Refer	TRANSPORTATION COMMISSION			Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.					

1	TRANSPORTATION COMMISSION	04/09/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER	Pass
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Action Text: Webber moved to RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER, to the next Transportation Commission meeting on 4/23/25, seconded by Govindarajan. The motion passed by voice vote/other.

Notes: Re-refer to Transportation Commission (4/23/25), Common Council (5/6/25)

Text of Legislative File 87626

Fiscal Note

Fiscal note pending

Title

BY TITLE ONLY: Authorizing the General Manager of Metro Transit to enter into agreements with businesses and organizations for the bulk provision of passes for employees, students, or other affiliated individuals to Metro Transit fixed route and paratransit services.

Body

[PREAMBLE

WHEREAS, ***

NOW, THEREFORE, BE IT RESOLVED, that ***

BE IT FURTHER RESOLVED, that ***

BE IT STILL FURTHER RESOLVED, ***

BE FINALLY RESOLVED, that ***]



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87474

File ID: 87474

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 03/04/2025

File Name: CSM - 5001-5013 Femrite Dr

Final Action:

Title: Approving a Certified Survey Map of property owned by WI Development Partners, LLC located at 5001-5013 Femrite Drive (District 16).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 115.

Sponsors: Planning Division

Effective Date:

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

Enactment Number:

Author:

Hearing Date:

Entered by: tparks@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/4/2025	Maggie McClain	Approve	3/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	03/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (4/15/25)						
1	COMMON COUNCIL	03/11/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			
	Action Text: This Resolution was Referred to a future Meeting to Adopt to the COMMON COUNCIL						
	Notes: Adopt 4/15/25						
1	Department of Planning and Community and Economic Development	04/08/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				
	Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER						
	Notes: The proposed Certified Survey Map has been administratively approved as allowed by MGO Section 16.23(4)(f)						

Text of Legislative File 87474

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 WI Development Partners, LLC located at 5001-5013 Femrite Drive (District 16).

Body

WHEREAS a Certified Survey Map of property owned by WI Development Partners, LLC located at 5001-5013 Femrite Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this land division, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg bxhais lus, tus neeg bxhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

Rcvd: 2/18/25 3:53 p.m.

☐ 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: WI Development Partners, LLC Representative, if any: Tyler Marks
Street address: 4916 E Broadway City/State/Zip: Madison, WI 53716
Telephone: 608-512-8906 Email: marks@facilitygateway.com
Firm Preparing Survey: Wyseer Engineering, LLC Contact: Wade Wyse
Street address: 300 E. Front St. City/State/Zip: Mount Horeb, WI 53572
Telephone: 608-437-1980 Email: wade.wyse@wyserengineering.com

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 5001 Femrite Dr, 5005 Femrite Dr, 5009 Femrite Dr & 5013 Femrite Dr
Tax Parcel Number(s): 251/0710-224-0118-8, 251/0710-224-0115-4, 251/0710-224-0119-6, 251/0710-224-0114-6
Zoning District(s) of Proposed Lots: Industrial Limited (IL) School District: MMSD

- 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			
Retail/Office			
Industrial	1	0	3.33

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1	1	3.33

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:

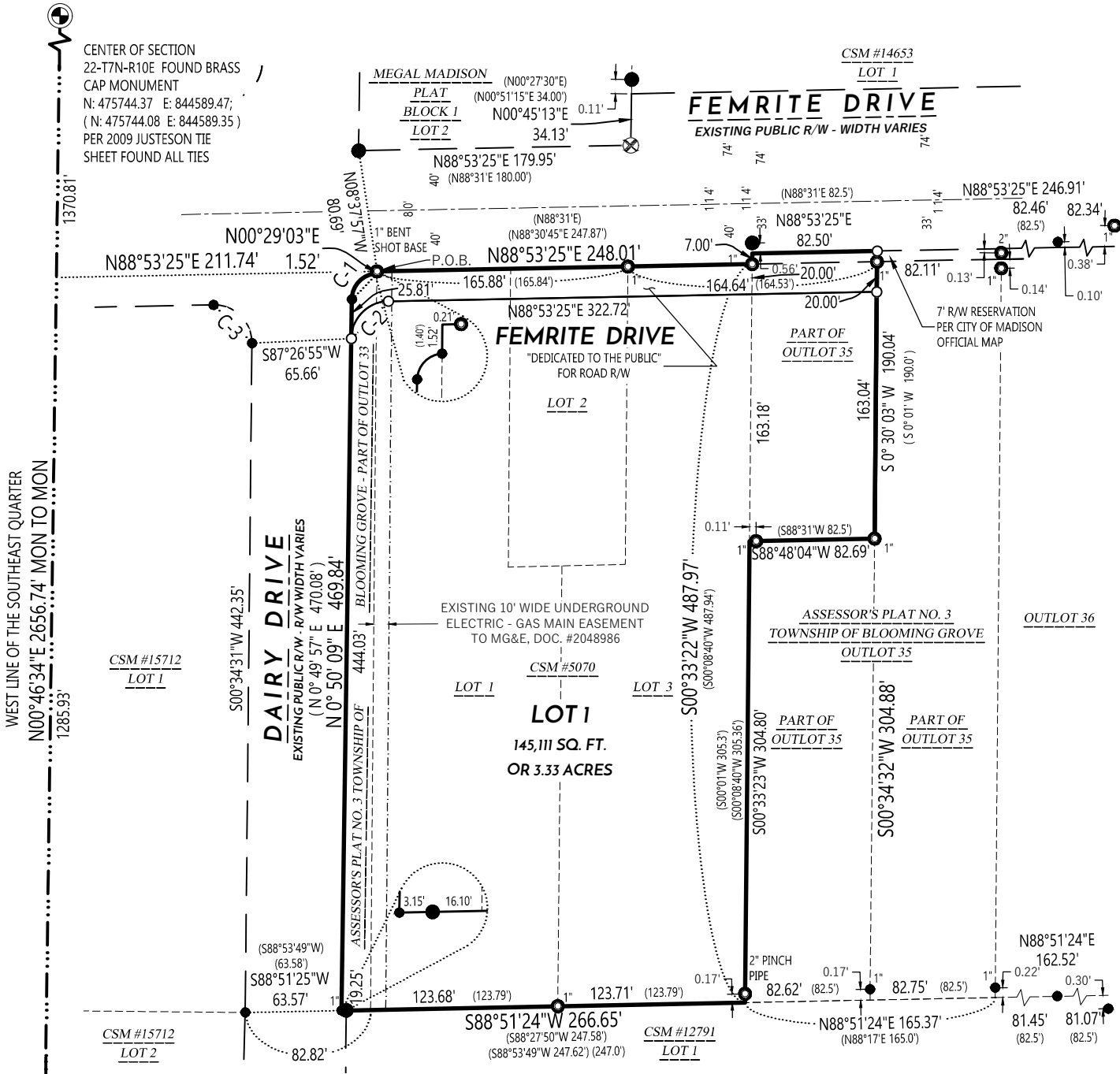
The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Tyler Marks Signature: 

Date: 02/13/2025 Interest In Property On This Date: Owner

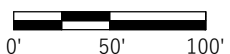
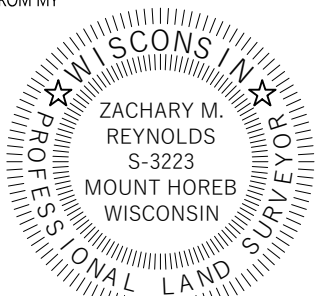
CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN



CENTER OF SECTION
22-T7N-R10E FOUND BRASS
CAP MONUMENT
N: 475744.37 E: 844589.47;
(N: 475744.08 E: 844589.35)
PER 2009 JUSTESON TIE
SHEET FOUND ALL TIES

SOUTH QUARTER CORNER OF
SECTION 22-T07N-R10E
FOUND BRASS CAP MONUMENT
N: 473087.87 E: 844553.48
(N: 473087.89 E: 844553.46)
RECORD COORDINATES
PER 2004 SANDSNES TIE SHEET
FOUND ALL TIES FROM MY
2023 TIE SHEET



NOTES

- SEE SHEET 2 FOR EXISTING IMPROVEMENTS.
- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEK OF SEPTEMBER 04 - 08, 2023.
- ORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, T7N, R10E, BEARS N 0° 46' 34" E.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 3 OF 5 FOR CURVE TABLE.

LEGEND

- FOUND PLSS SECTION MONUMENT, TYPE NOTED
- 3/4" REBAR FOUND UNLESS OTHERWISE NOTED
- 1-1/4" REBAR FOUND
- IRON PIPE FOUND, SIZE NOTED
- CUT CROSS FOUND
- 3/4" X 18" REBAR SET, WT. 1.50 LBS/FT MIN.
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED AS INFORMATION

File: W:\2023\231098_FCG - Femrite Dr & Dairy Dr, Madison\DWG\231098 - CSM.dwg Layout: CSM User: zreynolds Plotted: Feb 13, 2025 - 1:50pm

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

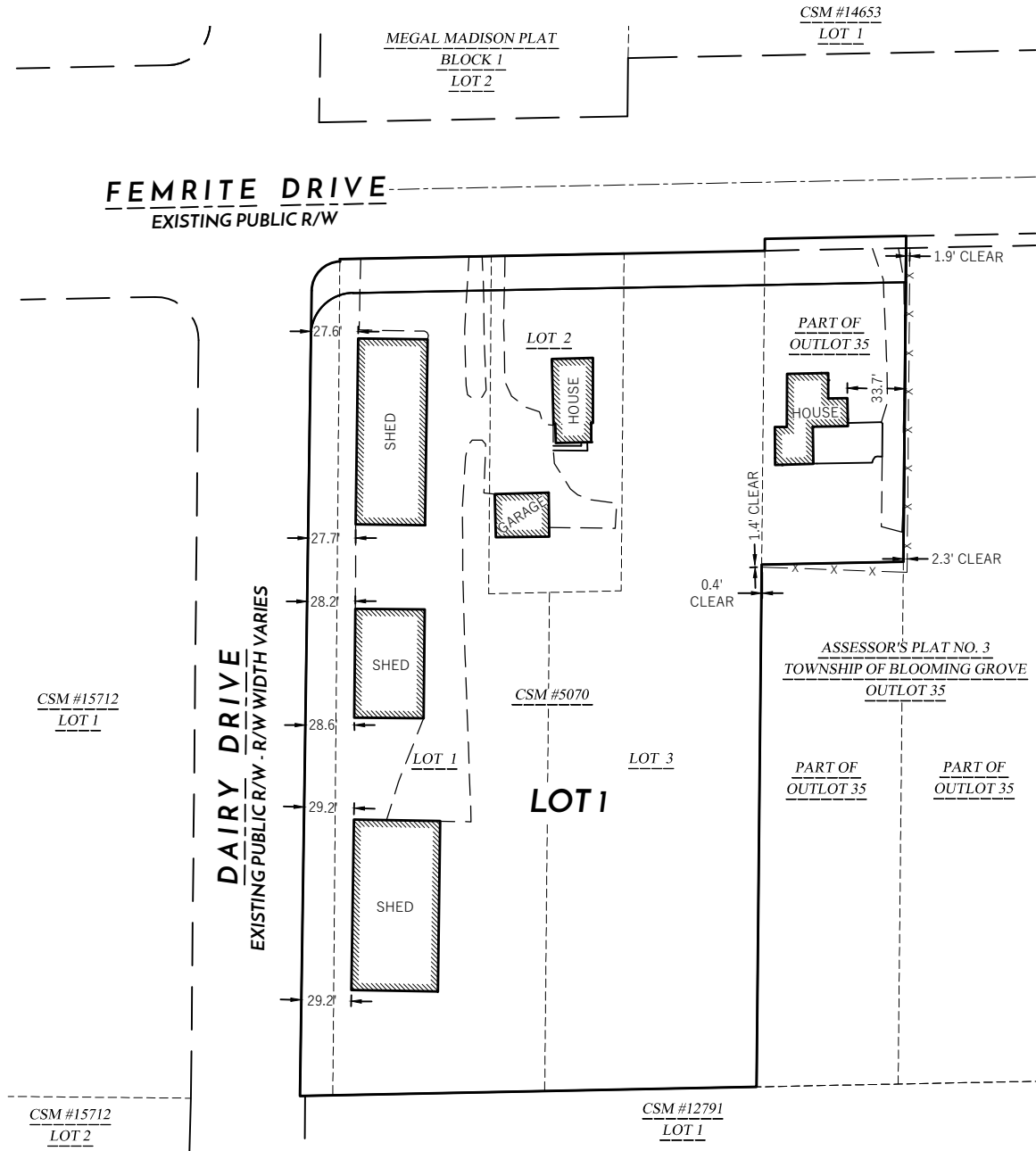
SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098
SHEET NO: 5 of 5

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

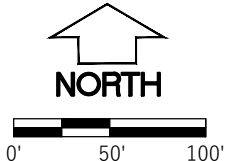
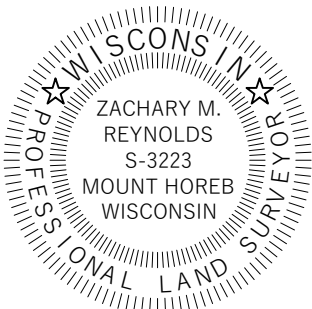


LEGEND

- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- PLATTED LINE
- EXISTING ASPHALT, CONCRETE, OR GRAVEL
- EXISTING FENCE LINE
- EXISTING STRUCTURE

NOTE

- ALL STRUCTURES AND IMPROVEMENTS DEPICTED ON THIS SHEET AND LOCATED WITHIN THIS CERTIFIED SURVEY MAP WILL BE DEMOLISHED AS A PART OF REDEVELOPMENT OF THE SITE.
- SEE SHEET 3 OF 5 FOR CURVE TABLE.



File: W:\2023\231098_FCG - Femrite Dr & Dairy Dr, Madison\DWG\231098-CSM.dwg Layout: CSM2 User: zreynolds Plotted: Feb 13, 2025 - 1:50pm

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WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

PROJECT NO: 231098
SHEET NO: 5 of 5

File: W:\2023\231098_FCG - Ferrite Dr & Dairy Dr, Madison\DWG\231098-CSM.dwg Layout: CSM3 User: zreynolds Plotted: Feb 13, 2025 - 1:51pm

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY,WISCONSIN

CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	26.05'	17.17'	86° 55' 57"	N 44° 18' 08" E	23.62'	N 0° 50' 09" E	N 87° 46' 06" E
*	26.22'	17.17'	87° 29' 34"	N 44° 34' 45" E	23.75'	N 0° 49' 57" E	N 88° 19' 32" E
C-2	38.42'	25.00'	88° 03' 16"	S 44° 51' 47" W	34.75'	S 88° 53' 25" W	S 0° 50' 09" W
C-3	40.00'	25.00'	91° 40' 51"	N 45° 15' 54" W	35.87'	N 0° 34' 31" E	S 88° 53' 40" W

(*) PER DOCUMENT NO. 5554968

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, (CSM 5070), AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, (CSM 5070), DANE COUNTY REGISTER OF DEEDS, ALSO THE NORTH ONE HUNDRED NINETY FEET (190') OF THE WEST ONE-HALF (W 1/2) OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY,WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 22, THENCE, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, NORTH 00 DEGREES 46 MINUTES 33 SECONDS EAST 1285.93 FEET; THENCE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 211.74 FEET TO THE NORTHWEST CORNER OF LOT 1 OF AFORESAID CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, AND ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG THE NORTH LINE OF SAID CSM 5070 AND SAID SOUTH RIGHT-OF-WAY OF FEMRITE DRIVE, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 248.01 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID CSM 5070, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID OUTLOT 35, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, AND ALONG SAID WEST LINE OF OUTLOT 35, NORTH 00 DEGREES 33 MINUTES 21 SECONDS EAST, 7.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 35; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY AND ALONG THE NORTHERLY LINE OF SAID OUTLOT 35, NORTH 88 DEGREES 53 MINUTES 25 SECONDS EAST, 82.50 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID OUTLOT 35 AS MONUMENTED; THENCE, ALONG THE EAST LINE OF SAID WEST HALF OF OUTLOT 35, SOUTH 00 DEGREES 33 MINUTES 03 SECONDS WEST, 190.04 FEET TO THE SOUTHEAST CORNER OF THE NORTH 190 FEET OF THE WEST HALF OF OUTLOT 35; THENCE, ALONG THE SOUTH LINE OF SAID NORTH 190 FEET OF SAID WEST HALF OF OUTLOT 35, SOUTH 88 DEGREES 48 MINUTES 04 SECONDS WEST, 82.69 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3 CSM 5070; THENCE, ALONG SAID EAST LINE OF LOT 3, SOUTH 00 DEGREES 33 MINUTES 31 SECONDS WEST, 304.80 FEET TO THE SOUTHEAST CORNER OF SAID CSM 5070; THENCE, ALONG THE SOUTH LINE OF SAID CSM 5070, AND EXTENDING ALONG THE SOUTH LINE OF AFORESAID PART OF OUTLOT 33, SOUTH 88 DEGREES 51 MINUTES 24 SECONDS WEST, 266.65 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 33, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF DAIRY DRIVE; THENCE ALONG THE WEST LINE OF SAID OUTLOT 33, NORTH 00 DEGREES 50 MINUTES 09 SECONDS EAST, 469.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, 26.05 FEET ALONG SAID CURVE, HAVING A RADIUS OF 17.17 FEET, AND A CHORD THAT BEARS SOUTH 44 DEGRES 18 MINUTES, 23.62 FEET, TO A POINT ON THE WEST LINE OF AFORESAID LOT 1 OF CSM 5070, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY OF FEMERITE DRIVE; THENCE, ALONG THE WEST LINE OF SAID LOT 1, NORTH 00 DEGREES 29 MINUTES 03 SECONDS EAST, 1.52 FEET BACK TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 145,111 SQUARE FEET OR 3.33 ACRES, (INCLUDING FEMRITE RIGHT-OF-WAY DEDICATION). 137,556 SQUARE FEET, OR 3.16 ACRES, (EXCLUDING FEMRITE RIGHT-OF-WAY DEDICATION.)

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WI DEVELOPMENT PARTNERS, LLC, I HAVE SURVEYED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON AND DANE COUNTY, WISCONSIN.



ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098

SHEET NO: 5 of 5

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

1036

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CERTIFIED SURVEY MAP NO. _____

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NOTES:

- 1. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
- 2. ALL LOTS CREATED BY THIS CERTIFIED SURVEY MAP ARE INDIVIDUALLY RESPONSIBLE FOR COMPLIANCE WITH CHAPTER 37 OF THE MADISON GENERAL ORDINANCES IN REGARD TO STORMWATER MANAGEMENT AT THE TIME THEY DEVELOP.
- 3. NO CHANGES TO THE EXISTING DRAINAGE SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.

OWNER'S CERTIFICATE

WI DEVELOPMENT PARTNERS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DO HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

WI DEVELOPMENT PARTNERS, LLC
BY: TYLER MARKS, MEMBER

BY: _____
WI DEVELOPMENT PARTNERS, LLC
BY: TYLER MARKS, MEMBER

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025.

THE ABOVE NAMED TYLER MARKS, MEMBER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES/IS PERMANENT

MORTGAGEE CERTIFICATE

_____, A BANKING CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATING OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE OWNER'S CERTIFICATE.

IN WITNESS WHEREOF, THE SAID _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, AT MADISON, WISCONSIN, ON THIS _____ DAY OF _____, 2025.

BY: _____
BY:

STATE OF WISCONSIN) SS
COUNTY OF DANE)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024.

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES/IS PERMANENT



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
FACILITY GATEWAY CORPORATION
TYLER MARKS
4916 E. BROADWAY
MADISON, WI 53716

SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098 DOC. NO. _____
SHEET NO: 5 of 5 C.S.M. NO. _____

_____ PAGE _____

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SURVEYED BY: MAL
DRAWN BY: AMS
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231098
SHEET NO: 5 of 5

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD _____,

20____ AT _____ O'CLOCK ____ M AS

DOCUMENT # _____

IN VOL. _____ OF CERTIFIED SURVEY

MAPS ON PAGE(S) _____.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS



CERTIFIED SURVEY MAP NO.

A CONSOLIDATION OF LOTS 1, 2, AND 3 OF CERTIFIED SURVEY MAP NUMBER 5070, AS RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS, ON PAGES 26-28, AS DOCUMENT NUMBER 1970222, ALSO THE NORTH ONE HUNDRED NINETY FEET OF THE WEST ONE-HALF OF OUTLOT 35, & PART OF OUTLOT 33, ASSESSOR'S PLAT NO. 3 TOWNSHIP OF BLOOMING GROVE, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTER OF DEEDS, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 07 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, WAS HEREBY APPROVED

BY ENACTMENT NUMBER _____ FILE ID NUMBER _____ ADOPTED ON THE _____ DAY

OF _____, 20____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20____.

BY: _____

MARIBETH WITZEL-BEHL, CITY CLERK,
CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

APPROVED FOR RECORDING PER THE SECRETARY OF THE CITY OF MADISON PLAN COMMISSION.

DATE: _____

BY: _____

MATTHEW WACHTER, SECRETARY OF THE
PLAN COMMISSION.



Department of Planning & Community & Economic Development

Planning Division

Meagan Tuttle, Director

Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd
P.O. Box 2985
Madison, Wisconsin 53701-2985
Phone: (608) 266-4635
www.cityofmadison.com

April 7, 2025

Wade Wyse
Wyser Engineering
300 E Front Street
Mount Horeb, WI 53572
VIA EMAIL

RE: LNDSCM-2025-00004; Legistar ID 87474 – Certified Survey Map – 5001-5013 Femrite Drive

Wade Wyse,

Your one-lot certified survey of property located at 5001-5013 Femrite, Section 22, Township 07N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Industrial-Limited (IL) District. A resolution approving the CSM and authorizing the City to sign it and any other documents related to the proposed land division will be reviewed by the Common Council at its April 15, 2025, meeting.

The conditions of approval from the reviewing agencies to be satisfied prior to final approval and recording of the CSM are:

Please contact Brenda Stanley of the Engineering Division at (608) 261-9127 if you have any questions regarding the following five (5) items:

1. Enter into a City / Developer agreement for the required infrastructure improvements. Agreement to be executed prior to sign off. Allow 4-6 weeks to obtain agreement. Contact City Engineering to schedule the development and approval of the plans and the agreement. (MGO 16.23(9)c)
2. Construct sidewalk, terrace, curb and gutter and pavement as necessary to a plan as approved by City Engineer along parcel frontages of Dairy Drive and Femrite Drive
3. Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4))

4. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)
5. Obtain a permanent sewer plug permit for each existing sanitary sewer lateral serving a property that is not to be reused and a temporary sewer plug permit for each sewer lateral that is to be reused by the development. The procedures and fee schedule is available online at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14))

Please contact Sean Malloy of the Traffic Engineering Division at (608) 266-5987 if you have any questions regarding the following two (2) items:

6. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Femrite Drive.
7. The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum five (5)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Dairy Drive.

Please contact Jeff Belshaw of the Water Utility at (608) 261-9835 if you have any questions regarding the following one (1) item:

8. The following information shall be noted on the CSM prior to final approval: The properties are located within Wellhead Protection District—Zone (WP-31). Uses of the properties are required to comply with the City of Madison Wellhead Protection requirements as provided under MGO Sections 13.22 and 28.102.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following ten (10) items:

9. Coordinate and request from the utility companies serving this area the easements required to serve this development. Those easements shall be properly shown, dimensioned and labeled on the CSM.
10. The conveyance of the lands to be included within this Certified Survey along its westerly side shall be disposed of by the City of Madison as part of Real Estate Project No. 12861.

11. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or monument condition reports (with current tie sheet attached) for all monuments, including center of sections of record, used in this survey, to Jeff Quamme, City Engineering (jrquamme@cityofmadison.com)
12. Prior to Engineering final sign-off by main office for Plats or Certified Survey Maps (CSM), the final Plat or CSM in pdf format must be submitted by email transmittal to Engineering Land Records Coordinator Jeff Quamme (jrquamme@cityofmadison.com) for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off.
13. The dedication of additional right of way along Femrite Drive shall be coordinated with the parcel to the east that is also required to dedicate additional right of way per Contract No. 9620, Engineering Proj No 15536.
14. Contact Burse Surveying and Engineering to coordinate the easterly boundary and Femrite Drive right of way with a proposed Certified Survey Map of the lands to the east. There are some differences in boundary information.
15. Correct the sheet numbers on all sheets.
16. Provide a complete update to title before final sign off to confirm the correct ownership and mortgages encumbering the lands included within the CSM.
17. The pending Certified Survey Map application for this property shall be completed and recorded with the Dane County Register of Deeds (ROD), the new parcel data created by the Assessor's Office and the parcel data available to zoning and building inspection staff prior to issuance of building permits for new construction.
18. Submit to Jeff Quamme, prior to Engineering sign-off of the subject plat, one (1) digital CADD drawing in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work, preferably closed polylines for lot lines, shall be void of gaps and overlaps and match the final recorded plat:
 - a. Right-of-Way lines (public and private)
 - b. Lot lines
 - c. Lot numbers
 - d. Lot/Plat dimensions
 - e. Street names
 - f. Easement lines (i.e. all shown on the plat including wetland & floodplain boundaries.)

NOTE: This Transmittal is a separate requirement from the required Engineering Streets Section for design purposes. The Developer/Surveyor shall submit new updated final plat, electronic data for any changes subsequent to any submittal.

Please contact Trent Schultz of the Parking Utility at (608) 246-5806 if you have any questions regarding the following one (1) item:

19. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. A TDM Plan could be required as part of future development, per MGO 16.03.

Please contact Lance Vest of the Real Estate Office at (608) 245-5794 if you have any questions regarding the following seven (7) items:

20. OWNER'S CERTIFICATION

The legal names in the Owner's Certificate are based upon a title report from 2023. The properties being consolidated by the CSM are now owned by Femrite Partners, LLC. After the title report is updated per the condition below, please insert the correct owner name.

Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution.

When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

21. MORTGAGEE/VENDOR CERTIFICATION

- a. There are three mortgages in the dated title report. Assuming mortgage changes due to the transfer of the property to a new owner, please include any new mortgages of record and supply evidence of mortgage satisfaction for those no longer of record. This will be verified by the updated title report per the condition below.
- b. Prior to CSM approval sign-off, ORES shall be furnished with the executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s).

22. CERTIFICATE AND CONSENT REQUIREMENTS

- a. If any portion of the lands within the CSM boundary are subject to an Option to Purchase or other Option interest please include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off, if said ownership interest meets the criteria set forth by Wis. Stat. Sec. 236.34 and Sec. 236.21(2)(a).
- b. A Consent of Lessee certificate shall be included on the CSM for all tenant interests in excess of one year, recorded or unrecorded, and executed prior to CSM sign-off.

- c. Madison Common Council Certificate: Please replace the clerk's name in the signature block as shown below:

Resolved that this certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the ____ day of _____, 20__, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 2024

Michael Haas, Acting City Clerk
City of Madison, Dane County Wisconsin

23. REAL ESTATE TAXES

As of March 26, 2025, a portion of the 2025 real estate taxes are owned for four of the lots within the CSM boundary.

Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to CSM recording. This includes property tax bills for the prior year that are distributed at the beginning of the year. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off. Payment is made to:

City of Madison Treasurer
210 Martin Luther King, Jr. Blvd.
Madison, WI 53701

24. SPECIAL ASSESSMENTS

As of March 26, 2025, there are no special assessments reported. All known special assessments are due and payable prior to CSM approval sign-off. If special assessments are levied against the property during the review period and prior to CSM approval sign-off, they shall be paid in full pursuant to Madison General Ordinance Section 16.23(5)(g)1.

25. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report to ORES via email to Trent Milliken (tmilliken@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The title report submitted with the application is from 2023. The updated search shall cover the interim period and include all associated documents that have been recorded since the initial title report.

A title commitment may be provided but will be considered only as supplementary information to the title report update. Surveyor shall update the CSM with the most recent information reported in the title update. ORES reserves the right to impose additional conditions of approval in the event the title update contains changes that warrant revisions to the CSM.

26. ADDITIONAL REQUIREMENTS

- a. Depict, name, and identify by document number all existing easements cited in record title and the updated title report.
- b. Include a complete legal description of the lands that are to be included in the proposed CSM. The legal description shall be reconciled with the legal description of said lands in record title and shall include the property addressed as 4937 Femrite Drive, which shall be transferred to the owner prior to CSM recording.
- c. Coordination will be required to facilitate the closing on the city-owned property per ORES 12861 with the recording of the CSM. An escrow agreement with a title company may or may not be required, depending upon how the closing and CSM recording are structured.
- d. If all parties of interest agree that certain easements from prior plats or CSM's of record are no longer necessary, the release documents for said easements shall be recorded prior to CSM approval sign-off, with the recording information for the release included as a Note on the proposed CSM.
- e. Liens or judgments levied against the lands within the CSM boundary shall be satisfied, with proof of satisfaction provided prior to CSM approval sign-off.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

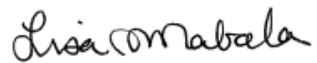
Please now follow the procedures listed below for your certified survey map:

1. In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.
2. Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.
3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if

not recorded in twelve (12) months from the date of the approving resolution or this letter,
whichever is later.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my
office at 243-0554.

Sincerely,

A handwritten signature in black ink that reads "Lisa McNabola". The signature is written in a cursive, flowing style.

Lisa McNabola
Planner



City of Madison

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

Master

File Number: 87834

File ID: 87834

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/07/2025

File Name: Revisor's Ordinance Spring 2025

Final Action:

Title: Amending various sections of the Madison General Ordinances to correct inconsistencies and improper references in the Madison General Ordinances, constituting a 2025 City Attorney Revisor's Ordinance.

Notes: 6949RevOrdMay2025

CC Agenda Date: 04/15/2025

Agenda Number: 116.

Sponsors: CITY ATTORNEY

Effective Date:

Attachments: 87834 Body

Enactment Number:

Author: Michael Haas

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Michael Haas		
1	2		Maggie McClain		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/07/2025	Referred for Introduction				
Action Text:		This Ordinance was Referred for Introduction					
Notes:		Common Council Executive Committee (5/6/25), Common Council (5/6/25)					

Text of Legislative File 87834

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending various sections of the Madison General Ordinances to correct inconsistencies and

improper references in the Madison General Ordinances, constituting a 2025 City Attorney Revisor's Ordinance.

Body

DRAFTER'S ANALYSIS: This City Attorney Revisor's Ordinance corrects certain parts of the Madison General Ordinances (MGO), the City's code of ordinances.

The proposed changes in this ordinance are as follows:

- Section 1.08(3) is amended to remove a footnote reference.
- Section 2.40(2)(k) is amended to fix a grammatical error.
- Section 3.12(13) is amended to fix a spelling error.
- Section 5.03(1) is amended to fix a job title.
- Section 13.205(3) is amended to fix a punctuation error.
- Table in Section 25.09(2)(d)2. is amended to fix an MGO reference.
- Table in Section 28.032 is amended to fix a spelling error.
- Table Section 28.142(4)(c) is amended to fix a spelling error.
- Section 38.10(1)(ag) is amended to fix an MGO reference.

Please see Legistar File No. 87834 Body in Attachments.

Legistar File No. 87834 Body

DRAFTER'S ANALYSIS: This City Attorney Revisor's Ordinance corrects certain parts of the Madison General Ordinances (MGO), the City's code of ordinances.

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- Section 13.205(3) is amended to fix a punctuation error.
- Table in Section 25.09(2)(d)2. is amended to fix an MGO reference.
- Table in Section 28.032 is amended to fix a spelling error.
- Table Section 28.142(4)(c) is amended to fix a spelling error.
- Section 38.10(1)(ag) is amended to fix an MGO reference.

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

1. Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:

<u>"Offense"</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Disorderly conduct while under the influence of alcohol.	24.02(3)	\$300
Disorderly conduct directed at an election official.	24.02(4)	\$500 ^[3]
Prohibition of noises disturbing the public peace.	24.04	\$100"

2. Subdivision (k) of Subsection (2) entitled "Definitions" of Section 2.40 entitled "Lobbying Regulated" of the Madison General Ordinances is amended as follows:

- "(k) "Lobbying expenditure" means an expenditure related to the performance of lobbying, whether received in the form of an advance or subsequent reimbursement. The term includes an expenditure for conducting research or for providing or using information, statistics, studies or analyses in communicating with a covered City official, that would ~~that would~~ not have been incurred but for lobbying. "Lobbying expenditure" also includes all expenditures required to be reported in sub. (10)(a)1.a. - e."

3. Subsection (13) entitled “Inconsistent Ordinances” of Section 3.12 entitled “Department of Planning and Community and Economic Development” of the Madison General Ordinances is amended as follows:

“(13) Inconsistent Ordinances. To the extent that any existing ordinance or part of an ordinance is contrary to or inconsistent herewith, such ordinance or part of such ordinance is hereby ~~superceded~~ superseded.”

4. Subsection (1) of Section 5.03 entitled “Duties of the Chief of Police” of the Madison General Ordinances is amended as follows:

“(1) The Chief of Police shall have general supervision over the Police Department and be responsible for the efficiency thereof. In the case of absence, disability or suspension of the Chief of Police, the duties of the Chief of Police shall be performed by the ~~Deputy~~ Assistant Chief of Police and in the event of absence, disability or suspension of the ~~Deputy Assistant~~ Chief of Police, the duties of the Chief of Police shall be performed by that Inspector of Police who was first appointed to that office and has had the longest continuous service therein. In the case of the suspension or removal of the Chief of Police the salary of the ~~Deputy Assistant~~ Chief of Police or the Inspector of Police who performs the duties of the Chief of Police in accordance with this Ordinance shall be the same salary as that being earned by the Chief of Police.”

5. Subsection (3) of Section 13.205 entitled “Tampering with Water Utility Mains and Property” of the Madison General Ordinances is amended as follows:

“(3) Any person violating this section may be subject to a forfeiture of not less than two hundred dollars (\$200) nor more than two thousand dollars (\$2,000), ~~each~~ Each day or portion thereof shall be considered a separate violation.”

6. Table within Paragraph 2. entitled “Chronic Nuisance Crimes” of Subdivision (d) of Subsection (2) entitled “Definitions” of Section 25.09 entitled “Chronic Nuisance Premises” of the Madison General Ordinances is amended by amending therein the following:

“Nuisance Activities	MGO/Wis. Stat.
Violations of the Fire Prevention Code	Ch. 34, MGO
Possessing an open container which contains alcohol beverages or consuming alcohol beverages upon any public street	Sec. 38.07 (7) <u>(8)</u> , MGO
Violations of the Minimum Housing Code	Ch. 27, MGO”

7. Table 28C-1 entitled “Residential Districts” of Section 28.032 entitled “Residential District Uses” of the Madison General Ordinances is amended by amending therein the following:

“Table 28C-1

Residential Districts

	SR-C1	SR-C2	SR-C3	SR-V1	SR-V2	TR-C1	TR-C2	TR-C3	TR-C4	TR-V1	TR-V2	TR-U1	TR-U2	TR-R	TR-P	Supplemental Regulations Sec. 28.151
Residential - Family Living																
Multi-family dwelling (25-36 units)					C						C	C	P		P	
Multi-family dwelling (37-60 units)					C						C	C	C		P	
Multi-family dwelling (>60 units)					C							C	C		P	

8. Table within Subdivision (c) of Subsection (4) entitled "Landscape Calculations and Distribution" of Section 28.142 entitled "Landscaping and Screening Requirements" of the Madison General Ordinances is amended by amending therein the following:

"Plant type	Points	Minimum Size at Installation
Landscape furniture for public seating and/or transit connections	5 points per "seat"	*Furniture be within developed area, publically <u>publicly</u> accessible, and cannot comprise more than 5% of total required points"

9. Subdivision (ag) of Subsection (1) of Section 38.10 entitled "Revocation, Suspension, or Nonrenewal of License" of the Madison General Ordinances is amended as follows:

- (ag) No violations of Section 38.04(1)(a)(2)(a) may be considered under this Subsection unless the licensee or permittee has committed another violation within one year preceding the violation. If a licensee or permittee has committed 2 or more violations within one year, all violations committed within one year of a previous violation may be considered under this Subsection.



City of Madison

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

Master

File Number: 87838

File ID: 87838

File Type: Ordinance

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 04/08/2025

File Name: Disorderly Conduct Towards Transit Operator

Final Action:

Title: Amending Sections 24.02 and 1.08 of the Madison General Ordinances to add Disorderly Conduct directed at a city transit operator.

Notes: 6950DisorderlyTransit

CC Agenda Date: 04/15/2025

Agenda Number: 117.

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

Effective Date:

Attachments: 87838 Body

Enactment Number:

Author: Marci Kurtz

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Michael Haas		
1	2		Ryan Pennington		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Transportation Commission (4/23/25), Common Council (5/6/25)						

Text of Legislative File 87838

Fiscal Note

[Enter Fiscal Note Here]

Title

Amending Sections 24.02 and 1.08 of the Madison General Ordinances to add Disorderly Conduct directed at a city transit operator.

Body

DRAFTER'S ANALYSIS: This ordinance creates a definition of a city transit operator. It further creates a subsection and penalty for any individual that directs any disorderly conduct behavior at a city transit operator.

Please see Legistar File No. 87838 Body in Attachments.

Legistar File No. 87838 Body

DRAFTER'S ANALYSIS: This ordinance creates a definition of a city transit operator. It further creates a subsection and penalty for any individual that directs any disorderly conduct behavior at a city transit operator.

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

1. Section 24.02 entitled "Disorderly Conduct" of the Madison General Ordinances is amended as follows:

"24.02 DISORDERLY CONDUCT"

Whoever does any of the following within the limits of the City of Madison shall be subject to a forfeiture as outlined in subsection (78).

(51) Definitions.

- (a) "City transit operator" means an individual who is employed by Madison Metro and who operates a city transit vehicle.
- (ab) "Election official" has the same definition provided in Wis. Stat. § 5.02(4e), meaning an individual who is charged with any duties related to the conduct of an election.
- (bc) "Telecommunication device" means any instrument, equipment, machine or other device that facilitates telecommunication, including but not limited to, a computer, computer network, computer chip, computer circuit, scanner, telephone, cellular telephone, pager, personal communications device, radio, transponder, receiver, modem or device that enables the use of a modem.
- (ed) "Telecommunication message" means any transfer of signs, signals, writing, images, sounds, data or intelligence of any nature.

(42) In a public or private place, engages in violent, abusive, indecent, profane, boisterous, unreasonably loud or otherwise disorderly conduct under circumstances in which such conduct tends to cause or provoke a disturbance; or

(23) With intent to harass, annoy, or offend another, sends a telecommunication message to a telecommunication device and uses any violent, abusive, indecent, or profane language or image, or any other message which tends to cause or provoke a disturbance; or

(34) While under the influence of alcohol, in a public place, engages in violent, abusive, indecent, profane, boisterous, unreasonably loud or otherwise disorderly conduct under circumstances in which such conduct tends to cause or provoke a disturbance; or

(45) Engages in any of the behavior outlined in numbered paragraphs (42) and (23) of this subsection directed at an individual working in their capacity as an election official or based on their position as an election official.

(6) Whoever engages in any of the behavior outlined in numbered paragraphs (2) and (3) of this subsection directed at an individual working in their capacity as a city transit operator.

(67) Exception. It is not a violation of this section if the only behavior observed is the loading, carrying or going armed with a firearm, regardless as to whether the firearm is loaded or concealed or openly carried. This exception does not apply if there are facts and circumstances that indicate a criminal or malicious intent on the part of the individual with the firearm.

(78) Penalties. Whoever violates subsection (45) or (6) of this ordinance shall be subject to a forfeiture of not less than three hundred (\$300) nor more than one thousand dollars (\$1,000)."

2. Subsection (3) entitled "Schedule of Deposits" of Section 1.08 entitled "Issuance of Citations and Complaints for Violations of Certain Ordinances and Providing a Schedule of Cash Deposits" of the Madison General Ordinances is amended by amending therein the following:

<u>"Offense</u>	<u>Ord. No./Adopted Statute No.</u>	<u>Deposit *</u>
Unlawful use of 911.	24.01	\$300, 1st \$500, 2nd \$750, 3rd & sub.
Disorderly conduct.	24.02(12)	\$300
Annoying/harassing telecommunication.	24.02(23)	\$300
Disorderly conduct while under the influence of alcohol.	24.02(34)	\$300
Disorderly conduct directed at an election official <u>or</u> <u>city transit operator</u> .	24.02(45), (6)	\$500
Prohibition of noises disturbing the public peace.	24.04	\$100"

Editor's note – New bail deposits must be approved by the Municipal Judge prior to adoption. This deposit has been so approved.



City of Madison

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

Master

File Number: 87841

File ID: 87841

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2025

File Name: University Bay Drive Rezone

Final Action:

Title: Creating Section 28.022-00712 of the Madison General Ordinances to change the zoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. (District 5)

Notes: 6951UniversityBayRZ

CC Agenda Date: 04/15/2025

Agenda Number: 118.

Sponsors: Planning Division

Effective Date:

Attachments: 87841-1970-1978 University Bay Drive.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		Michael Haas		
1	2		Maggie McClain		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/08/2025	Referred for Introduction				
Action Text:		This Ordinance was Referred for Introduction					
Notes:		Plan Commission (Public Hearing - 5/12/25), Joint Campus Area Committee (4/24/25), Common Council (5/20/25)					

Text of Legislative File 87841

Fiscal Note

[Enter Fiscal Note Here]

Title

Creating Section 28.022-00712 of the Madison General Ordinances to change the zoning of

property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. (District 5)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District to allow construction of a one-story 11,500 square-foot visitor center.

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

1. Map Amendment 00712 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00712. The following described property is hereby rezoned to PR (Parks and Recreation) District.

Part of the SE 1/4 of the NE 1/4 and SW 1/4 of the NE 1/4 of Section 16, T7N, R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 16; thence S00°21'58"W, 1765.70 feet along the North-South 1/4 line of said Section 16; thence S89°38'02"E, 644.34 feet to the Point of Beginning; thence N84°36'45"E, 642.15 feet; thence S14°23'33"E, 284.13 feet; thence S03°31'33"E, 309.69 feet; thence S81°33'46"W, 98.79 feet; thence 153.59 feet along a curve to the left having a 167.00-foot radius and a long chord which bears N34°47'06"W, 148.24 feet; thence N61°07'58"W, 416.89 feet; thence 129.60 feet along a curve to the left having a 167.00-foot radius and a long chord which bears N83°21'52"W, 126.37 feet; thence N15°35'46"W, 208.59 feet to the Point of Beginning. Said described area contains 5.589 acres (243,488 square feet)."

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X _____

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): _____

Date to be Presented: 15 April 2025

Referral(s): Plan Commission: 12 May 2025; Common Council: 20 May 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

Send DRAFT to: Tim Parks (original will be held until otherwise notified)

Send copy to: _____

Note: Unless otherwise indicated, this ordinance will be submitted directly to Common Council.

If request is to rezone property, the following additional information must be furnished before the ordinance can be drafted:

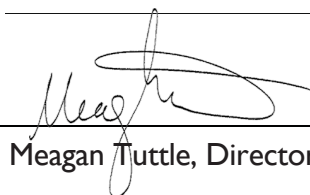
Rezone following property:

Address 1970-1978 University Bay Drive Alder District 5

From CN District To PR District

Proposed Use: Rezone a portion of Lakeshore Nature Preserve to allow construction of a one-story, 11,500 square-foot visitor center

By Direction Of:


Megan Tuttle, Director Planning Division

Date: 7 April 2025



City of Madison

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

Master

File Number: 87842

File ID: 87842

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2025

File Name: Nakoma Road Rezone

Final Action:

Title: Creating Section 28.022-00713 of the Madison General Ordinances to change the zoning of property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 10)

Notes: 6952NakomaRZ

CC Agenda Date: 04/15/2025

Agenda Number: 119.

Sponsors: Planning Division

Effective Date:

Attachments: 3821 Nakoma Road

Enactment Number:

Author: Kate Smith

Hearing Date:

Entered by: mglaeser@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1		Michael Haas		
1	2		Maggie McClain		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (Public Hearing - 5/12/25), Common Council (5/20/25)						

Text of Legislative File 87842

Fiscal Note

[Enter Fiscal Note Here]

Title

Creating Section 28.022-00713 of the Madison General Ordinances to change the zoning of

property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District. (District 10)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones existing mixed-use property located at 3821 Nakoma Road from PD (Planned Development) District to LMX (Limited Mixed-Use) District (non-PD).

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

1. Map Amendment 00713 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00713. The following described property is hereby rezoned to LMX (Limited Mixed-Use) District.

Lot 1 and the Northeasterly 5 feet of Lot 2, Block 15, Plat of Nakoma Blocks 15 and 16, and Lot 45, Replat of Nakoma Outlots E and F of Plat C of Blocks 30 and 33 of Nakoma and Other Lands.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): _____

Date to be Presented: 15 April 2025

Referral(s): Plan Commission: 12 May 2025; Common Council: 20 May 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

Send DRAFT to: Tim Parks (original will be held until otherwise notified)

Send copy to: _____

Note: Unless otherwise indicated, this ordinance will be submitted directly to Common Council.

If request is to rezone property, the following additional information must be furnished before the ordinance can be drafted:

Rezone following property:

Address 3821 Nakoma Road Alder District 10

From PD District To LMX District

Proposed Use: Rezone existing mixed-use building to conventional (non-PD) zoning district

By Direction Of: 

Meagan Tuttle, Director Planning Division

Date: 7 April 2025



City of Madison

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

Master

File Number: 87843

File ID: 87843

File Type: Ordinance

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2025

File Name: West Wingra Rezone

Final Action:

Title: Creating Section 28.022-00714 of the Madison General Ordinances to change the zoning of property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional) District. (District 13)

Notes: 6953WestWingraRZ

CC Agenda Date: 04/15/2025

Agenda Number: 120.

Sponsors: Planning Division

Effective Date:

Attachments: 910 W Wingra Drive

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		Michael Haas		
1	2		Maggie McClain		

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/08/2025	Referred for Introduction				
	Action Text: This Ordinance was Referred for Introduction						
	Notes: Plan Commission (Public Hearing - 5/12/25), Common Council (5/20/25)						

Text of Legislative File 87843

Fiscal Note

[Enter Fiscal Note Here]

Title

Creating Section 28.022-00714 of the Madison General Ordinances to change the zoning of property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional) District. (District 13)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 910 West Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development) and TR-V1 (Traditional Residential - Varied 1) Districts to CC-T (Commercial Corridor-Transitional) District to facilitate expansion of an office building.

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

1. Map Amendment 00714 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00714. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Lots 1-8, Block 2, Haen Subdivision No. 1, vacated Appleton Road, recorded as Document No. 5786557, and other lands in the NW 1/4 of the SW 1/4 (also known as Government Lot 5) and the NE 1/4 of the SW 1/4 of Section 26, T7N, R9E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the Meander Corner marking the West Quarter Corner of said Section 26; thence South 88° 55' 18" East, 583.45 feet along the North line of the NW 1/4 of the SW 1/4 of Section 26; thence South 00° 11' 00" West, 516.50 feet along the East line of the NW 1/4 of the SW 1/4 of Section 26 to the easterly right of way line of Fish Hatchery Road, also being a point of circular curve to the left having a radius of 1187.90 feet and the Point of Beginning; thence Northerly along said easterly right of way line and said circular curve having a long chord which bears North 08° 33' 39" East, 76.81 feet to a point of circular curve to the right having a radius of 15.00 Feet; thence Northeasterly along said circular curve having a long chord which bears North 48° 50' 03" East, 20.12 feet to the southerly right of way line of Cedar Street; thence South 89° 02' 25" East, 241.08 feet along said southerly right of way line to a point of circular curve to the right having a radius of 15.00 Feet; thence Southeasterly along said circular curve having a long chord which bears South 44° 01' 13" East, 21.22 feet to the westerly right of way line of South Street; thence South 00° 59' 59" West, 740.19 feet along said westerly right of way line to a point of circular curve to the right having a radius of 15.00 Feet; thence Southwesterly along said circular curve having a long chord which bears South 50° 01' 29" West, 22.65 feet to the northerly right of way line of W Wingra Drive; thence North 80° 57' 01" West, 47.13 feet along said northerly right of way line; thence North 77° 40' 01" West, 215.00 feet along said northerly right of way line; thence North 54° 43' 54" West, 228.69 feet along said northerly right of way line to a point of circular curve to the right having a radius of 15.00 Feet; thence Northwesterly along said circular curve having a long chord which bears North 12° 46' 10" West, 20.06 feet to the southeasterly right of way line of Fish Hatchery Road; thence North 29° 11' 34" East, 129.05 feet along said southeasterly right of way to a point of circular curve to the left having a radius of 1187.90 Feet; thence Northerly along said southeasterly right of way line and said circular curve having a long chord which bears North 19° 52' 14" East, 390.38 feet to the Point Of Beginning. Said described area contains 6.00 acres (261,351 square feet), more or less."



City of Madison

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

Master

File Number: 87843

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

FROM: Tim Parks, Planning Division

Amendment: X

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): _____

Date to be Presented: 15 April 2025

Referral(s): Plan Commission: 12 May 2025; Common Council: 20 May 2025

Fiscal Note: No Fiscal Impact

Sponsor(s): Planning Division

When completed:

Send DRAFT to: Tim Parks (original will be held until otherwise notified)

Send copy to: _____

Note: Unless otherwise indicated, this ordinance will be submitted directly to Common Council.

If request is to rezone property, the following additional information must be furnished before the ordinance can be drafted:

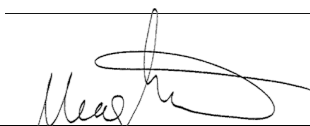
Rezone following property:

Address 910 W Wingra Drive and 1347 Fish Hatchery Road Alder District 13

From PD and TR-V1 District To CC-T District

Proposed Use: Rezone to facilitate expansion of an office building

By Direction Of:


Megan Tuttle, Director Planning Division

Date: 7 April 2025



City of Madison

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

Master

File Number: 87703

File ID: 87703

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 03/26/2025

File Name: WEDC Community Development Investment Grant
Acceptance

Final Action:

Title: Authorizing the acceptance of a grant for \$250,000 from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the Neighborhood House Community Center, Inc. for the use of the funds, and amending the 2025 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 13)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 121.

Sponsors: Tag Evers And Satya V. Rhodes-Conway

Effective Date:

Attachments:

Enactment Number:

Author: Tom Otto, Economic Development Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/28/2025	Maggie McClain	Approve	4/15/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/26/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/28/25), Common Council (5/6/25)						

Text of Legislative File 87703

Fiscal Note

The proposed resolution authorizes acceptance of a \$250,000 grant from the Wisconsin Economic Development Corporation (WEDC) to fund a portion of the Owner's (Neighborhood House Community Center, Inc.) costs of building renovation, demolition, and new construction located at 29 S Mills St. The Economic Development Division's 2025 Adopted Operating Budget is amended in the amount of the grant award and the award will be deposited into and disbursed through the City's Other Grants fund (Munis accounts 12632321-42210/54815-00000).

Title

Authorizing the acceptance of a grant for \$250,000 from the Wisconsin Economic Development Corporation (WEDC) Community Development Investment Grant program, and authorizing contracts with WEDC and the Neighborhood House Community Center, Inc. for the use of the funds, and amending the 2025 Adopted Operating Budget for Economic Development Division-Office of Business Resources' purchased services. (District 13)

Body

WHEREAS, City of Madison staff is working with the Neighborhood House Community Center, Inc., the owners (the "Owners") of the site located at 29 S Mills St, (the "Property") on plans for the reuse of the Property; and,

WHEREAS, one of the barriers to reusing the Property is the need to fund building renovation, demolition, and new construction costs on the site; and,

WHEREAS, the Wisconsin Economic Development Corporation's ("WEDC") Community Development Investment (CDI) Grant program provides funding to Wisconsin municipalities to fund costs needed to facilitate downtown community development, increased job opportunities, increased property values and/or leveraged private investment; and

WHEREAS, WEDC has awarded a CDI Grant in the amount of \$250,000 to fund a portion of the Owner's costs of building renovation, demolition, and new construction costs on the Property.

NOW THEREFORE, BE IT RESOLVED, that the City of Madison is authorized to accept a grant for \$250,000 from WEDC's Community Development Investment Grant Program ("Grant") to fund a portion of the owner's costs of building renovation, demolition, and new construction costs on the Property and take the following actions related to the Grant:

1. Enter into a contract with WEDC to accept the Grant (the "Grant Contract").
2. Enter into a Memorandum of Understanding with the Neighborhood House Community Center, Inc (the "Owner") describing how the City will transfer the funds to the Owner at the request of WEDC.
3. Enter into a contract with the Owner to establish the terms for how the Grant funds will be transferred to Owner and assign the obligations in the Grant Contract to Owner.

BE IT FURTHER RESOLVED that the 2025 Adopted Operating Budget for Economic Development Division-Office of Business Resources' grant revenue and purchased services is authorized to be amended in the amount of the grant funds awarded;

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to execute and record any documents related to this transaction in a form to be approved by the City Attorney.



City of Madison

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

Master

File Number: 87768

File ID: 87768

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/01/2025

File Name: Urban Community Arts Network MadLit SBER Grant

Final Action:

Title: Providing Urban Community Arts Network, Ltd. (UCAN) a \$15,000 grant for a "MadLit" program on the 100 Block of State Street using Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk to sign an agreement with UCAN for that purpose. (District 4)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 122.

Sponsors: Sabrina V. Madison And Michael E. Verveer

Effective Date:

Attachments:

Enactment Number:

Author: Saran Ouk, Office of Business Resources Manager

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/3/2025	Maggie McClain	Approve	4/21/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/01/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/28/25), Common Council (5/6/25)						

Text of Legislative File 87768

Fiscal Note

The proposed resolution authorizes the execution of a grant agreement with the Urban Community Arts Network, Ltd. In the amount of \$15,000 for the MadLit program on the 100 block of State St. The grant will be funded through the Small Business Equity and Recovery

capital program (program #13072). No additional City appropriation required.

Title

Providing Urban Community Arts Network, Ltd. (UCAN) a \$15,000 grant for a “MadLit” program on the 100 Block of State Street using Small Business Equity and Recovery Program (SBER) funds and authorizing the Mayor and City Clerk to sign an agreement with UCAN for that purpose. (District 4)

Body

WHEREAS, the Common Council approved the Small Business Equity & Recovery Program (SBER) on September 1, 2020 (RES-20-00613, Legistar #61605); and,

WHEREAS, the SBER resolution authorized sub-programs including one to “help underwrite pop-up retail opportunities in collaboration with neighborhood business organizations; and,

WHEREAS, Urban Community Arts Network, Ltd. has proposed the “MadLit” program, which would utilize the 100 Block of State Street during six (6) evenings this year for music and pop-up retail, consistent with applicable permit requirements for utilizing the space, sound amplification and street vending; and,

WHEREAS, the “MadLit” program will support small businesses, musicians and entrepreneurs; and,

WHEREAS, Urban Community Arts Network, Ltd. requires sponsorship of the “MadLit” program to proceed; and,

WHEREAS, the “MadLit” program falls into one of the sub-programs approved in the SBER resolution, the Economic Development Division recommends funding the “Madlit” program in the amount of \$15,000, and the SBER resolution requires EDD staff to bring this to the Common Council via a resolution.

NOW THEREFORE BE IT RESOLVED that the Common Council approves a \$15,000 grant to Urban Community Arts Network, Ltd. to fund the “MadLit” program this year using the Small Business Equity and Recovery (SBER) budget; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are hereby authorized to execute a grant agreement and/or any other documents as may be necessary to effectuate the transaction, all of which are subject to the approval of the City Attorney.



City of Madison

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

Master

File Number: 87777

File ID: 87777

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/01/2025

File Name: Resolution authorizing the Mayor and City Clerk to amended the service contract between the City of Madison and RENEW Wisconsin, Inc. to add the 2024 scope of work and funding for the MadiSUN program.

Final Action:

Title: Resolution authorizing the Mayor and City Clerk to amend the service contract between the City of Madison and RENEW Wisconsin, Inc. to add the 2025 scope of work and funding for the MadiSUN program.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 123.

Sponsors: Tag Evers, Satya V. Rhodes-Conway, Regina M. Vidaver And John P. Guequierre

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: gmay@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Maggie McClain	Approve	4/25/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	04/02/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (4/28/25), Common Council (5/6/25)					

Text of Legislative File 87777

Fiscal Note

Fiscal note pending.

Title

Resolution authorizing the Mayor and City Clerk to amend the service contract between the City of Madison and RENEW Wisconsin, Inc. to add the 2025 scope of work and funding for the MadiSUN program.

Body

The proposed resolution authorizes a sole source contract with RENEW Wisconsin, Inc. to administer MadiSUN solar programs for residential, business, nonprofit and affordable housing solar installations. The multi-year contract covers program activities for the period of calendar year 2025. The 2025 contract amount is \$115,000 and funding is available in the Sustainability Improvements capital project (Munis #13135).

A Resolution authorizing a sole source contract authorizing the Mayor and City Clerk to execute a service contract with RENEW Wisconsin, Inc. to administer two annual MadiSUN solar programs for residential, nonprofit and affordable housing solar installations, through 2025.

WHEREAS, the City of Madison has been a Solar America City since 2007, a SolSmart Gold Community since 2016, and is committed to promoting solar technology adoption at the local level; and,

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 City has invested in the MadiSUN programs since 2016 to make it easier and more affordable to install solar energy; and,

WHEREAS, the City has contracted with RENEW Wisconsin to administer MadiSUN since 2016; and,

WHEREAS, MadiSUN is comprised of the following programs:

1. Residential Group Buy program which offers homeowners a negotiated price for solar, a vetted solar installer, as well as, education, guidance and technical support throughout the process. Initiated in 2016, the program has enabled nearly 300 households to install over 1,500 kilowatts of solar energy, generating over \$4.2 million in local clean energy investments.
2. The Backyard Solar Grant provides funds to nonprofit organizations and affordable housing developments to address inequitable access to solar energy. Since the program launch in 2019, grants have been awarded 19 organizations to install approximately 1,056 kilowatts of solar energy, generating \$2.7 million in local clean energy investments.

WHEREAS, these programs are administered on an annual basis and the City wishes to continue the contractual relationship with RENEW to administer these programs for the 2025

calendar year, and wishes to reaffirm a multi-year contract to allow for more seamless administration of each year's program; and,

WHEREAS, for 2025, RENEW has proposed a total contract price of \$115,000.00 which includes funding for both programs, as well as, grants and rebates to purchase and install solar equipment, performing various services to obtain better pricing for program participants, educating and recruiting participants and related administrative services; and,

WHEREAS, under MGO 4.26(4) a contract for purchase of services of more than \$75,000 that was not competitively selected must be approved by the Common Council and, for the reasons given in the attached Noncompetitive Selection Form, this contract meets the exception in MGO 4.26(4)(a) 2. & 7. for a particular consultant who has provided services to the City on a similar or continuing project in the recent past. It would be economical to the City on the basis of time and money to retain the same consultant, and the service is available from only one firm; and,

WHEREAS, RENEW pays out grants to organizations after completion of the solar installations and due to the timing of construction projects and solar installations, this may be after the end of the calendar year. For City budget purposes it is preferable for the City to pay RENEW during the budget year for which the funds are approved. A multi-year contract keeps RENEW in a contractual relationship with the City past the end of the calendar year, while the terms of the Contract will provide a schedule of payment that complies with the City's required budgeting and accounting practices.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are authorized to sign a amended service contract with RENEW Wisconsin, Inc. for the purposes and at the price set forth above, and subject to funding being appropriated as needed for 2025. The multi-year contract will have an end date of December 31, 2025 to allow for funds to be distributed for any solar projects from the previous contract year that are not completed within the first year of the contract.



City of Madison

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

Master

File Number: 87807

File ID: 87807

File Type: Resolution

Status: Council New Business

Version: 1

Reference:

Controlling Body: COMMON COUNCIL

File Created Date : 04/04/2025

File Name: CSM - 1 N Yellowstone Dr

Final Action:

Title: Approving a Certified Survey Map of property owned by Parkcrest Swim and Tennis Club located at 1 N Yellowstone Drive (District 19).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 124.

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	4/7/2025	Maggie McClain	Approve	4/24/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (5/20/25)						

Text of Legislative File 87807

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 Parkcrest Swim and Tennis Club located at 1 N Yellowstone Drive (District 19).

Body

WHEREAS a Certified Survey Map of property owned by Parkcrest Swim and Tennis Club located at 1 N Yellowstone Drive, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interpretar, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Parkcrest Swim & Tennis Club **Representative, if any:** Jason Brown - Friends of Parkcrest
Street address: 6501 Inner Drive, Madison, WI 53705 **City/State/Zip:** P.O. Box 5053, Madison, WI 53705
Telephone: 608-770-4601 **Email:** jljbjl@gmail.com
Firm Preparing Survey: Vierbicher Associates **Contact:** Mike Ziehr / Justin Zampardi
Street address: 999 Fourier Drive, Suite 201 **City/State/Zip:** Madison, WI 53717
Telephone: 608-821-3962 **Email:** mzie@vierbicher.com / jzam@vierbicher.com

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1 N Yellowstone Drive
Tax Parcel Number(s): 0708-241-0109-5
Zoning District(s) of Proposed Lots: SR-C1 **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:

Parcel Addresses (note town if located outside City): N/A
Date of Approval by Dane County: N/A **Date of Approval by Town:** N/A

- For an 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			
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):	1		1.85
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS			

6. Required Submittal Materials

Digital (PDF) copies of all items listed below (if applicable) are required. Applicants are to submit each of these documents as individual PDF files in an e-mail sent to PCapplications@cityofmadison.com. The transmittal shall include the name of the project and applicant. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Electronic submittals via file hosting services (such as Dropbox) are not allowed. Applicants who are unable to provide the materials electronically should contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for assistance.

☐ **A Completed Subdivision Application Form** (i.e. both sides of this form)

☐ **Map Copies** (prepared by a Registered Land Surveyor):

- For Preliminary Plats, the drawings must be drawn to scale and are required to provide all information as set forth in [M.G.O. Sec. 16.23 \(7\)\(a\)](#).
- For Final Plats, the drawings must be drawn to scale and drawn to the specifications of [§236.20, Wis. Stats.](#)
- For Certified Survey Maps (CSMs), the drawings shall include all of the information set forth in [M.G.O. Secs. 16.23 \(7\)\(a\) and \(d\)](#), including existing site conditions, the nature of the proposed division and any other necessary data. Utility data (field located or from utility maps) may be provided on a separate map submitted with application.

For Plat & CSMs, in addition to the PDF copy, a digital CADD file shall also be submitted in a format compatible with AutoCAD. The digital CADD file(s) shall be referenced to the Dane County Coordinate System and shall contain, at minimum, the list of items stated below, each on a separate layer/level name. The line work shall be void of gaps and overlaps and match the plat, preliminary plat or CSM as submitted: a) Right-of-Way lines (public and private); b) Lot lines; c) Lot numbers; d) Lot/Plat dimensions; e) Street names; f) Easement lines (i.e. all in title and shown on the plat or CSM including wetland & floodplain boundaries.)

☐ **Letter of Intent:** One copy of a letter describing the proposed subdivision or land division in detail including, but not limited to:

- The number and type/use of the lots and outlots proposed with this subdivision or land division, including any outlots to be dedicated to the public;
- Existing conditions and uses of the property;
- Phasing schedule for the project, and;
- The names of persons involved (property owner(s), subdivider, surveyor, civil engineer, etc.).

* The letter of intent for a subdivision or land division may be the same as the letter of intent submitted with a concurrent Land Use Application for the same property.

** A letter of intent is not required for Subdivision Applications for lot combinations or split duplexes.

☐ **Report of Title and Supporting Documents:** One copy of a City of Madison standard 60-year Report of Title obtained from a title insurance company as required in [M.G.O. Sec. 16.23](#) and as satisfactory to the Office of Real Estate Services. Note:

- The Report of Title must have been completed within three (3) months of the submittal date of this application. Title insurance or a title commitment policy are NOT acceptable (i.e. a Preliminary Title Report or a Record Information Certificate).
- The electronic PDF submittal shall include images of the vesting deeds and all documents listed in the Report of Title.
- Do not email these files to the City's Office of Real Estate Services. Send them instead to the email address noted at the top of this page.

☐ **For Surveys Outside the Madison City Limits:** One copy of the approval letters from the town where the property is located and Dane County shall be submitted with your request. The Plan Commission may not consider an application within its extraterritorial jurisdiction without prior approval from the town and Dane County.

7. Applicant Declarations:

The signer attests that the application has been completed accurately and all required materials have been submitted:

Applicant's Printed Name: Michael J. Ziehr Signature: _____

Date: March 31, 2025 Interest In Property On This Date: Land Surveyor



999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

Letter of Transmittal

Date: March 31, 2025

Project No. 250188

Re: Parkcrest Pool and Tennis Club Site
CSM Submittal

File:

Attn: Tim Parks
To: Dept. of Planning & Community & Economic Development
215 Martin Luther King Jr Blvd., Suite 17
Madison, WI 53703

WE ARE SENDING YOU:

☒

Attached

☐

Under separate cover via _____ the following items:

☐

Shop Drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of Letter

☐

Change Order

☐

Report

Copies	Date	No.	Description
1	03/31/2025		1-Lot CSM
1	03/31/2025		Subdivision Application Form, Check for Review Fees (\$450) delivered today
1	03/31/2025		Letter of Intent
1	03/31/2025		60 Year Title Report (Available this week, will be emailed)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒

For approval

☐

Approved as submitted

☐

Resubmit _____ copies for approval

☐

For your use

☐

Approved as noted

☐

Submit _____ copies for distribution

☐

As requested

☐

Returned for corrections

☐

Return _____ corrected prints

☒

For review & comment

☐

For your file

☐

☐

FOR BIDS DUE: _____ (Date)

☐

RETURNED AFTER LOAN TO US

REMARKS:

An electronic copy of this submittal was sent this morning to pcapplications@cityofmadison.com

Please contact us if you need any more information or if you have any questions. Thank you

Copy to _____ Signed Michael J. Ziehr, P.L.S.

If enclosures are not as noted, kindly notify us at once.



Letter of Intent
March 31, 2025
1 North Yellowstone Drive – Parkcrest Swim and Tennis Club

Project Team:

Owner:	Friends of Parkcrest, Inc.
Architect:	Potter Lawson, Inc.
Pool Architect:	Ramaker and Associates
Civil Engineer:	Vierbicher and Associates
Landscape Architect:	Landscape Architecture, LLC
General Contractor:	JH Findorff & Son Inc.

Project Overview and Design Narrative:

Located on a 1.9-acre site at the intersection of North Yellowstone Drive and Inner Drive, the project includes replacement of the existing pool deck, expansion of the deck to the south, new handicap accessible pool vessels, and a new pool pump house to accommodate upgraded pool equipment. The project will require demolition of the existing pool deck, pool vessels, pool pump house, and regrading of the site to accommodate the expanded pool deck footprint on the south side of the site.

The pool deck will be expanded by 1,500sf to accommodate the two additional pool lanes in the new lap pool. A retaining wall and new plantings will be provided along the south fence line, adjacent to Inner Drive. The plantings and fence screening fabric will provide shade on the south side of the pool deck while maintaining visual screening from the street.

The new pools will include an expanded lap pool, a new diving pool, and a young children's wading pool with water features and a shade structure. The three new pools will be constructed in the same locations as the existing pools, with some adjustment to accommodate the revised sizes and additional features.

The new pool pump house will be constructed in the same location as the existing building but will be expanded to accommodate additional equipment and storage needs. The new pump house will have an entrance off the parking lot for deliveries and a secondary door providing access to the pool deck for storage purposes. A new stair access will be added on the east side of the tennis courts, on the north side of the new pool pump house, allowing keyed access without needing to pass through the pool deck for members.

The existing pool house will remain unchanged, aside from the removal of the roof top walkway connecting the pool house roof to the pump house roof and the necessary remediation work. The existing tennis courts and basketball court will remain as existing.

The site is zoned SR-C1 District, requiring a minor alteration to an existing conditional use. A demolition permit will be required for the removal of the existing pool deck, pool vessels, and pool pump house.

The project site area is approximately 18,500 SF, with the new pool pump house measuring approximately 1,200 SF.

The seasonal employment for the pool, snack bar, and tennis courts is approximately 30 people.

Project Construction Schedule:

Construction Start: September 2025
Construction Complete: May 2026

Hours of Use:

Pool & Pool House: Seasonal Use from early June through late August
Hours may vary throughout the season.
Typical Hours: 6:00 am – 9:00 pm
Hours may go later for special events.

Pool House Snack Bar: Seasonal Use from early June through late August
Typical Hours: 10:00 am – 5:00 pm (Weekdays)
1:00 pm – 6:00 pm (Weekends)

Tennis Courts: Seasonal Use from February through November
Typical Hours: 7:00 am – 8:00 pm (Daylight Permitting)

Storm Water Management:

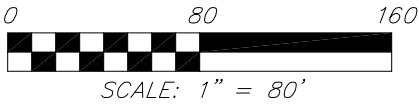
The project will disturb less than 10,000 sf of area and not adding more than 20,000 sf of new impervious area, therefore the project is not subject to the City's redevelopment stormwater standards. The disturbed limits as shown on the plans will consist of the construction of the mechanical building and placement of the pool vessels. For the remaining pool deck area, the concrete pool deck will be removed while the aggregate subbase will remain in place and not be disturbed. Per City's stormwater definitions this is not classified as disturbance.

Legal Description:

PARKWOOD HILLS, LOT 43; SHENANDOAH ADDITION TO PARKWOOD HILLS, LOT 65; NINTH ADDITION TO FAIRCREST, LOTS 283 & 284.

CERTIFIED SURVEY MAP No. _____

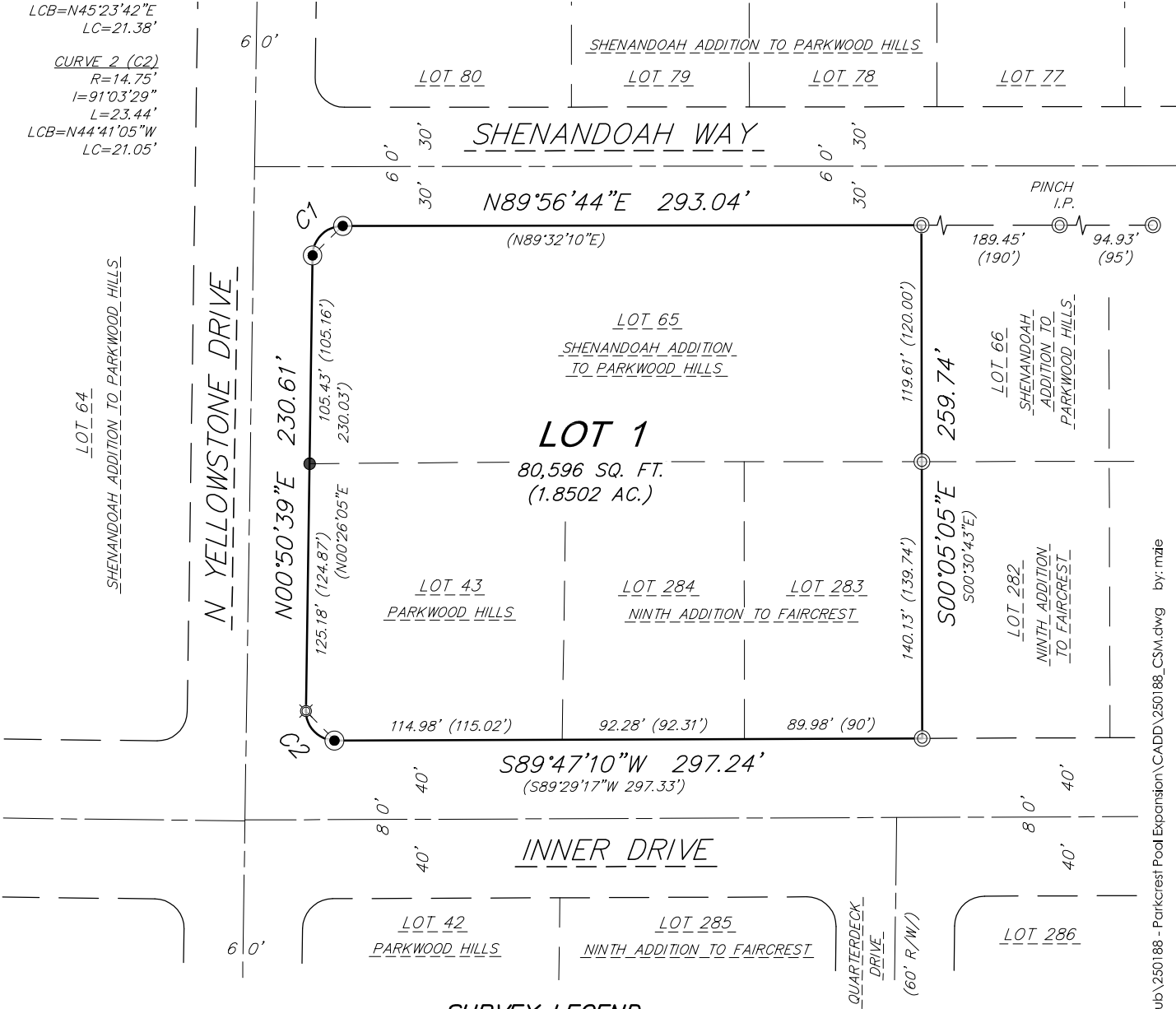
ALL OF LOT 65, SHENANDOAH ADDITION TO PARKWOOD HILLS, RECORDED AS DOC. NO. 1158359, ALL OF LOT 43, PARKWOOD HILLS, RECORDED AS DOC. NO. 1138382 AND ALL OF LOT 283 AND LOT 284, NINTH ADDITION TO FAIRCREST, RECORDED AS DOC. NO. 1139305, DANE COUNTY REGISTER OF DEEDS AND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 24, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR THE SECTION TIE DETAIL.

CURVE 1 (C1)
R=15.24'
I=89°04'48"
L=23.69'
LCB=N45°23'42"E
LC=21.38'

CURVE 2 (C2)
R=14.75'
I=91°03'29"
L=23.44'
LCB=N44°41'05"W
LC=21.05'



SURVEY LEGEND

- ⊙ FOUND 1" \varnothing IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
- ⦿ FOUND 1-1/4" \varnothing IRON ROD
- FOUND 3/4" \varnothing IRON ROD
- ⊗ SET 3/4" x 18" SOLID IRON RE-ROD, MIN. WT. 1.50 lbs./ft.
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

GRID NORTH
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE CO., WI. NAD83 (2011), THE NORTH LINE OF THE SW 1/4 OF SECTION 24 MEASURED AS BEARING N89°51'31"E

20 Mar 2025 - 8:50a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by: mze

vierbicher
planners | engineers | advisors



FN: 250188
DATE: 03/31/2025
REV:
Drafted By: MZIE
Checked By: JZAM

SURVEYED FOR:
Friends of Parkcrest
c/o Jason Brown
P.O. Box 5053
Madison, WI 53705

C.S.M. No. _____

Doc. No. _____

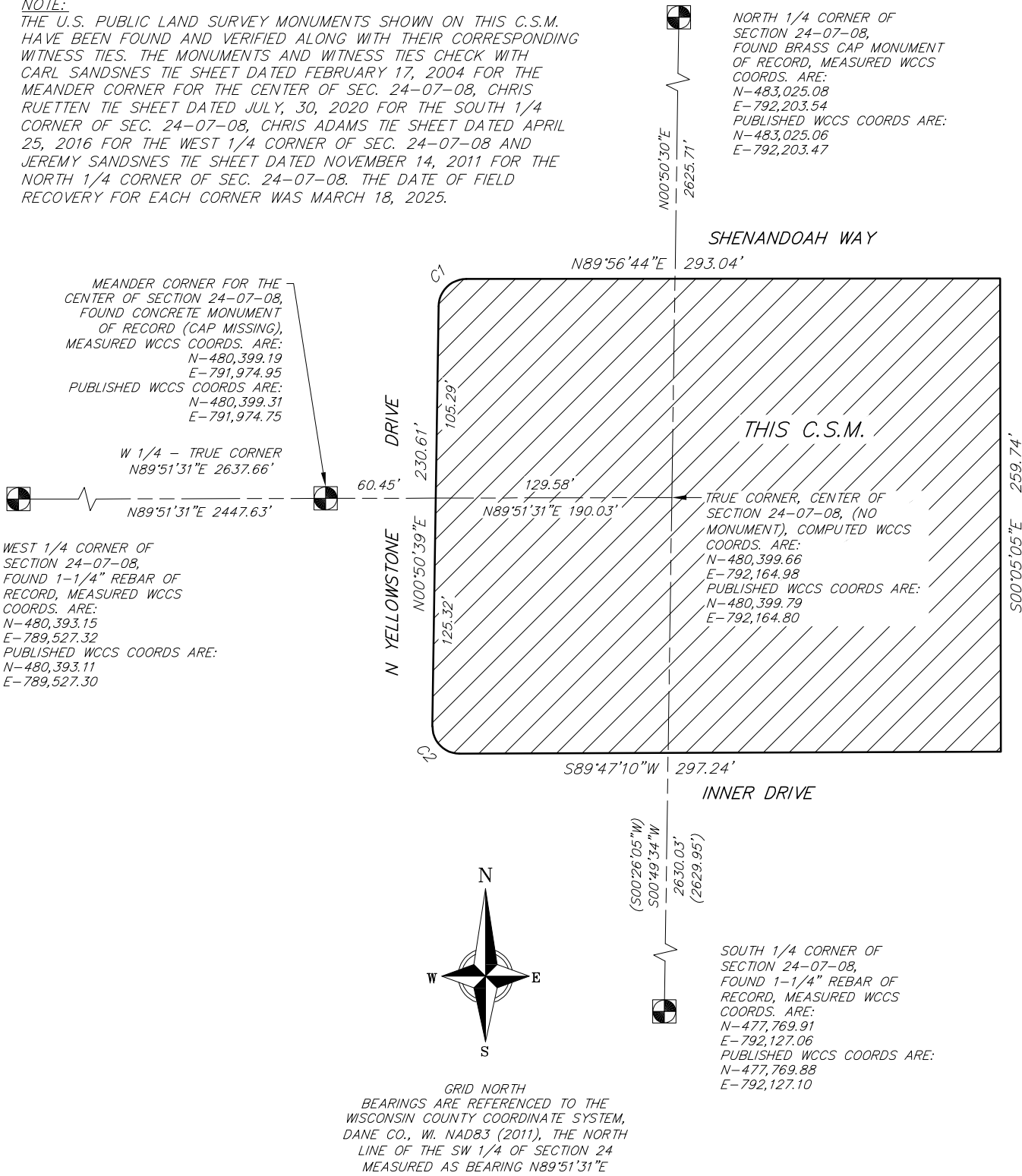
Vol. _____ Page _____

SHEET
1 OF 5

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 65, SHENANDOAH ADDITION TO PARKWOOD HILLS, RECORDED AS DOC. NO. 1158359, ALL OF LOT 43, PARKWOOD HILLS, RECORDED AS DOC. NO. 1138382 AND ALL OF LOT 283 AND LOT 284, NINTH ADDITION TO FAIRCREST, RECORDED AS DOC. NO. 1139305, DANE COUNTY REGISTER OF DEEDS AND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 24, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTE:
THE U.S. PUBLIC LAND SURVEY MONUMENTS SHOWN ON THIS C.S.M. HAVE BEEN FOUND AND VERIFIED ALONG WITH THEIR CORRESPONDING WITNESS TIES. THE MONUMENTS AND WITNESS TIES CHECK WITH CARL SANDSNES TIE SHEET DATED FEBRUARY 17, 2004 FOR THE MEANDER CORNER FOR THE CENTER OF SEC. 24-07-08, CHRIS RUETTEN TIE SHEET DATED JULY, 30, 2020 FOR THE SOUTH 1/4 CORNER OF SEC. 24-07-08, CHRIS ADAMS TIE SHEET DATED APRIL 25, 2016 FOR THE WEST 1/4 CORNER OF SEC. 24-07-08 AND JEREMY SANDSNES TIE SHEET DATED NOVEMBER 14, 2011 FOR THE NORTH 1/4 CORNER OF SEC. 24-07-08. THE DATE OF FIELD RECOVERY FOR EACH CORNER WAS MARCH 18, 2025.

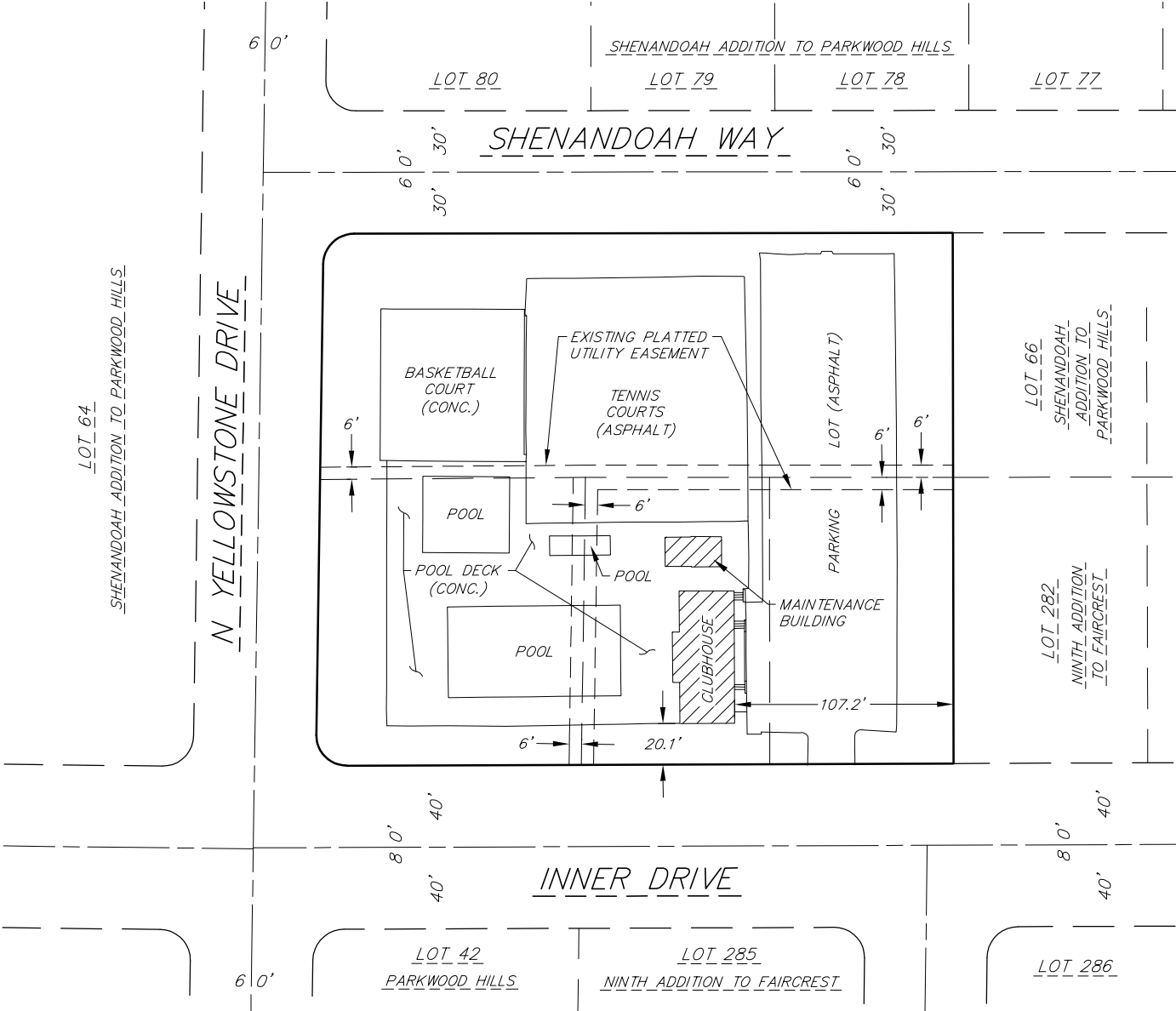
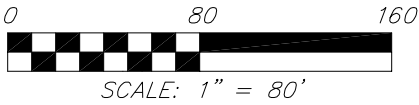


SECTION TIE DETAIL
(NOT TO SCALE)

20 Mar 2025 - 8:49a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by:mzie

CERTIFIED SURVEY MAP No.

ALL OF LOT 65, SHENANDOAH ADDITION TO PARKWOOD HILLS, RECORDED AS DOC. NO. 1158359, ALL OF LOT 43, PARKWOOD HILLS, RECORDED AS DOC. NO. 1138382 AND ALL OF LOT 283 AND LOT 284, NINTH ADDITION TO FAIRCREST, RECORDED AS DOC. NO. 1139305, DANE COUNTY REGISTER OF DEEDS AND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 24, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



EXISTING SITE DETAILS

20 Mar 2025 - 9:55a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by: mze

CERTIFIED SURVEY MAP No. _____

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OWNER’S CERTIFICATE

Parkcrest Swim and Tennis Club, Inc. a Wisconsin corporation, as owner(s), we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the map hereon. We further certify that this Certified Survey map is required by S236.34 to be submitted to the City of Madison for approval. Witness the hand and seal of said owner this _____ day of _____, 2025.

Parkcrest Swim and Tennis Club, Inc.
a Wisconsin corporation

By: _____

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My Commission expires: _____

LEGAL DESCRIPTION

All of Lot 65, Shenandoah Addition to Parkwood Hills, as recorded in Volume 31 of Plats, on pages 29–30, as Document Number 1158359, Dane County Registry, all of Lot 43, Parkwood Hills, as recorded in Volume 30 of Plats, on page 20, as Document Number 1138382, Dane County Registry and all of Lots 283 and 284, Ninth Addition to Faircrest, as recorded in Volume 30 of Plats, on page 23, as Document Number 1139305, Dane County Registry, all located in the Southwest Quarter of the Northeast Quarter, the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 24, Township 07 North, Range 08 East, City of Madison, Dane County, Wisconsin.

Said description contains 80,596 square feet or 1.8502 acres, more or less.

20 Mar 2025 - 8:51a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by:mzie

CERTIFIED SURVEY MAP No. _____

ALL OF LOT 65, SHENANDOAH ADDITION TO PARKWOOD HILLS, RECORDED AS DOC. NO. 1158359, ALL OF LOT 43, PARKWOOD HILLS, RECORDED AS DOC. NO. 1138382 AND ALL OF LOT 283 AND LOT 284, NINTH ADDITION TO FAIRCREST, RECORDED AS DOC. NO. 1139305, DANE COUNTY REGISTER OF DEEDS AND LOCATED IN THE SW 1/4 OF THE NE 1/4, THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 ALL IN SECTION 24, TOWNSHIP 07 NORTH, RANGE 08 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL RESOLUTION

Resolved that the certified survey map located in the City of Madison was hereby approved by Enactment Number _____, File ID Number _____, adopted on the _____ day of _____, 20_____, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said certified survey map to the City of Madison for public use.

Dated this _____ day of _____, 20_____.

Maribeth Witzel-Behl, City Clerk, City of Madison

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording per the Secretary of the City of Madison Plan Commission.

By: _____ Date: _____
Matthew Wachter,
Secretary of the Plan Commission

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor, S-2401, do hereby certify to the best of my knowledge and belief, that I have surveyed, divided and mapped the lands described herein and that the map on sheet one (1) is a correct representation of the exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Section 236.34 of the Wisconsin State Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the Subdivision Ordinance of the City of Madison in surveying, dividing and mapping the same.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Date: _____ MARCH 31, 2025

Signed: _____
Michael J. Ziehr, P.L.S. S-2401

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock _____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski,
Dane County Register of Deeds



City of Madison

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

Master

File Number: 87808

File ID: 87808

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name: CSM - 1802-1804 Roth St

Final Action:

Title: Approving a Certified Survey Map of property owned by Meir Properties, LLC
located at 1802-1804 Roth Street (District 12).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 125.

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	4/7/2025	Maggie McClain	Approve	4/24/2025

History of Legislative File

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1	Planning Division	04/04/2025	Referred for Introduction				
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	Notes: Common Council (5/20/25)						

Text of Legislative File 87808

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 Meir Properties, LLC located at 1802-1804 Roth Street (District 12).

Body

WHEREAS a Certified Survey Map of property owned by Meir Properties, LLC located at 1802-1804 Roth Street, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

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NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:

<https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf>

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interpretar, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635



NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of \$10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance ([M.G.O. Sec. 2.40](#)). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☒ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of \$250, plus \$50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of \$250 plus \$200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: Jacob Meir **Representative, if any:** BRADLEY HINKFUSS
Street address: 1110 RUSKIN STREET **City/State/Zip:** MADISON, WI 53704
Telephone: 608-227-8330 **Email:** bhinkfuss@housinginitiatives.org

Firm Preparing Survey: Burse Surveying and Engineering, Inc. **Contact:** Michelle L. Burse
Street address: 2801 International Lane, Suite 101 **City/State/Zip:** Madison, WI 53704
Telephone: 608-250-9263 **Email:** mburse@bse-inc.net

Check only ONE – ALL Correspondence on this application should be sent to: ☐ Property Owner, OR ☒ Survey Firm

4. Property Information for Properties Located within Madison City Limits

Parcel Addresses: 1802 and 1804 Roth Street
Tax Parcel Number(s): 251/0810-313-0208-7, 251/0810-313-0221-9
Zoning District(s) of Proposed Lots: TR-U1 >> will need to be TR-U2 **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:

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		0.2036
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use):			
Outlots Dedicated to the Public (Parks, Stormwater, etc.)			
Outlots Maintained by a Private Group or Association			
PROJECT TOTALS	1		0.2036

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: Bradley Hinkfuss Signature: 

Date: 3/26/2025 Interest In Property On This Date: Offer To Purchase

Memo



To: City of Madison Building Inspection
From: Brad Hinkfuss
cc: Michelle Burse
Date: 3/27/2025
Re: Certified Survey Map @ 1802 & 1804 Roth St., Madison

Hello Building Inspection Staff,

Enclosed is a check for the application fee for a certified survey map that we are drafting for a proposed project that will combine the parcels at 1802 and 1804 Roth St, Madison. This check includes the application fee (\$250) and the fee for the resulting unified lot (\$200) for a total of \$450.

The project in question involves the construction of a 3-story, wood-frame facility that will contain up to 16 residential units as well as space for a human services office on the first floor. The project will span what are currently two separate lots; hence, the CSM. It will be a permanent supportive housing project that is meant exclusively for clients who are formerly homeless and who also live with serious mental illness. Primary funding will be provided through federal funds that will be contracted through the City of Madison.

Please direct questions about the intended use of the project to Brad Hinkfuss, Executive Director – Housing Initiatives; Cell 608-444-1722; bhinkfuss@housinginitiatives.org

Please direct questions about the survey to Michelle Burse PE, PLS, President - Burse Surveying and Engineering, Office 608.250.9263, Cell 608.209.5178, mburse@bse-inc.net

Thank you

A handwritten signature in blue ink, appearing to be "BH", is written over the "Thank you" text.

15819



HOUSING INITIATIVES INC.

1110 RUSKIN ST
MADISON WI 53704
608-277-8330



Lake Ridge Bank

79-495/759

4/1/2025

PAY TO THE
ORDER OF CITY TREASURER

\$450.00

Four Hundred Fifty and 00/100*****

DOLLARS

CITY OF MADISON BUILDING INSPECTION
PO Box 2984
Madison, WI 53701



VOID AFTER 90 DAYS
[Signature]
AUTHORIZED SIGNATURE

MEMO

⑈015819⑈ ⑈075904953⑈ ⑈187850⑈

HOUSING INITIATIVES INC.

CITY TREASURER

15819

Date	Type	Reference	Original Amt.	Balance Due	4/1/2025 Discount	Payment
3/26/2025	Bill		450.00	450.00		450.00
					Check Amount	450.00

Monona #850 - Opera

450.00

CERTIFIED SURVEY MAP No.

LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN



SCALE : ONE INCH = THIRTY FEET

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	14.55'	10.00'	83°21'53"	N41°26'00"W 13.30'

FOUND CITY OF
MADISON MONUMENT AT
THE WEST QUARTER
CORNER OF SECTION
31-08-10
N: 497252.73
E: 826605.97
(497252.73, 826605.78)

BURKE ASSessor's PLAT No. 1

N00°36'51"E 2705.34'
938.31'

BURKE
STREET

6' 33'

S83°08'44"E
675.29'

FOUND 1-1/4" SOLID IRON ROD
AT THE SOUTHWEST CORNER OF
SECTION 31-08-10
N: 494547.54 E: 826576.97
(494547.46, 826576.89)

LOT 2

S89°19'48"E 80.11'

40.17' (40') 39.94' (40')

C.E. ROTH PLAT

6.4' (N00°30'W 97.9')
N00°17'45"E 97.85'

EX.
HOUSE
TO BE
RAZED

LOT 1

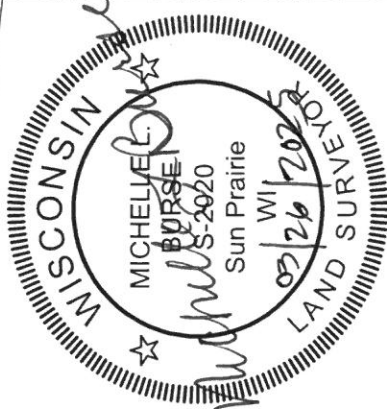
8,869 SQ. FT. OR
0.2036 AC.

31.33' (40') 40.14' (40')
N83°08'44"W 71.47'
(N83°42'W 71.6')

S00°25'18"W 115.42'
(115.5')

C.E. ROTH
PLAT

GRID NORTH
BEARINGS ARE BASED UPON
WISCONSIN COUNTY COORDINATE
SYSTEM (DANE ZONE 83 1997)



SEE SHEET 2 FOR LEGEND

SURVEYED BY :

Burse

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 26, 2025

Plot View: CSM1

\\BSE2991\\dwg\\Survey\\BSE2991_CSMv20.dwg

surveying & engineering

2801 International Lane, Suite 101

Madison, WI 53704 608.250.9263

Fax: 608.250.9266

email: mburse@bse-inc.net

www.bursesurveyengr.com

SURVEYED FOR :
S3 Housing LLC

SHEET 1 OF 4

CERTIFIED SURVEY MAP No.

LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

LEGEND

⊙ 1" IRON PIPE FOUND (UNLESS NOTED)

● 3/4" SOLID IRON ROD FOUND

⦿ 1" PINCHED TOP PIPE FOUND

() INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.

OWNER'S CERTIFICATE

S3 Housing LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Meir Properties LLC does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

City of Madison

IN WITNESS WHEREOF, the said S3 Housing LLC has caused these presents to be signed by _____, its managing member on this _____ day of _____, 202_____.

S3 Housing LLC

By: _____ managing member

STATE OF WISCONSIN)
County of Dane)ss

Personally came before me this _____ day of _____, 202_____, _____ managing member of the above named company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said company, by its authority.

Notary Public, Wisconsin _____
My commission expires _____

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, under the direction of S3 Housing LLC, owner of said land. I further certify that the map on sheet one (1) is a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Madison in surveying, dividing, and mapping the same.

Dated this 26 day of MARCH, 2025

Signed: Michelle L. Burse
Michelle L. Burse, P.L.S. No. 2020

SURVEYED BY :

Burse

MAP NO. _____ SURVEYING & engineering

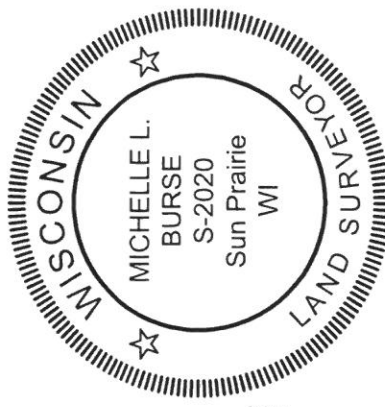
DOCUMENT NO. _____ 2801 International Lane, Suite 101

VOLUME _____ PAGES _____ Madison, WI 53704 608.250.9263

Date: March 26, 2025

Plot View: CSM2 email: mburse@bse-inc.net

\\BSE2991\\dwg\\Survey\\BSE2991_CSMv20.dwg www.bursesurveyengr.com



CERTIFIED SURVEY MAP No.

LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map located in the City of Madison was hereby approved by Enactment Number _____, File I.D. Number _____ adopted on the ____ day of _____, 202____, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said Certified Survey Map to the City of Madison for public use.

Dated this ____ day of _____, 202____.

Maribeth Witzel-Behl, City Clerk
City of Madison, Dane County, Wisconsin

SURVEYED BY :

Burse

surveying & engineering

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

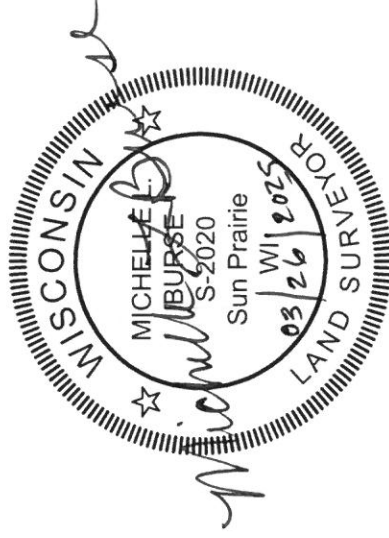
DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 26, 2025

Plot View: CSM3

\\BSE2991\\dwg\\Survey\\BSE2991_CSMv20.dwg



CERTIFIED SURVEY MAP NO.

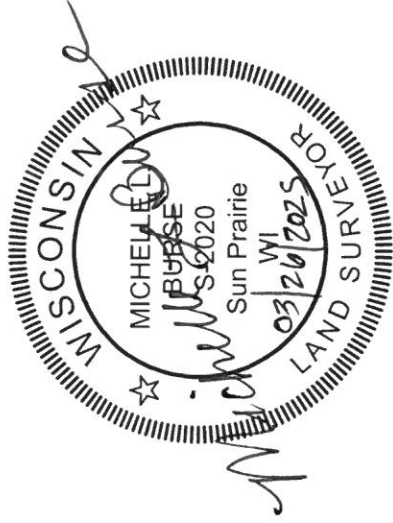
LOTS 8 AND 9, C.E. ROTH PLAT, AS RECORDED IN VOLUME 7 OF PLATS, ON PAGE 33, AS DOCUMENT NUMBER 531689, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN

CITY OF MADISON PLAN COMMISSION CERTIFICATE

Approved for recording by the secretary of the City of Madison Plan Commission.

Dated this ____ day of _____, 202__.

Matthew Wachter, Secretary of the Plan Commission



SURVEYED BY :

Burse

Surveying & engineering

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 26, 2025

Plot View: CSM4

\\BSE2991\\dwg\\Survey\\BSE2991_CSMv20.dwg

Office of the Register of Deeds

____ County, Wisconsin

Received for Record

_____, 20____ at

____ o'clock ____M as

Document No. _____

in _____

Register of Deeds



City of Madison

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

Master

File Number: 87825

File ID: 87825

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/07/2025

File Name: 11540 Owl's Creek Tri-State 2nd Amendment to
Option

Final Action:

Title: Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Tri-State Custom Construction, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 126.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Exhibit - Second Amendment.pdf

Enactment Number:

Author: Andy Miller, Real Estate Specialist

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/07/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/28/25), Common Council (5/6/25)						

Text of Legislative File 87825

Fiscal Note

The proposed resolution authorizes the second amendment to the Option to Purchase agreement between the City of Madison and Tri-State Custom Construction, LLC related to one

lot within the Owl Creek Subdivision. The original sale of the lot included an option for the City to purchase back lots on which developers did not complete construction of single-family dwellings. The original agreement with Tri-State Custom Construction, LLC was approved via legislative file 63906. Legislative file 76480 approved the first amendment to the agreement and extended the expiration date on the Option to Purchase. The second amendment proposed here extends the expiration date to April 7, 2026, to allow the developer more time to complete construction of a new home on the lot. No additional City appropriation required.

Title

Authorizing the City's execution of a Second Amendment to Option to Purchase, between the City of Madison and Tri-State Custom Construction, LLC, for the purpose of extending the City's option to repurchase a certain residential lot within Owl's Creek Subdivision. (District 16)

Body

WHEREAS, pursuant to the terms detailed in a Purchase and Sale Agreement ("Agreement") authorized by File ID No. 63906, Resolution Enactment No. RES-21-00150, adopted by the City of Madison ("City") Common Council on February 23, 2021 ("Resolution"), in 2021 and 2024 the City sold eight vacant residential lots within Owl's Creek Subdivision ("Lots") to Tri-State Custom Construction, LLC ("Seller"); and

WHEREAS, the Agreement included an Option to Purchase ("Option"), giving the City the option to repurchase any of the Lots on which the Seller did not complete construction of single-family residential dwellings within two years of the date the Seller's purchased the Lots from the City; and

WHEREAS, as stated in the Resolution, the City's goals in disposing of the Lots include providing "stability to the Owl Creek neighborhood, construction jobs in a time of economic challenge, and provide the City with revenue to reinvest in affordable housing" ("Goals"); and

WHEREAS, due to challenges related to COVID-19 during 2021-2022, including the limited availability of building materials and skilled labor, construction progress was slowed so the City extended the Option term by two (2) years, as authorized by File ID No. 76480, RES-23-00264; and

WHEREAS, the Seller has showed satisfactory progress toward the completion of homes on the Lots, but is experiencing continued construction delays due to market conditions, and therefore the Seller has requested more time to complete the construction on one of the Lots; and

WHEREAS, to continue the progress toward achieving the City's Goals and grant the Seller more time to complete construction, City Office of Real Estate Services staff support amending the Option to extend the expiration date one year, to April 7, 2026, as detailed in attached Exhibit - Second Amendment ("Second Amendment").

NOW, THEREFORE, BE IT RESOLVED that the City's Common Council hereby authorizes the City's execution of the Second Amendment subject to materially, though not exclusively, the terms and conditions found in the Second Amendment, on a form and in a manner that has been approved by the City Attorney.

EXHIBIT - SECOND AMENDMENT

SECOND AMENDMENT TO OPTION TO PURCHASE

This document pertains to an Option to Purchase that is not a conveyance per Wis. Stats. 77.21(1).

This Second Amendment to Option to Purchase (“Second Amendment”) is made as of April 6, 2025, by and between **Tri-State Custom Construction, LLC**, a Wisconsin limited liability company (“Seller”), and the **City of Madison**, a Wisconsin municipal corporation (“City”).

WITNESSETH:

WHEREAS, the City and Seller are parties to a certain Option to Purchase, dated April 7, 2021, and recorded as Document No. **5715287** on April 9, 2021, as renewed by Renewal of Option to Purchase dated April 7, 2022, recorded as Document No. **5825518** on April 12, 2022, as Amended by First Amendment to Option to Purchase dated March 10, 2023, and recorded as Document No. **5894191** on April 4, 2023, and as renewed by Second Renewal of Option to Purchase, dated April 6, 2024, and recorded as Document No. **5990352** on October 10, 2024, all in the Office of the Dane County Register of Deeds (collectively, the documents listed in this paragraph shall be called the “Option”); and

Return to: City of Madison
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0710-274-1808-9

WHEREAS, the Option pertains to the property legally described as follows:

Lot Eighty Four (84), Owl’s Creek Subdivision, in the City of Madison, Dane County, Wisconsin.

WHEREAS, the Option is due to expire April 7, 2025; and

WHEREAS, the Seller and the City desire to extend the expiration date of the Option as detailed in this Second Amendment.

NOW, THEREFORE, for good and valuable mutual consideration, the delivery and receipt of which is hereby acknowledged by and between the parties, the Seller and City agree as follows:

1. The “April 7, 2025” expiration date of the Option, as stated in Section 1 of the Second Renewal of Option to Purchase, is hereby deleted, and the Option shall now expire on April 7, 2026.
2. All other provisions of the Options remain in full force and effect.

Signatures begin on following page.

IN WITNESS WHEREOF, the parties have entered into this Second Amendment to Option to Purchase as of the date first set forth above.

TRI-STATE CUSTOM CONSTRUCTION, LLC

By: _____
(Signature)

By: _____
(Print name and title)

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 2025, the above named Chad Hawkins, owner of Tri-State Custom Construction, LLC, a Wisconsin limited liability company, known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument as such Managing Member as the deed of such limited liability company, by its authority.

Notary Public, State of Wisconsin

(print or type name)

My Commission expires: _____

Signatures continue on following page.

CITY OF MADISON

By: _____

Satya Rhodes-Conway, Mayor

By: _____

Michael Haas, Acting City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Michael Haas, Acting City Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2025.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

Execution of this document by the City is authorized by Resolution Enactment No. RES-25-_____,
File I.D. No. _____, adopted by the Common Council of the City of Madison on _____, 2025.

Drafted by the City of Madison Office of Real Estate Services

Project No. 11540



City of Madison

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

Master

File Number: 87830

File ID: 87830

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/07/2025

File Name: The proposed resolution authorizes the City to enter into an agreement with the Steve Stricker American Family Insurance Foundation ("Foundation") for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit, from June 2 through June 8,

Final Action:

Title: Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship. (District 18)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 127.

Sponsors: Yannette Figueroa Cole

Effective Date:

Attachments: Cherokee Marsh North-Parking Agreement (AmFam)
(2025) (Updated).pdf

Enactment Number:

Author: CJ Ryan

Hearing Date:

Entered by: nmiller@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Robert Mulcahy	Approve	4/25/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/07/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/28/25), Board of Park Commissioners (5/14/25), Common Council (5/20/25)						

Text of Legislative File 87830

Fiscal Note

The proposed resolution authorizes the City to enter into an agreement with the Steve Stricker American Family Insurance Foundation ("Foundation") for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit, from June 2 through June 8, 2025. The Foundation will pay the City an amount of \$14,000 for the seven days of use. Revenue will be collected in MUNIS (51246-44290). No appropriation is required.

Title

Authorizing the Mayor and City Clerk to execute a Parking Lot and Driveway Use Agreement with the Steve Stricker American Family Insurance Foundation for the use of the parking lots in Cherokee Marsh Conservation Park-North Unit during the American Family Insurance Championship. (District 18)

Body

WHEREAS, the 2025 American Family Insurance Championship ("Event") is an annual professional golf event that will be taking place on June 6-June 8, 2025 at TPC Wisconsin, a golf course located at 1659 Players Drive in Madison; and,

WHEREAS, the Foundation will be working with American Family Insurance, PGA Tour Champions, and representatives of TPC Wisconsin on the Event; and,

WHEREAS, Event planners have identified a need for controlled off-site parking to serve the needs of Event; and,

WHEREAS, TPC Wisconsin is located in an area of the City that does not have much existing off-site parking infrastructure; and,

WHEREAS, the City owns lands immediately adjacent to TPC Wisconsin, the Cherokee Marsh Conservation Park-North Unit (the "Park"). The 946-acre park has two parking lots located off of N. Sherman Ave. just to the north of TPC Wisconsin, one lot being directly off of N. Sherman Ave. (the "Southern Lot") and the other lot (the "Northern Lot") accessible by a roughly 2000 foot long park driveway off of the end of N Sherman Ave. (the "Driveway"); and,

WHEREAS, to meet the needs of the Event, the Foundation has requested to have the dedicated use of the Southern Lot and the Northern Lot (collectively, the "Parking Lots") and the Driveway, which the Parks Division is agreeable to, subject to the conditions set forth herein; and,

WHEREAS, the Foundation will have exclusive use of the Parking Lots from June 2, 2025 at 4:00 am through June 8, 2025 at 10:00 pm to facilitate the event and will be authorized to close public vehicular access to and use of the Parking Lots; and,

WHEREAS, the Park will remain open to pedestrian and bicycle traffic through the duration of

the event at the Sherman Avenue entrance and the Burning Wood Way pedestrian entrance throughout the vehicular closure; and,

WHEREAS, the Foundation will be responsible to restore the parking lots and driveway to their original condition after its use; and,

WHEREAS, the Foundation will be responsible to pay the City \$14,000 for the seven days of use for the closure of the Parking Lots and the Driveway as set forth in the agreement; and,

NOW THEREFORE BE IT RESOLVED the Mayor and City Clerk are authorized to enter into a Parking Lot and Driveway Use Agreement for June 2, 2025 through June 8, 2025 with the Steve Stricker American Family Insurance Foundation, Inc., to use the parking lots and driveway at the Cherokee Marsh Conservation Park - North Unit, in a format that is approved by the City Attorney and the Risk Manager, and that is consistent with the agreement attached hereto.

BE IT FURTHER RESOLVED that the Superintendent of Parks is delegated the authority to act on behalf of the City as set forth in the Agreement.

PARKING LOT AND DRIVEWAY USE AGREEMENT

Cherokee Marsh Conservation Park-North Unit

Between the City of Madison and Steve Stricker American Family Insurance Foundation, Inc.
For the 2025 American Family Insurance Championship

THIS AGREEMENT, entered into by and between the City of Madison, a municipal corporation (hereinafter referred to as “City”), and Steve Stricker American Family Insurance Foundation, Inc. (“Foundation”), a Wisconsin Non-Stock Corporation, is effective as of the date on which all parties have signed hereunder.

WITNESSETH:

WHEREAS, the 2025 American Family Insurance Championship (“Event”) is an annual professional golf event that will be taking place on June 6-June 8, 2025 at TPC Wisconsin, a golf course located at 1659 Players Drive in Madison; and,

WHEREAS, the Foundation will be working with American Family Insurance, PGA Tour Champions, and representatives of TPC Wisconsin on the Event; and,

WHEREAS, Event planners have identified a need for controlled off-site parking to serve the needs of Event; and,

WHEREAS, TPC Wisconsin is located in an area of the City that does not have much existing off-site parking infrastructure; and,

WHEREAS, the City owns lands immediately adjacent to TPC Wisconsin, the Cherokee Marsh Conservation Park-North Unit (the “Park”). The 946 acre park has two parking lots located off of N. Sherman Ave. just to the north of TPC Wisconsin, one lot being directly off of N. Sherman Ave. (the “Southern Lot”) and the other lot (the “Northern Lot”) accessible by a roughly 2000 foot long park driveway off of the end of N Sherman Ave. (the “Driveway”); and,

WHEREAS, to meet the needs of the Event, the Foundation has requested to have the dedicated use of the Southern Lot and the Northern Lot (collectively, the “Parking Lots”) and the Driveway, which the Parks Division is agreeable to, subject to the conditions set forth herein.

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 Parking Lot and Driveway Use Agreement for the Cherokee Marsh Conservation Park-North Unit, Between the City of Madison and the Steve Stricker American Family Insurance Foundation, Inc., for the 2025 American Family Insurance Championship (“Agreement”) is to set forth the agreement between the City and the Foundation (collectively the “Parties”) regarding the Foundation’s closure and use of the Parking Lots and the Driveway area of the Park for the Event.

2. Term. This Agreement is effective as of the date by which both parties have signed hereunder, and is in effect until September 30, 2025.
3. Premises. This Agreement will apply to three portions of the Park, which are depicted on Exhibit A to this Agreement:
 - A. The Southern Lot is located at 5850 N. Sherman Ave. and is directly adjacent to the northern boundary of TPC Wisconsin. It is a gravel lot with two access points off of N. Sherman Ave.
 - B. The Driveway begins on an unaddressed City-owned parcel (Parcel No. 066-0809-241-8000-9) at the northern terminus of N. Sherman Ave. The gravel driveway then goes approximately 2000 feet in a northwesterly direction across two other City-owned parcels (6098 N. Sherman Ave. and 6006 N. Sherman Ave.) where it ends at entrances to the Northern Lot.
 - C. The Northern Lot is located at 6006 N. Sherman Ave. It is a gravel lot that is accessed by way of the Driveway and includes a northern and southern entrance/exit.
4. Period of Use; Exclusive Use. Beginning at June 2, 2025 at 4:00 am, through June 8, 2025 at 10:00 pm (the "Period of Use"), in order to facilitate the Event, Foundation shall have the sole and exclusive use of the Parking Lots and the Driveway, and can control access thereto by its members, representatives, agents, contractors, subcontractors, and invitees, subject to the conditions set forth in this Agreement.
5. Special Conditions of Use. City agrees that Foundation shall be able to control the use of the Parking Lots and the Driveway during the Period of Use as provided for in this Section. The Superintendent shall have the authority to act for the City within the parameters of this Agreement.
 - A. Use of the Parking Lots and Driveway. Foundation is hereby granted the authority to use the Parking Lots and Driveway during the Period of Use as needed to facilitate the Event, including using it as a streamlined load-in/load-out area before, during and after the Event. This authorization only applies to the portions of the Parking Lots and Driveway that have a gravel base. No items, of any kind, including vehicles, equipment, cables, etc. may be placed on or stored on the turf areas of the Park without the express permission of the Parks Division. However, temporary signage related to the parking areas may be placed on the turf, provided that it does cause any damage to vegetation.
 - B. Parking Lot and Driveway Closure. Foundation will be authorized to close public vehicular access to and use of the Parking Lots and the Driveway during the Period of Use. In order to maintain public access to the Park during the Event, the public may continue to access the Parking Lots and the Driveway by foot or bicycle, subject to any reasonable restrictions deemed necessary by Foundation to ensure public safety. In addition, the Parking Lots and the Driveway will remain open for emergency personnel and representatives of the City's Parks Division. Access to

the Parking Lots and the Driveway may be limited or controlled by the use of passes issued by the Foundation or associated with the Event, including passes sold by the Foundation or others with the Foundation's permission.

- C. Parking Requirements. Vehicles will be authorized to park in the Parking Lots , but only on areas that have a gravel base. No parking, or vehicle usage of any kind, is authorized off the gravel areas, on turf within the Park. Parking in the Driveway, including temporarily by occupied vehicles, must have approval by the Madison Fire Department to ensure adequate emergency vehicle access.
- D. Conservation Park Restrictions. Foundation acknowledges that the Parking Lots and the Driveway are within a City conversation park. As such, these areas are subject to MGO Section 8.40. Under this ordinance, within the Park it is unlawful to, among other things: possess, sell, or consume alcoholic beverages; possess, carry or discharge firearms; camp or build fires; and dump or leave any waste except in receptacles provided for such purpose. In addition, the Foundation recognizes that the Park is open from 4:00 am until one hour after sunset, unless special permission is obtained from the Parks Superintendent.
- E. Public Communication. By May 15, Foundation shall submit a public communication plan to the Superintendent that details how Foundation will inform the public about the temporary closure of the Parking Lots and the Driveway. Notification shall be in place no later than one week before the Event. Beginning on the first day of the Event, public communications may include electronic sign boards within N. Sherman Ave., subject to approval, if necessary, by the City and/or the Town of Burke, on TPC Wisconsin property, or on other City-owned land with the Superintendent's consent. Communications shall indicate that pedestrian and bicycle access to the Park will remain open. Upon approval by the Superintendent, the communication plan shall be implemented by Foundation and the costs of implementing this communication plan shall be borne by Foundation.
- F. Event Related Operations and Maintenance. During the Period of Use, Foundation shall be responsible for all operations and maintenance activities associated with the Parking Lots and the Driveway, including, specifically, refuse collection and removal, as necessary. In addition, Foundation is authorized to temporarily place refuse containers and temporary restroom facilities in the Parking Lots, as needed, provided those items are not placed on the turf, and those items are removed at the end of the Period of Use.
- G. Post Event Responsibilities. Foundation shall be responsible for the following post Event responsibilities, which responsibilities shall be done to the satisfaction of the City, as noted herein:
 - (1) Foundation shall be responsible for cleaning up and restoring the Parking Lots and the Driveway to their original condition so that they may be fully and safely used as a public on June 9, the day following the Event. All

materials and object placed in the Park associated with the Event will be removed, unless additional time is provided by the Parks Superintendent.

- (2) Within 24 hours of the end of the Event, Foundation shall be responsible for cleaning up and removing all visible debris associated with the Event from N. Sherman Ave., from Perfect Drive north to the terminus of the roadway, and the Park.
- (3) Foundation is responsible for the disposal of all debris collected under this provision.

H. Usage Fee. Foundation shall pay the City \$2,000 per day, \$14,000 total for the seven days in the Period of Use, for the closure and use of the Parking Lots and the Driveway for the Event as set forth in this Agreement. Payment shall be due no later than May 2, 2025 and Foundation may not use the Park under this Section until this fee is paid. Foundation is responsible for any other permit fees associated with the Event, which may include, specifically, street use permit fees.

6. Indemnification and Insurance.

- A. Indemnification. Foundation 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 Foundation's and/or Foundation'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.
- B. Hazardous Substances; Indemnification. Foundation represents and warrants that its use of the Parking Lots and Driveway will not generate any hazardous substance, and it will not store or dispose on the Parking Lots and Driveway nor transport to or over the Parking Lots and Driveway any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Foundation 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.

C. Insurance.

- (1) Required Coverage. Foundation will insure, as indicated, against the following risks to the extent stated. Foundation shall not commence work under this Agreement, nor shall Foundation allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.
 - (a) Commercial General Liability. Foundation shall procure and maintain during the life of this Agreement, Commercial General Liability insurance including, but not limited to, bodily injury, property damage, personal injury, and products and completed operations (unless determined to be inapplicable by the Risk Manager) in an amount not less than \$1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Foundation's coverage shall be primary and noncontributory and list the City of Madison, their officers, officials, agents and employees as additional insureds. Foundation shall require all subcontractors under this Agreement (if any) to procure and maintain insurance meeting the above criteria, applying on a primary basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.
 - (b) Umbrella Liability. Permittee shall procure and maintain Umbrella Liability coverage at least as broad as the underlying Commercial General Liability of \$1,000,000 per occurrence and aggregate.
- (2) 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.
- (3) Proof of Insurance, Approval. Foundation shall provide to the City certificate(s) of insurance showing the type, amount, class of operations covered, effective dates and dates of expiration of policies for approval by the City Risk Manager, prior to commencing work under this Agreement. Foundation shall provide the certificate(s) to the City's representative at the time of signing the contract, or sooner. Foundation shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager. If additional coverage under Subdivision (2) is required, proof of insurance shall be provided to the City Risk Manager no later than August 1 of the year of the Event.

- (4) Notice to City of Changes in Coverage. Foundation and/or its 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.
7. No Realty. It is expressly understood and agreed that this Agreement is not a lease or a conveyance of realty, but merely a granting to Foundation the right to use the Parking Lots and the Driveway for the purposes set forth herein.
8. Notices. All notices required to be given under the terms of this Agreement shall be personally delivered or sent, postage prepaid, by depositing the same in United States mail addressed as follows:
- City: Superintendent of Parks
City of Madison Parks Division
330 E. Lakeside Street
Madison, WI 53715
- Foundation: Nike Pokrass, Executive Director
Steve Stricker American Family Insurance Foundation
6000 American Parkway
A Building
Madison, WI 53783
StrickerAmFamFoundation@amfam.com
9. Non-Discrimination. In the performance of services under this Agreement, Foundation agrees not to discriminate against any employee or applicant for employment because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs or student status. Foundation further agrees not to discriminate against any subcontractor or person who offers to subcontract on this contract because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.
10. Default/Termination.
- A. In the event Foundation shall default in any of the covenants, agreements, commitments, or conditions herein contained, and any such default shall continue unremedied for a period of four (4) hours after verbal notice thereof to Foundation, 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 Foundation, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of Foundation under this Agreement. In addition to the consequences of a default as set forth in this Section, in the event of a default in the terms of Section 5.F regarding post-event responsibilities and 5.E regarding public communication, the City may perform this work, or cause this work to be performed, for Foundation and Foundation agrees to be responsible for the costs of

any such work. Following the performance of such work, the City shall invoice Foundation for said work, which amount shall be paid to the City within thirty days of mailing of the invoice to Foundation.

- B. Foundation may, in its sole discretion and without any reason, terminate this Agreement at any time by furnishing the City with written notice of termination. If usage fees under Section 5.H have been paid by Foundation, City shall refund Foundation for each day that the Parking Lots and Driveway are not used.
11. Binding on Parties; Amendments. This Agreement shall be binding on the Parties hereto, and cannot be varied or waived by any oral representations or promise of any agent or other person of the Parties hereto unless the same is in writing and is signed by both the Parties or their authorized agents.
12. 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.
13. Joint Preparation. Each Party and its counsel have participated fully in the review and revision of this Agreement and acknowledge that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.
14. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Foundation 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 Foundation 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.
15. 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.
16. Agreement Governed by Laws of Wisconsin; Venue. This Agreement shall be deemed executed in the City of Madison and in the State of Wisconsin and governed by the laws of the State of Wisconsin. For any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved informally, the venue shall be Dane County, Wisconsin, and the parties agree to submit themselves to the jurisdiction of a court of competent

jurisdiction in said venue, to the exclusion of any other forum that may have jurisdiction over such a dispute according to any law.

17. Compliance with Applicable Laws. Foundation, and Foundation's contractors, subcontractors and vendors 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 Foundation and its agents and employees in the performance of this Agreement. Foundation, and their contractors, subcontractors and vendors, shall obtain all necessary permits and licenses as required by City ordinances, resolutions, and rules of the Board of Park Commissioners, and shall comply with all ordinances, rules, and permit requirements in the use of the Parking Lots and the Driveway, specifically to include obtaining a special event permit or other parks related permits if necessary, and a street use permit if any City rights-of-ways are to be closed.
18. Authority. The Parties represent that they have the authority to enter into this Agreement. The person signing on behalf of Foundation represents and warrants that he has been duly authorized to bind Foundation and sign this Agreement on Foundation's behalf.
19. 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.
20. 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 set their hands at Madison, Wisconsin.
STEVE STRICKER AMERICAN FAMILY INSURANCE FOUNDATION, INC.

Nake Pokrass, Executive Director

Date

CITY OF MADISON

Satya Rhodes-Conway, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

Countersigned:

Approved as to form:

David P. Schmiedicke, Finance Director

Date

Michael P. Haas, City Attorney

Date

Execution of this Agreement by City was approved by the Board of Parks Commissioners on _____, 2025 and authorized by Resolution Enactment No. RES-25-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 2025.

EXHIBIT A
Map of Park



Purple: North Parking Lot
Red: Driveway
Orange: South Parking Lot
Black Line: Park Boundary



City of Madison

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

Master

File Number: 87831

File ID: 87831

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/07/2025

File Name: Approving the 2025 Neighborhood Grant Program
recommendations

Final Action:

Title: Approving the 2025 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 128.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: 2025 NGP Recommendations

Enactment Number:

Author: Linda Horvath and Angela Puerta, Planning Division

Hearing Date:

Entered by: lheiser-ertel@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Maggie McClain	Approve	4/29/2025

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	04/07/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (4/28/25), Common Council (5/6/25)							

Text of Legislative File 87831

Fiscal Note

Fiscal note pending.

Title

Approving the 2025 Neighborhood Grant Program recommendations, authorizing the execution of agreements required to administer the program, authorizing the Planning Division Director and Finance Director to execute grant agreements on behalf of the City, and authorizing the acceptance of any grant-funded improvements to be located on City-owned lands.

Body

WHEREAS, the Neighborhood Grant Program provides funds to neighborhood organizations, business associations, and other community groups for activities that promote strong neighborhoods, and includes grants for Community Enhancement projects and Neighborhood Leadership and Capacity Building activities; and

WHEREAS, 17 eligible grant applications were submitted, requesting a total of \$46,993; and

WHEREAS, the City has been awarding Neighborhood Grants for over 20 years and a growing number of previously funded projects require repairs or significant maintenance, so any funds not granted or spent each year are available for such work; and

WHEREAS, the Planning Division Staff Review Team convened to review grant applications, make recommendations for funding based on program criteria, and determine conditions to be included in the associated grant agreements; and

WHEREAS, it is common for some of the grant applications to request the use of City-owned lands for the location of a neighborhood project; for example, parks, greenways, stormwater outlots, bike paths, and/or public right-of-way; and

WHEREAS, applications requesting the use of City-owned lands shall require additional review by applicable City staff, as a condition of approval for the grant agreement; and

WHEREAS, in those cases, in addition to the grant agreement, a sponsoring Neighborhood Association shall sign a Letter of Agreement with the City, drafted by the City's Office of Real Estate Services, whereby the area Neighborhood Association assumes all long-term maintenance and financial responsibilities for the approved grant project, in exchange for the City's ownership of the approved private improvements on City-owned lands; and

WHEREAS, the City's ownership of the improvements on City-owned land allows the project to move forward without insurance and annual fee requirements that would otherwise be difficult for a Neighborhood Association to obtain; and

WHEREAS, the Planning Division Staff Review Team recommends awarding 9 grants totaling \$26,514 as well as setting aside \$3,486 for maintenance reserves, for a total budget of \$30,000. A copy of said recommendations are attached hereto and made a part hereof.

NOW THEREFORE BE IT RESOLVED, that the Common Council hereby approves the 2025 Neighborhood Grant Program recommendations and conditions made by the Planning Division Staff Review Team and authorizes the Planning Division Director and the Finance Director, to execute all agreements required to administer the program on behalf of the City with the grantees and for the amounts shown in the attachment, in a form approved by the City Attorney; and

BE IT FURTHER RESOLVED that the City shall accept ownership of any private improvements placed upon public lands, in exchange for a sponsoring Neighborhood Association's written

agreement to assume long-term maintenance of said improvements, on a form approved by the City Attorney's Office; and

BE IT FINALLY RESOLVED, that any unspent funds may be added to the maintenance reserve for approved grant agreements, or be used for purposes to support neighborhood-focused planning efforts or for purposes that are consistent with the Planning Division's Placemaking Fund.

2025 Planning Division Review Team Neighborhood Grant Recommendations

Projects recommended for funding			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Arboretum Neighborhood Association, Inc.	District 14 - Isadore Knox Jr.	<u>Community Mural Painting</u> - paint illustrations on Lake Forest Water Co-op pump-house and a building at Martin St./Fish Hatchery Rd. to beautify the neighborhood, fostering resident connections, drawing attention to the unique natural landscape, and enhancing sense of place in the newest corner of Madison.	57.6	1	\$ 2,500.00	\$ 2,500.00	Planning Division must approve a revised detailed budget and scope of services; grantee must hire an artist to work with community on mural designs and painting; property owners, Planning Division, Madison Arts Commission and Zoning review and approval of mural designs and maintenance plans required.
Allied Wellness Center, Inc.	District 10 - Yannette Figueroa-Cole	<u>Community Learning Garden</u> - foster environmental education, sustainability, and community engagement with hands-on gardening experiences at Marlborough Garden for children, families, and individuals.	57.1	2	\$ 5,000.00	\$ 5,000.00	Planning Division must approve a revised detailed budget and scope of services; Parks Division and Rooted approval required; Board of Park Commissioners review required.
Eastmorland Community Center, Ltd.	District 15 - Dina Nina Martinez-Rutherford	<u>Building Farewell Celebration</u> - the building occupied by Eastmorland Community Center (ECC) will be demolished this summer; we will mark this change with a celebration of painting, print making and wind phone for processing feelings.	57.0	3	\$ 3,600.00	\$ 3,600.00	Planning Division must approve a revised detailed budget and scope of services.
Sandburg Elementary School Parent Teacher Organization, Inc.	District 17- Sabrina Madison	<u>Sandburg Neighborhood Community Garden</u> - build four native, pollinator-friendly gardens, rain barrels, and community, decorated stepping stones.	56.1	4	\$ 2,724.00	\$ 2,724.00	Planning Division must approve a revised detailed budget and scope of services; Planning and Parks Division approval of maintenance plan required; Board of Park Commissioners review required.

* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team

Projects recommended for funding			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Hiestand Park Neighborhood Association	District 3 - Derek Field	<u>Startup and Capacity Building</u> - build capacity of newly (re)established Hiestand Park Neighborhood Association. Address the lack of accessible meeting spaces, develop reliable and consistent communication practices, and encourage collaboration among diverse residents.	51.1	5	\$ 2,000.00	\$ 2,000.00	Planning Division must approve a revised detailed budget and scope of services. Up to 50% of grant award may be used for facility rental, food, beverages, and entertainment.
Junction Ridge Neighborhood Association, Inc.	District 1- John Duncan, District 9 - Joann Pritchett	<u>Prairie Walkway</u> - the number one priority in our neighborhood is "Improving and Maintaining the Park and Prairies". Since 2021, the neighborhood association has been developing a small prairie in a former "no mow" area in Junction Ridge Park. A new walkway will bring more people to this area.	49.6	6	\$ 3,800.00	\$ 3,800.00	Planning Division must approve a revised detailed budget and scope of services; Board of Park Commissioners review required; if approved, any paths must be reviewed and approved by Parks Division, which likely will require coordination of an on-site meeting; for interpretive signs, materials need to consider future prescribed burns and follow requirements in Parks Division's Private Art & Expressive Displays Policy located at: https://www.cityofmadison.com/parks/about/documents/PrivateArtExpressiveDisplaysPolicy.pdf ; Parks must be involved in drafting sign content and signs must be donated to the City of Madison; Grantee must consider sustainable materials for walkway and Parks must review and approve maintenance plan.

* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team

Projects recommended for funding			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Kennedy Heights Community Center	District 18 – Carmella Glenn	<u>Mobile Community Peace Mosaic Board & Food Justice Initiative</u> - create a 4' x 4' mobile community peace mosaic board, inspired by three years of Nonviolent Communication (NVC) and restorative conversations and promote food justice by constructing 3-4 raised garden beds.	49.1	7	\$ 4,820.00	\$ 4,820.00	Planning Division must approve a revised detailed budget and scope of services; proof of property owner permission required; Planning must also approve a plan for maintenance and security of mosaic peace board, and maintenance of garden beds.
Linda Baumann on behalf of Bay Creek Walking Group	District 13 - Tag Evers	<u>Connecting Neighbors for Community Empowerment</u> - improve the lives of our neighbors by improving communication and support systems with five public, hour-long workshops in a series entitled Connecting Neighbors for Community Empowerment.	44.9	8	\$ 800.00	\$ 800.00	Planning Division must approve a revised, detailed scope of services and budget. Workshops must be free and open to the public. Up to 50 percent of the grant award may be used for facility rental, food and beverages.
Arbor Hills Neighborhood Association, Inc.	District 10 - Alder Yannette Figueora Cole	<u>A New Vision for the AHNA Newsletter</u> – mail newsletters to improve timely and comprehensive distribution, print an additional 30 copies for distribution at Arbor Good Neighbor House, and create a fridge magnet with event dates.	42.6	9	\$ 1,270.00	\$ 1,270.00	Planning Division must approve a revised detailed budget and scope of services; Grantee must provide a plan for sustaining cost of printing additional newsletters and postage in the future.
Projects not recommended for funding due to insufficient funds			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Lake Wingra Walking Group	District 13 - Tag Evers	<u>Lake Wingra Loop Signage and Community Event</u> - develop a publicity strategy and hold an event to celebrate the Lake Wingra Loop, a tour which highlights the unique natural, historical, and cultural features surrounding this lake.	39.7	10	\$ 1,465.00	N/A	N/A
Orchard Ridge Neighborhood Association	District 10 - Ynette Figueroa Cole	<u>Revitalize Toki ORE School Forest</u> – revitalize the overgrown forest and impassable paths.	39.1	11	\$ 4,400.00	N/A	N/A

* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team

Projects not recommended for funding due to insufficient funds			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Focused Interruption	District 16 - Sean O'Brien	<u>2025 Community Engagement Plan</u> - strengthen community bonds, promote safety, and encourage meaningful participation through engaging events at the Meadowlands and Harmony Apartments.	37.3	12	\$ 1,000.00	N/A	N/A
Sprecher East Neighborhood Association	District 16 - Sean O'Brien	<u>Sprecher East Community Connection Initiative</u> - revitalize the neighborhood association with a targeted mailing campaign, community gathering event and promotion of the ad-free website for surveys and community discussions.	36.7	13	\$ 2,200.00	N/A	N/A
Bayview Foundation, Inc.	District 13 - Tag Evers	<u>Neighbor Nights</u> - free weekly community event with farmers' market, picnic dinner, and live music June thru August.	35.4	14	\$ 5,000.00	N/A	N/A
Lerdahl Park Neighborhood Association	District 18 - Carmella Glenn	<u>LPNA Logo Project</u> - create a first-ever logo for the neighborhood association to reflect neighborhood, its members and the many unique natural and cultural features.	31.1	15	\$ 1,564.00	N/A	N/A
Elvehjem Neighborhood Association	District 16 - Sean O'Brien	<u>Neighborhood Welcome Kits</u> - a welcome kit that includes important neighborhood information and fosters a sense of community and camaraderie.	29.1	16	\$ 2,500.00	N/A	N/A
Projects not recommended for funding due to applicant withdrawing proposal			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Park Cedar Resident Council	District 13 - Tag Evers	<u>Park Cedar Resident Council Block Party</u> - a community-centered event to bring neighbors together through entertainment, food, and activities.	N/A	N/A	\$ 2,350.00	N/A	N/A
Total Requested; Total Recommended; Maintenance Reserves					\$ 46,993.00	\$ 26,514.00	\$ 3,486.00

* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team

Projects not recommended for funding due to projects/applicant being ineligible			Total	Rank	Grant Request	Recommended Grant Awards*	Conditions
Elvehjem Parent Teacher Organization	District 16 - Sean O'Brien	<u>May Day Baskets</u> – on May 1 st , kids, volunteers and school staff will deliver 200 May Day Baskets to Elvehjem Neighborhood.	N/A	N/A	\$ 500.00	N/A	N/A
1 Pyramid at a Time, FSO of Ctr for Comm Stewardship	District 14 - Isadore Knox Jr.	<u>Heifetz Live w/1P</u> - a summer program where neighbors meet one another, learn more about City plans and create more good uses for this space.	N/A	N/A	\$ 2,000.00	N/A	N/A
Collaboration Project	Districts 2, 4, 5, 8, 10, 11, 13, 14, 19 - Will Ochowicz, Michael Verveer, Regina Vidaver, MGR Govindarajan, Yvette Figueroa Cole, Bill Tishler, Tag Evers, Isadore Knox Jr, John P. Guequierre	<u>Neighborhood Networks</u> - launch Neighborhood Network in West High attendance area - meet 3-4 times a year plus a half day retreat and host 2 community dinners.	N/A	N/A	\$ 5,000.00	N/A	N/A
Blu J Productions LLC	N/A	<u>The Sonosphere</u> - a next-level vibroacoustic therapy device combined with a sphere-shaped surround sound.	N/A	N/A	\$ 100,000.00	N/A	N/A
Symbiotic Solutions	District 15 - Dina Nina Martinez-Rutherford	<u>PFAS Remediation Prevention Eastmoorland Food Forest Project</u> - protect neighborhood Food Forests from PFAS contamination through a remediation and prevention strategy.	N/A	N/A	\$ 3,150.00	N/A	N/A

* Maximum amount recommended, subject to conditions determined by Planning Division Staff Review Team



City of Madison

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

Master

File Number: 87871

File ID: 87871

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2025

File Name: 13044 TID 55 Voit Farm Development

Final Action:

Title: Authorizing the Mayor and City Clerk to execute a development agreement with Starkweather, LLC to create a 20-year, mixed-use, Tax Incremental District #55 (Voit Farm), to assist in the development of the former Voit Farm property into 13 lots that may be sold to developers of both market-rate and affordable housing. (District 15)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 129.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: Exhibit A - Term Sheet.pdf, 13044 TID 55 (Voit Farm) - TID Creation Summary 4-8-25.pdf

Enactment Number:

Author: Joe Gromacki, TIF Coordinator

Hearing Date:

Entered by: cklawiter@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/8/2025	Maggie McClain	Approve	4/28/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/08/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (4/28/25), Common Council (5/6/25)						

Text of Legislative File 87871

Fiscal Note

The proposed resolution authorizes the execution of a development agreement with

Starkweather, LLC to assist in the development and sale of 13 shovel-ready lots at the former Voit Farm property. The agreement between Starkweather, LLC and the City establishes Starkweather's responsibilities in construction and delivery of saleable housing lots as well as the City's level of TIF financial assistance to said housing developers. The purchase of the property and the costs of installing infrastructure on the property will be the responsibility of the Starkweather, LLC (approximately \$18.8 million). The agreement further establishes a sales price and infrastructure cost framework to be used by both parties to determine whether such housing developers require TIF assistance, such that, but for TIF assistance, the project(s) would not occur.

The Common Council will receive an authorizing resolution for the creation of a proposed TID 55 (Voit Farm) Project Plan and Boundary later in 2025. TID 55 would qualify under TIF Law as a mixed-use TID, which allows a maximum of 20 years to collect tax increments to pay for project costs. The Project Plan will outline the eligible TIF project costs that may be paid with tax increments, including approximately \$3,887,000 of TIF loan assistance for development projects and approximately \$4,165,000 of City land banking for Lots 6, 9, 10 and 13 within the Starkweather, LLC project. Additional resolutions will be proposed at a future date for any TIF development loans and/or for the City's purchase of the aforementioned lots. If additional budget authority is required for those proposed resolutions, it will be requested at that time or requested in future Capital Budgets.

The City providing any TIF assistance is contingent upon the Council adoption of a resolution authorizing the creation of a TID 55 (Voit Farm) Project Plan and Boundary and approval of the TID creation by the TIF Joint Review Board. Future amendments of the TID 55 Project Plan may occur over time in the event that the TID performs beyond financial expectations and additional TIF assistance is required for future housing development or infrastructure improvements.

No additional City appropriation is required at this time.

Title

Authorizing the Mayor and City Clerk to execute a development agreement with Starkweather, LLC to create a 20-year, mixed-use, Tax Incremental District #55 (Voit Farm), to assist in the development of the former Voit Farm property into 13 lots that may be sold to developers of both market-rate and affordable housing. (District 15)

Body

WHEREAS the City of Madison is in the process of creating a Project Plan and Boundary for Tax Incremental District (TID) #55 (Voit Farm) during 2025; and

WHEREAS the intent and purpose of the Project Plan, among other things, is to encourage development of a wide range of commercial and housing options and attract and retain business and employment in the City of Madison; and

WHEREAS Starkweather Group LLC, ("Developer") has proposed to develop 25 acres of the former Voit Farm property, located at the northeast quadrant of the intersection of Milwaukee Street and North Fair Oaks Avenue in the City of Madison (the "Property") and within the boundary of a proposed TID# 55 (Voit Farm), for housing and mixed-use development, including implementing required public improvements to 13 platted lots with infrastructure at a total estimated development cost of approximately \$21,000,000 ("Project"); and

WHEREAS The City and Developer have negotiated terms for a development agreement (the "Development Agreement") that will memorialize the City's commitment to creating TID 55, commitments by the Developer regarding development of the Project, and how the City will allocate land acquisition and infrastructure costs for purposes of future TIF applications for

individual housing development projects located on the Property; and

WHEREAS the customary TIF Report does not apply to this Development Agreement, City staff has conducted a rough preliminary analysis (See Attached Memorandum) of the Project and has determined that the cost of constructing infrastructure may cause a gap for future affordable housing development projects, such that, but for TIF assistance, said projects could not occur; and

WHEREAS the TID 55 Project Plan shall set aside \$3,887,000 of funding that may be provided as TIF loan assistance to development projects that demonstrate that “but for” TIF, said projects could not be constructed; and

WHEREAS the TID 55 Project Plan shall also set aside \$4,165,000 for City land banking to purchase low-density Lots 6, 9, 10 and 13 for the purposes of developing affordable housing; and

WHEREAS said TIF loan assistance to said future housing development projects shall not exceed 55% of the present value of the estimated tax incremental revenues generated by said projects, in conformance to TIF Policy that no more than 55% be made available to a project (“55% Gateway”) without Finance Committee prior authorization; and

WHEREAS in addition to any other powers conferred by law, the City may exercise any power necessary and convenient to carry out the purpose of the TIF law, including the power to cause project plans to be prepared, to approve such plans and to implement the provisions that effectuate the purpose of such plans; and

NOW, THEREFORE, BE IT RESOLVED that the City hereby finds and determines that the Project is consistent with the public purposes of Tax Increment Finance Law and the plans and objectives set forth in City of Madison TIF Policy, the Development Agreement demonstrates the potential to and encourage development of a wide range of housing options in the proposed TID #55, thereby making more likely an accomplishment of the public purpose objectives set forth in the TIF Law and City TIF Policy.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Development Agreement with the Developer, or its assigns, on substantially, though not exclusively, on the terms reflected in the Term Sheet attached as Exhibit A, in a form approved by the City Attorney.

MEMORANDUM

STARKWEATHER, LLC, OR ITS ASSIGNS **TID #55 DEVELOPMENT AGREEMENT TERM SHEET**

April 8, 2025

The purpose of this Term Sheet ("Term Sheet") is to outline the principal terms and conditions of a TID #55 development agreement ("Agreement") by and between the City of Madison ("City") and Starkweather, LLC or its assigns ("Developer") to assist in the development of approximately 25 acres of land to be subdivided into thirteen lots, with Lots 1 through 5, 7 and 8, and Lots 11 and 12 to be sold to buyers for the purpose of constructing either market-rate and/or affordable housing and Lots 6, 9, 10 and 13 to be sold to the City for the purposes of encouraging the development of either market-rate or affordable housing (the "Project") at the property generally located at 3450 Milwaukee Street (commonly known as Voit Farm) in a proposed Tax Incremental District (TID) #55 in the City of Madison (the "Property").

The terms incorporated into the Agreement will be as follows:

1. The Project. Developer agrees to do all of the following:
 - a. Purchase the Property for approximately \$8,260,000 (Eight Million Two Hundred Sixty Thousand Dollars), \$8,000,000 of which the City acknowledges the Developer incurred in August 2024.
 - b. Consistent with Attachment A – Preliminary Plat of Starkweather Plat (the "Preliminary Plat"), Subdivide the property into approximately thirteen (13) lots for development, plus all necessary outlots for stormwater management, park dedication and other required purposes (the "Outlots"), representing Lots 1 through 13. The parties understand that the configuration of Lot 10 and Outlot 6 reflected on the Preliminary Plat may change.
 - c. Install infrastructure including roads, water, stormwater, sanitary sewer and all required City infrastructure to the lot lines of Lots 1 through 13, at Developer's cost, estimated at approximately \$10,550,000.
 - d. Use best efforts to sell Lots 1 through 5, Lots 7 and 8, and Lots 11 and 12 to buyers that shall construct market rate and/or affordable housing in conformance with adopted City plans. Lot pricing shall conform to the schedule set forth in Section 4 – Lot Sales Price Schedule.
 - e. Execute a Purchase and Sale Agreement between Developer and the City of Madison in the amount of approximately \$1,863,000 (One Million Eight Hundred Sixty-Three Thousand Dollars) for the City purchase of Lots 9 and 10.
 - f. Execute a Purchase and Sale Agreement between Developer and the City of Madison in the amount of approximately \$2,302,000 (Two Million Three Hundred Two Thousand Dollars) for the City purchase of Lots 6 and 13.
2. Form of TIF Assistance to Buyers. The City shall create a TID 55 Project Plan and Boundary in 2025, which shall include the Property, and allocate \$3,887,000 (Three Million Eight Hundred Eighty-Seven Thousand Dollars) of TIF assistance in the TID 55 Project Plan to be provided to prospective buyers for Lots 1 through 8 and Lots 11 through 13 ("Buyers").

Buyers may make a formal TIF Application for TIF assistance toward the purchase of said lots provided they can demonstrate to the City that the maximum sale price for each respective lot, set forth in the Lot Sale Price Schedule in Section 4 (the "Maximum Sale Price") causes a financial gap,

such that, “but for” TIF assistance the project could not be constructed. TIF assistance to Buyers shall be in the form of 0% loans for the purposes of constructing the Buyers’ projects (the “TIF Loans”). Per the City’s TIF Policy, the individual TIF Loans to respective Buyers shall not exceed 55% of the net present value of tax increments generated by the Buyer’s project. The TIF Loans will be repaid either through tax increment or a guaranty payment set forth in the TIF Loan Agreement between the City and the Buyers. The TIF Loans to the Buyers shall conform to all applicable City ordinances, Wis. Stat. § 66.1105, and City of Madison TIF Policy.

3. City Purchase of Lots 6, 9, 10 and 13. Sale to Non-Profit Buyers. As set forth in Section 1, the City shall allocate in the TID 55 Project Plan, \$4,165,000 (Four Million One Hundred Sixty-Five Thousand Dollars) for the City’s purchase of Lots 6, 9, 10, and 13 from Developer. This figure represents the City’s appraisal of fair market value for entitled, unimproved land with street, sanitary sewer, and stormwater infrastructure for these four lots. Developer previously negotiated purchase offers with two non-profit buyers (“Non-Profit Buyers”) to purchase Lots 9 and 10 and construct affordable housing on Lots 9 and 10. The City shall not be bound by any purchase offers between Developer and Non-Profit Buyers, but Seller shall have no obligation to terminate such purchase offers prior to closing of the sale of Lots 9 and 10 to the City. The City may choose to execute purchase offers on identical terms with one or both Non-Profit Buyers. However, the City reserves the right to renegotiate the terms of the purchase offers with the Non-Profit Buyers, including unconditional right to terminate negotiations and not execute purchase offers with one or both Non-Profit Buyers if negotiations are unsuccessful.
4. Maximum Sale Price. Except for Lots 6, 9, 10 and 13, Developer may sell individual lots to Buyers, at a price not exceeding the Maximum Sale Price set forth below. If Developer sells lots at a price that exceeds the Maximum Sale Price, the City shall only recognize the Maximum Sale Price in the calculation of Buyer’s financial gap for the purpose of providing Buyers with TIF assistance.

Lot Sale Price Schedule

Lot Sales Proposed		Number of Units	Maximum Sale Price ¹
Lot 1	72	\$	1,534,000
Lot 2	88	\$	1,875,000
Lot 3	104	\$	2,215,000
Lot 4	150	\$	3,195,000
Lot 5	120	\$	2,556,000
Lot 6	15	\$	1,118,000
Lot 7	110	\$	2,343,000
Lot 8	110	\$	2,343,000
Lot 9	18	\$	1,863,000
Lot 10	11	\$	(Lot 9 reflects total price for Lots 9 & 10 collectively)
Lot 11	120	\$	2,556,000
Lot 12	110	\$	2,343,000
Lot 13	14	\$	1,184,000
Total Sales	1,042	\$	25,125,000

Total Sales	\$ 25,125,000	
Less: City Land Banking Purchases	\$ (4,165,000)	+
Total Non-City Lot Sales - Starkweather	\$ 20,960,000	
No. of Units - Non-City Lots ²	984	
Max. Sales Per Unit	\$ 21,300	

Notes:

Yellow = Lots to be purchased by City

¹City shall recognize only the Maximum Sale Price for each lot as indicated on the chart, for the purposes of determining TIF assistance. The Maximum Sale Price includes land acquisition cost, infrastructure and soft cost.

² City land-banking of Lots 6, 9, 10 and 13 reduces the number of forecasted units from 1,042 to 984.

5. TID 55 Expenditure Period. In conformance to TIF statute, the TID 55 expenditure period shall expire upon the 15-year anniversary of the TID’s creation date, defined as the date of Common Council

adoption of an authorizing resolution to create TID 55. After this date, no further TIF assistance shall be made to Buyers, Non-Profit Buyers or any other entity or project.

6. Capital Budget Authorization. Funding for the Four Million One Hundred Sixty-Five Thousand Dollars (\$4,165,000) for the City's purchase of Lots 6, 9, 10 and 13 is contingent upon Common Council providing budget authorization and authorizing the City's execution of purchase and sales agreement (or agreements).
7. TID 55 Project Plan and Boundary. The City shall not make TIF funds available until the date of an approval of a TID 55 Project Plan and Boundary by the TIF Joint Review Board, estimated to occur by August 30, 2025.
8. No TID 55 Project Plan Certification. In the event that the TID #55 Project Plan (the "Project Plan Amendment") is not certified by DOR on or about April 30, 2026, the City shall have the option to extend the agreement until such time that it secures DOR certification in 2027.
9. Intentionally omitted.
10. Accessibility (MGO 39.05). Developer shall submit a written assurance of compliance with Madison General Ordinance 39.05.
11. Equal Opportunity. Developer shall comply with all applicable local, state and federal provisions concerning Equal Opportunity.
12. Ban the Box. Developer shall comply with Madison General Ordinance 39.08 related to job applicant arrest and conviction records.
13. Material Changes. At the time of Closing, if any material adverse changes to the size, use, land sale price or ownership of the Project or Property stated herein, including any changes to the public right of way, infrastructure or land configuration as evidenced in Attachment A – Preliminary Plat of Starkweather Plat have been made, without prior consent of the City, this Agreement shall be subject to reconsideration by the City. Following Closing, any material change made to the final plat of the Project without consent of the City shall be subject to reconsideration by the City with the possibility of nullifying the City's TIF participation set forth in this Term Sheet. Notwithstanding the foregoing, the City acknowledges that the Developer may, with the prior approval of the City, which approval may not be unreasonably withheld, reconfigure the size and use of lots within the Project to address current market conditions except that the total land Maximum Sale Price shall not exceed \$25,125,000 (Twenty-Five Million One Hundred Twenty-Five Thousand Dollars) as indicated in Section 4 (for example, the combination of two adjacent lots into one lot but the aggregate sale price should equal the sum of the sales prices for both lots).
14. Project Completion. Developer shall guarantee that the construction of the Project will be completed within 30 months of Closing (the "Completion Date") unless another date is mutually agreed by Developer and City. Project completion shall be evidenced by the City Engineer's acceptance of the work conducted on the Project as contemplated by the Contract for the Construction of Public Improvements between Developer and City for the Project. Failure to complete the Project by the Completion Date, as may be extended, shall nullify the City's TIF participation set forth in Sections 2 and 8.
15. Environmental Assessment. Developer shall provide the City an environmental assessment of the Property which is acceptable to City staff.
16. Automatic Expiration. The Agreement shall be null and void if the Closing and commencement of construction on the Project, as evidenced by issuance of permits required to begin street work,

installation of infrastructure and rough grading (the “Commencement Date”), do not occur by May 1, 2026. Notwithstanding any other provision of the Agreement, this Agreement shall terminate December 31, 2035.

If the terms and conditions outlined above are acceptable to Starkweather, LLC or its assigns, please so indicate by signing in the space provided below. While it is the intent of the City to provide the TIF financial assistance in a timely manner, no binding agreement will exist between the City and Starkweather, LLC or its assigns, unless and until the terms and conditions are approved by the City’s Common Council and is executed between the Mayor, City Clerk and Developer or its assigns.

ACCEPTANCE

The terms and conditions as set forth in this term sheet are acceptable to Starkweather, LLC or its assigns. I further certify that I have the full authority to accept these terms and conditions on behalf of Starkweather, LLC or its assigns.

STARKWEATHER, LLC

By: 

4.8.2025
Date



MEMORANDUM

TO: Common Council

FR: Joe Gromacki, TIF Coordinator

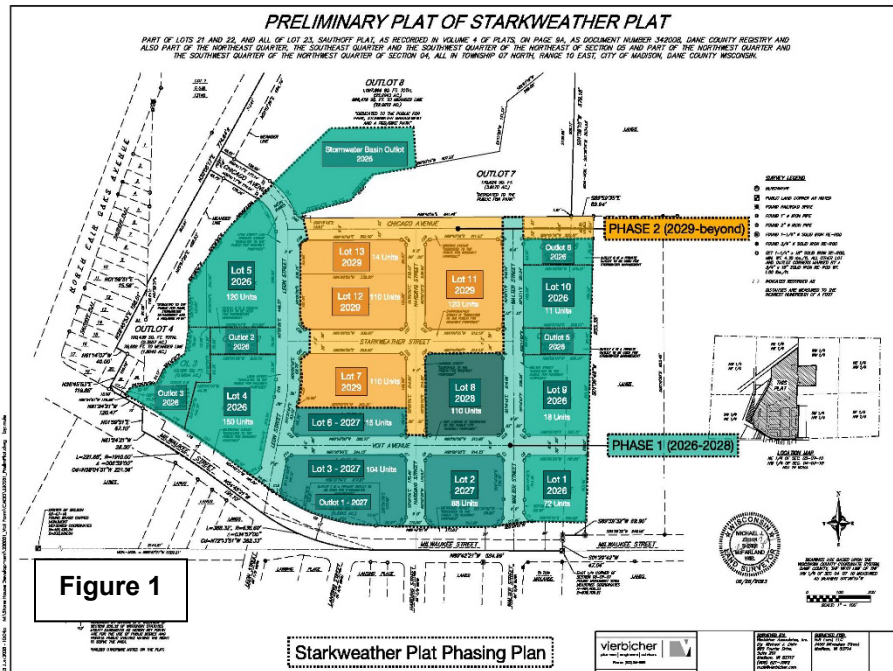
DATE: April 8, 2025

SUBJECT: TID 55 CREATION SUMMARY – Voit Farm (Starkweather, LLC)

Project Description

Starkweather, LLC (“Developer”) proposes to develop 67.9 AC into 13 shovel-ready lots for housing and mixed-use development (the “Project”) (**see Figure 1**). The Project is located at the former Voit Farm, within the boundary of a proposed Tax Incremental District (TID) #55 to be created in 2025, for which a rough, preliminary draft of a proposed TID boundary is provided (**Figure 2**).

Developer has raised approximately \$21 million of capital sources to purchase the land, design and plat the land into parcels, secure zoning entitlements and install public infrastructure.



TIF Staff has estimated that the incremental value of initial housing development projects, comprising an initial forecast of approximately 534 units constructed on Lots 1 through 5 and starting construction between 2026 and 2027, would be approximately \$90,800,000. Developer's land development cost must be recovered through land sales to other housing developers. Housing developers may have a financing gap and may require TIF loan assistance in addition to other City and local sources of development assistance.

The new TID is projected to be able to support approximately \$3,887,000 for TIF loan assistance to housing development projects at the maximum 55% amount allowed under TIF Policy ("55% Gateway"), and approximately \$4,165,000 for City land banking of Lots 6, 9, 10 and 13. It is estimated that the remaining lots held by the Developer could yield approximately 984 units (including the 534 units estimated in Lots 1 through 5).

Summary

Estimated Incremental Value – Initial Development Forecast	\$90,800,000
Approximate Project Cost	\$21,000,000
TIF Loan Assistance for Housing	\$ 3,887,000
TIF Funding for City Land Banking	\$ 4,165,000

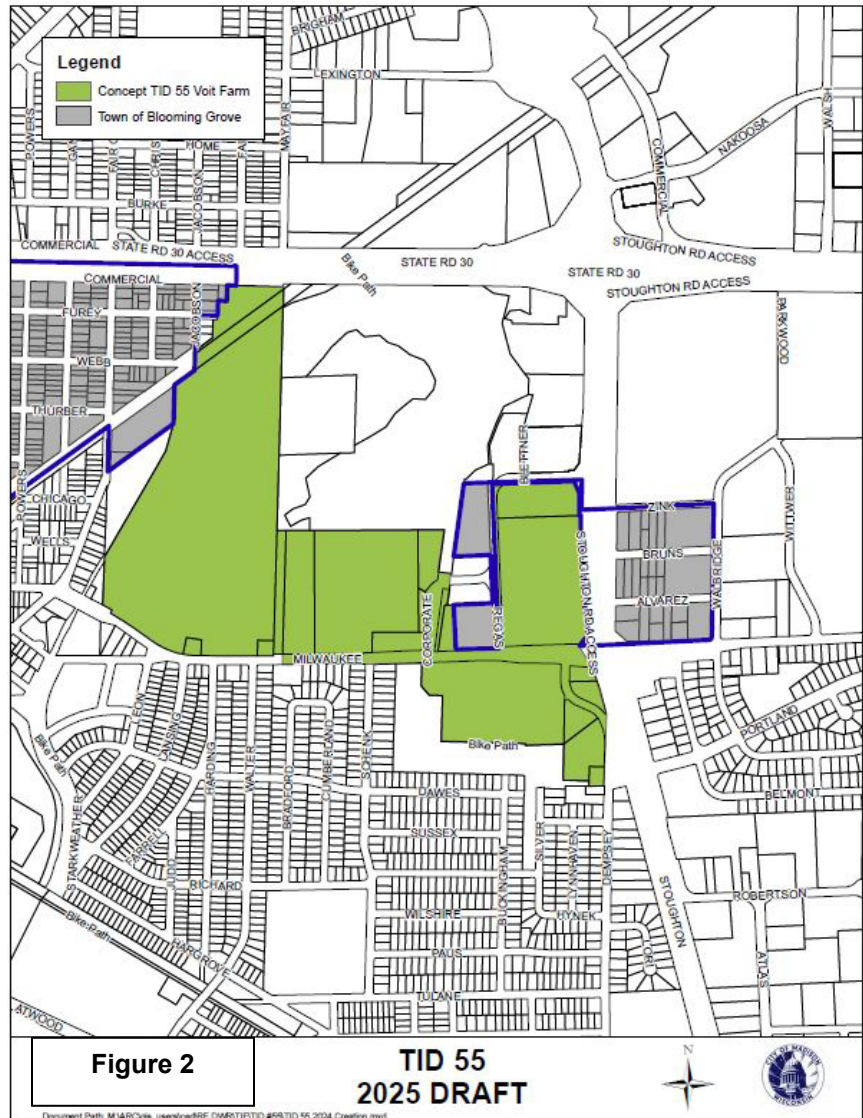
TID 55 Creation

The Project will require the creation of a new mixed-use TID 55 for an area generally bounded by State Highway 30 to the north, State Highway 51 (Stoughton Road) to the west, Milwaukee Street to the south and Fair Oaks Drive to the west (Figure 2).

The total amount of TIF for the housing development in the proposed TID is approximately \$8.0M, representing approximately 77% of the projected TIF.

There is limited anticipated value growth within in the proposed TID but outside of the Project area. In addition, the typically lengthy period required for land development absorption (usually about 15 years) means that incremental value growth will be gradual, which translates to lesser amounts of tax increment available each year, and less supportable TIF borrowing.

In addition, as the nation is entering an unpredictable economic phase, including cost increases due to tariffs and potentially higher interest rates, providing some amount of financial cushion is a prudent financial measure.



In response, the Project Plan includes approximately \$3.887M of TIF assistance for housing development projects, representing 37% of TIF. In addition, the Project Plan sets aside approximately \$4.165M for City land banking, representing 40% of TIF, to purchase less viable, low-density Lots 6,9,10 and 13.

As the TID operates, the City may amend the Project Plan if tax increment generation exceeds expectations, to make additional funds available for development assistance.



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 87873

File ID: 87873

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/08/2025

File Name: Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc., for planning and preliminary design engineering services for Regent Street from Randall Avenue to Park Street (District 8, District 13).

Final Action:

Title: Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc., for planning and preliminary design engineering services for Regent Street from Randall Avenue to Park Street (District 8, District 13).

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 130.

Sponsors: MGR Govindarajan And Tag Evers

Effective Date:

Attachments:

Enactment Number:

Author: Tom Mohr, 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	4/9/2025	Ryan Pennington	Approve	4/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	04/08/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Public Works (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87873

Fiscal Note

The proposed resolution authorizes a contract for design engineering services for Regent Street reconstruction. The cost of the contract is not to exceed \$245,500 and is funded in Traffic Engineering's capital budget within the Safe Streets for All Federal Grant Program.

Title

Authorizing the Mayor and the City Clerk to execute a contract between the City of Madison and KL Engineering, Inc., for planning and preliminary design engineering services for Regent Street from Randall Avenue to Park Street (District 8, District 13).

Body

PREAMBLE

The City of Madison is proposing to reconstruct Regent Street from Randall Avenue to Park Street in 2028. The project includes a complete street reconstruction including sidewalk, terrace, pavement, lighting, traffic signals, and utilities. The City desires to enter into an agreement with a consultant for planning and preliminary design engineering services. This project was awarded a grant under the USDOT Safe Streets and Roads for All (SS4A) that will be responsible for 80% of the planning and design costs and the City will be responsible for 20% of the costs.

Pursuant to City Ordinances and Policies, the City Engineer advertised for consultant proposals, reviewed the submitted proposals, and recommends the design engineering contract be awarded to KL Engineering, Inc. The consultant's services will include project planning, concept engineering, and public engagement services.

The total compensation for the services under this contract shall not exceed \$245,500 of which 80% is the SS4A grant share and 20% is the City share.

The scope of services under this contract will be completed by December 31, 2025. Final design will occur in 2026-2027, and construction is scheduled for 2028.

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an agreement with KL Engineering, Inc. for planning and preliminary design engineering services for Regent Street from Randall Avenue to Park Street.



City of Madison

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

Master

File Number: 87874

File ID: 87874

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/09/2025

File Name: Amending the 2025 adopted operating budget for the City of Madison Fire Department to accept \$864,524.68 in state funding from the Wisconsin Department of Health Services for the Emergency Medical Services Funding Assistance Program.

Final Action:

Title: Amending the 2025 adopted operating budget for the City of Madison Fire Department to accept \$864,524.68 in state funding from the Wisconsin Department of Health Services for the Emergency Medical Services Funding Assistance Program.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 131.

Sponsors: Satya V. Rhodes-Conway

Effective Date:

Attachments: SFY 2025 FAP Award Letter_Madison (City of) Fire Department.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: bsloat@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/9/2025	Robert Mulcahy	Approve	4/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Fire Department	04/09/2025	Referred for Introduction				
Action Text: This Resolution was Referred for Introduction							
Notes: Finance Committee (4/28/25), Common Council (5/6/25)							

Text of Legislative File 87874

Fiscal Note

The proposed resolution authorizes the acceptance of \$864,524.68 in state funding for the EMS Funding Assistance Program and amends the 2025 adopted operating budget by the same amount. The EMS Funding Assistance Program awards supplemental funding to eligible Wisconsin ambulance service providers for improvements to their EMS systems and training of EMS personnel. The awarded funding does not require a city match. No additional appropriation is required.

Title

Amending the 2025 adopted operating budget for the City of Madison Fire Department to accept \$864,524.68 in state funding from the Wisconsin Department of Health Services for the Emergency Medical Services Funding Assistance Program.

Body

WHEREAS, the Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care awards annual funding through the EMS Funding Assistance Program (FAP) to the Madison Fire Department (MFD);

WHEREAS, EMS FAP guidelines requires most of the funding to be used by Wisconsin ambulance service providers for vehicles, EMS equipment, communications, personal protective equipment, training, or wellness;

WHEREAS, EMS FAP funding cannot be used for personnel costs, such as wages, benefits, or medical director fees;

WHEREAS, Wisconsin legislation has expanded the total funding for EMS FAP in state fiscal year 2025 and used an updated formula for the 2025 disbursement to ambulance service providers around the state, resulting in \$864,524.68 being awarded to the City of Madison Fire Department;

WHEREAS, per Wis. Stat. 256.12(4) EMS FAP funding shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release for alternative purposes the existing, budget moneys of, or provided to, the ambulance service provider;

NOW, THEREFORE, BE IT RESOLVED, the City of Madison Fire Department's 2025 adopted operating budget is amended to appropriate the full \$864,524.68 as grant revenue in the Fire and EMS Operations service and to increase the budget for supplies and purchased services by the same amount;

BE IT FURTHER RESOLVED, the City of Madison formally accepts \$864,524.68 from the Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care and authorizes the Mayor and City Clerk to sign any agreement necessary to accept the funds.

Tony Evers
Governor

Kirsten L. Johnson
Secretary



State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET
PO BOX 2659
MADISON WI 53701-2659

Telephone: 608-266-1251
Fax: 608-267-2832
TTY: 711 or 800-947-3529

March 6, 2025

Madison (City of) Fire Department (6000358)
314 West Dayton Street
Madison, WI 53703

RE: Emergency Medical Services Funding Assistance Program Award

Dear Service Director:

The Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section is pleased to notify you of your Emergency Medical Services Funding Assistance Program award based on your service's application for state fiscal year 2025 (July 1, 2024-June 30, 2025). Please retain this letter for your records as it contains the breakdown of your award. Payments will be going out via automated clearing house (ACH) payment transferred electronically to the designated account. If you receive this letter and do not see an ACH payment, please check with your municipality as the payment may have been sent directly to the designated municipal payee before being forwarded to your service.

According to Wis. Stat. §§ 256.12(4) and (5), funding is based on two separate calculations.

The first amount fulfills Wis. Stat. § 256.12(4) and includes the base amount of **\$10,000** plus **\$2.98** per capita. An additional **\$10.50** was equally distributed to services reporting population to expend remaining funds that could not be further divided per capita. Your emergency medical responder department or ambulance service may use support and improvement funds for the purchase of ambulance service vehicles or vehicle equipment, emergency medical service supplies or equipment, nondurable or disposable medical supplies or equipment, medications, or emergency medical training for personnel. With the recent statutory change allowing **up to 15%** of this award to purchase nondurable or disposable medical supplies or equipment and medications, a separate line listing 15% percent of your support and improvement award is provided for your reference. Per Wis. Stat. § 256.12(4), support and improvement funds shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release for alternative purposes the existing, budgeted moneys of, or provided to, the ambulance service provider.

The second amount fulfills Wis. Stat. § 256.12(5) and is determined by dividing \$1,000,000 equally among all qualified services applying for emergency medical services practitioner and emergency medical responder training and examination aid. This allotment can only be used to purchase the training and/or administration of the examination required for licensure and renewal of licensure as an emergency medical technician or for certification and renewal of certification as an emergency medical responder. Services that did not request or are ineligible (i.e. private-for-profit services) for training and examination funds will not have this amount listed.

Support and improvement per § 256.12 (4)

- 15% of Support and improvement award

Training and examination aid per § 256.12 (5)

Amount: \$ 862,126.60

Amount: \$ 129,318.99

Amount: \$ 2,398.08

Per Wis. Stat. § 256.12(4) and § 256.12(5), the department shall require that all recipients of funds submit a financial report on the expenditure of funds received to the department.

Please review the resources located on the [EMS Funding Assistance Program](https://dhsfap@dhs.wisconsin.gov) web page and direct any questions regarding the program to DHSFAP@dhs.wisconsin.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Mandler".

Mark Mandler
EMS Section Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services



City of Madison

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

Master

File Number: 87878

File ID: 87878

File Type: Resolution

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/09/2025

File Name: Relating to 2025-2027 Taxicab Operators' License
Renewals, pursuant to Section 11.06, Madison
General Ordinances.

Final Action:

Title: Relating to 2025-2027 Taxicab Operators' License Renewals, pursuant to Section
11.06, Madison General Ordinances.

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 132.

Sponsors: MGR Govindarajan

Effective Date:

Attachments:

Enactment Number:

Author: Keith Pollock, Transportation Operations Analyst

Hearing Date:

Entered by: ALarson2@cityofmadison.com

Published Date:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/10/2025	Ryan Pennington	Approve	4/29/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Traffic Engineering Division	04/09/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Transportation Commission (4/23/25), Common Council (5/6/25)						

Text of Legislative File 87878

Fiscal Note

The proposed resolution authorizes renewals for taxicab operator licenses. Permit fees from these licenses are \$9,285 in 2025. These amounts are a general fund revenue source.

Title

Relating to 2025-2027 Taxicab Operators' License Renewals, pursuant to Section 11.06, Madison General Ordinances.

Body

WHEREAS, pursuant to Section 11.06, Madison General Ordinances, the following firms have applied for renewals of their taxicab and specialized transportation service operator licenses and permits, effective July 1, 2025:

Affiliated Carriage Systems, Inc., dba Madison Taxi, requesting 37 taxicab meter permits

First Student, Inc., requesting 26 flat rate permits

Transit Solutions, Inc., requesting 34 flat rate permits

Union Cab of Madison Cooperative, requesting 54 meter permits

WHEREAS, the Traffic Engineering Department has provided the Transportation Commission with an investigative report on the applications and a recommendation to grant the licenses;

WHEREAS, the Common Council recommends that the following actions be taken with respect to the above applications for licenses:

1. Approval of the application for license to operate taxicabs by Affiliated Carriage System, Inc., dba Madison Taxi (1403 Gilson Street) for 37 taxicab meter permits.
2. Approval of the application for license to operate transportation service vehicles by First Group, Inc. (5501 Femrite Dr.) for 26 permits.
3. Approval of the application for license to operate specialized transportation service vehicles by Transit Solutions, Inc. (416 S. Main Street, DeForest, WI 53532) for 34 permits.
4. Approval of the application for license to operate taxicabs by Union Cab of Madison Cooperative (2458 Pennsylvania Ave.) for 54 taxicab meter permits.

NOW, THEREFORE, BE IT RESOLVED that the following licenses are issued, subject to the provisions and conditions as stated above and the ordinances of the City of Madison:

Affiliated Carriage Systems, Inc.
1403 Gilson Street
Madison, WI 53715
For meter taxicab Service

First Group, Inc.
5501 Femrite Drive
Madison, WI 53715
For specialized transportation Service (Flat Rate)

Transit Solutions, Inc.
416 S. Main Street
De Forest, WI 53562
For specialized transportation Service (Flat Rate)

Union Cab of Madison Cooperative
2458 Pennsylvania Ave.
Madison, WI 53704
For meter taxicab Service

BE IT FURTHER RESOLVED that the City Clerk be instructed to issue the licenses authorized

by this resolution upon the filing of liability insurance as required by the Madison General Ordinances, upon filing of a schedule of fares applying to each license so granted as required by said ordinance, upon registering with the City Clerk the identity of the owner of such licensed cabs, and upon meeting the conditions as set forth above.



City of Madison

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

Master

File Number: 87785

File ID: 87785

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/03/2025

File Name:

Final Action:

Title: Public Hearing - New License
Wisconsin Masonic Center Foundation Inc • dba Wisconsin Masonic Center
301 Wisconsin Ave • Agent: Brenda Kothe
Estimated Capacity (in/out): 2000/0
Class B Combination Liquor & Beer • 10% alcohol, 90% food
Police Sector 406 (District 2)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 133.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00273 App.pdf, LICLIB-2025-00273
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/03/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87785

Title

Public Hearing - New License

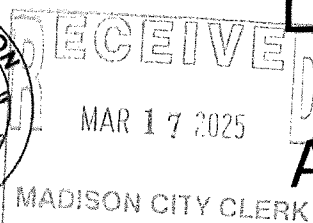
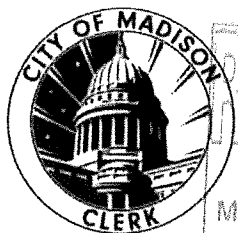
Wisconsin Masonic Center Foundation Inc • dba Wisconsin Masonic Center

301 Wisconsin Ave • Agent: Brenda Kothe

Estimated Capacity (in/out): 2000/0

Class B Combination Liquor & Beer • 10% alcohol, 90% food

Police Sector 406 (District 2)



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)

UCLUB-2025-00273

(License number)

2

(Alder District #)

400

(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.

Wisconsin Masonic Center Foundation, Inc

2. Trade Name (doing business as) Wisconsin Masonic Center

3. Address to be licensed 308 Wisconsin Ave

4. Mailing address Madison, WI

5. Anticipated opening date As soon we get our license

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)

I am the Executive Director

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.

Alcohol can be served in 7 different rooms in our building. The main rooms are the ballroom, auditorium & John Catilyn Room

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

Indoor: 2,000 Outdoor: 0

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

We have security officers when
ever there is a bar.

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 Brenda Kothne
13. City, state in which agent resides Beloit, WI
14. How long has the agent continuously resided in the State of Wisconsin? 10 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.

WI

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>Executive Director</u>	<u>Brenda Kothne</u>	<u>Beloit, WI</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.

Brenda Kothne

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 Rental for venues

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.

Open Longer if there are venues

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
-	8:30-4	8:30-4	8:30-4	8:30-4	8:30-4	-
(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.

Rental of the building

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

10 % Alcohol 90 % Food _____ % 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? _____

Concerts, Weddings, Birthdays Etc

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 - 0000095313-02
39. Federal Employer Identification Number 39-1389779
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Brenda Kotne

Business phone 608-250-5734 Business e-mail address bkotne@wisconsinmasoniccenter.org

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.

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

3-7-25
 (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 |

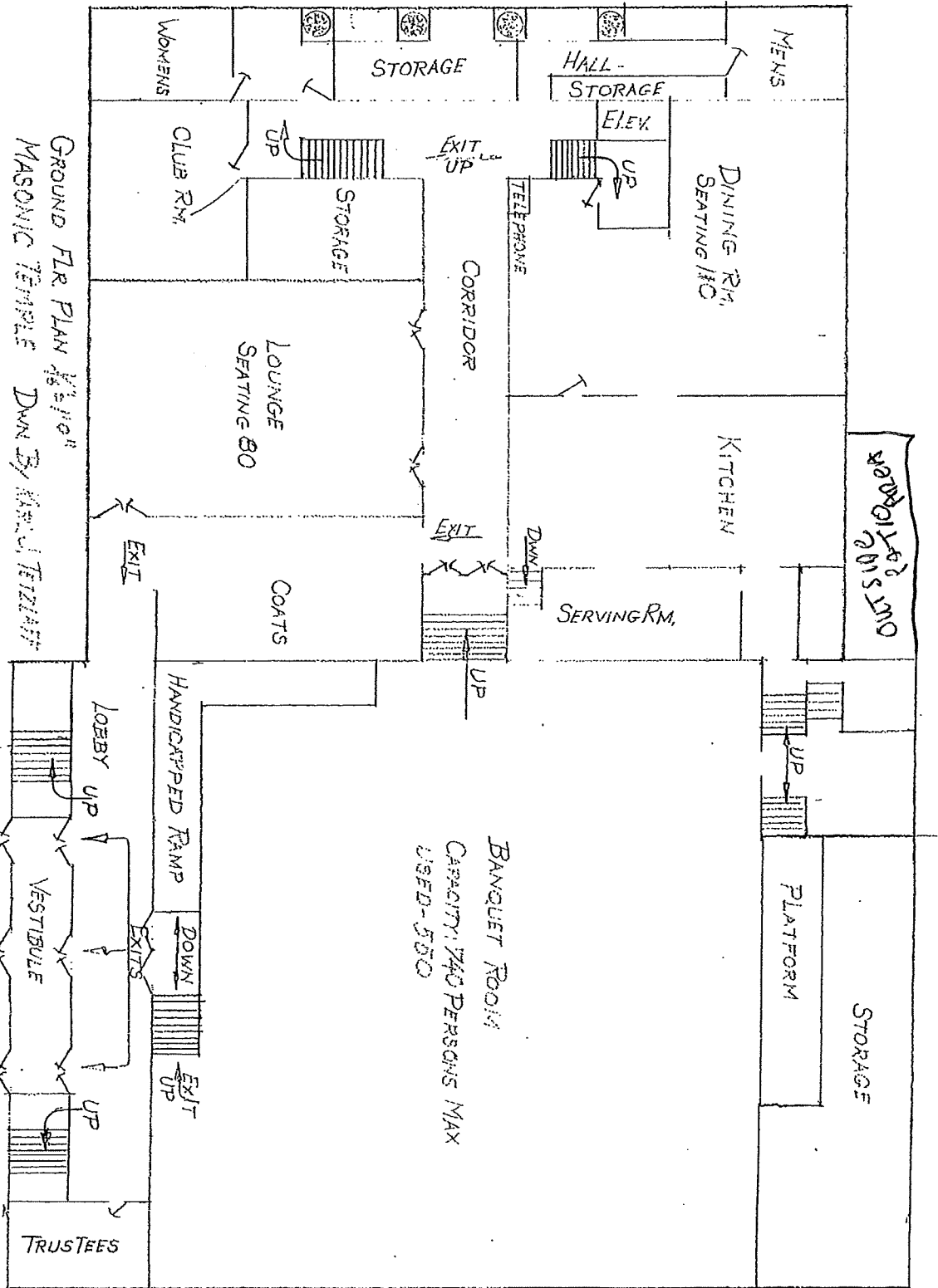
Upon Application Submission, the Clerk's Office issued to the application:

- ☐ Orange sign ☐ Orange business card
☐ "Applying for a Liquor/Beer License in the City of Madison" brochure with contact information

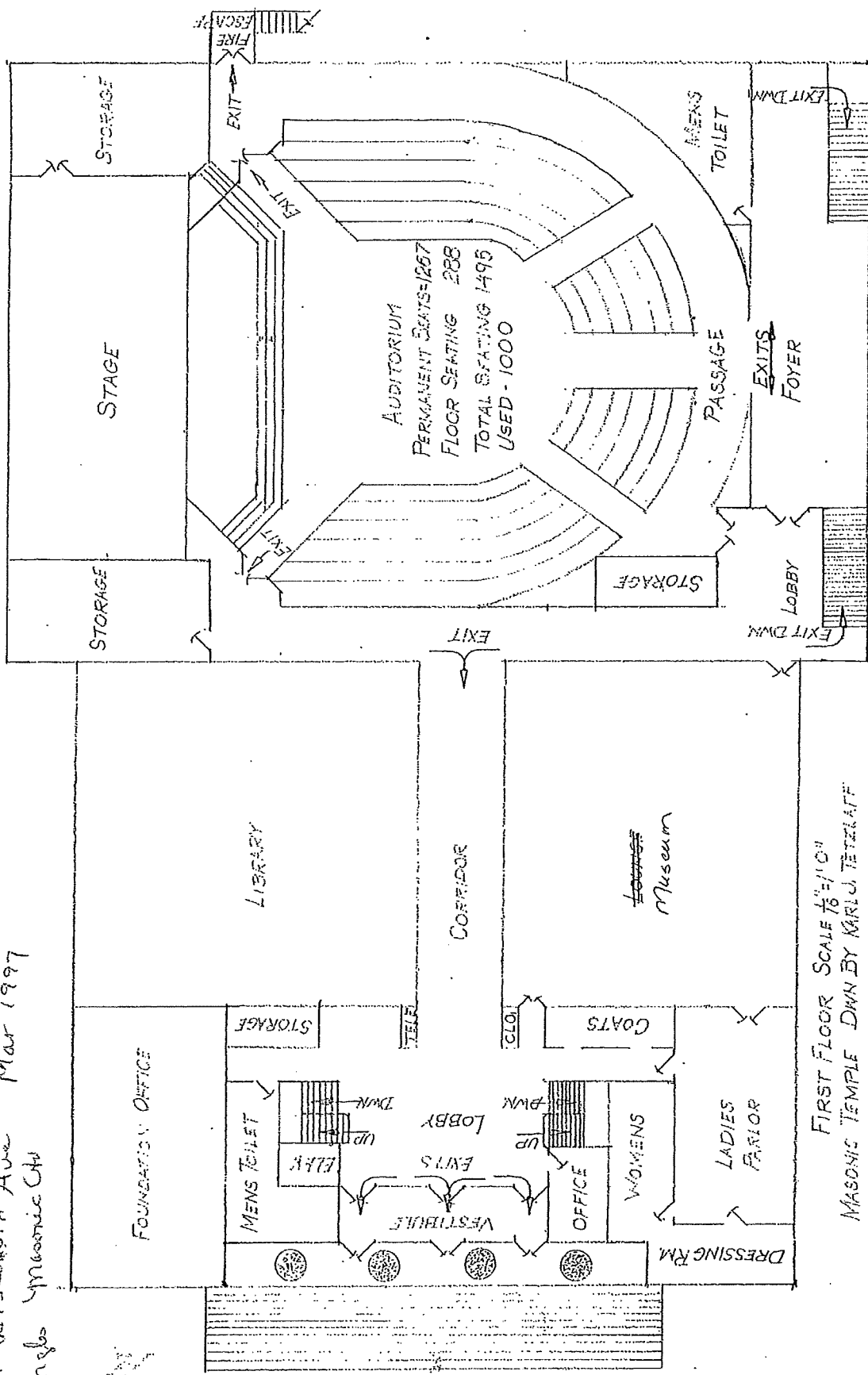
Date complete application filed with Clerk's Office _____

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

Date provisional issued _____ Date license issued _____



301 Wisconsin Ave
 Arlington, VA
 Mar 1997



FIRST FLOOR SCALE 1/8"=1'-0"
 MASONIC TEMPLE DWN BY KARLO TETZLAFF



City of Madison

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

Master

File Number: 87786

File ID: 87786

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/03/2025

File Name:

Final Action:

Title: Public Hearing - New License
Korill Hut Inc • dba Korill Hut
232 East Towne Mall • Agent:
Estimated Capacity (in/out): 150/0
Class B Beer, Class C Wine • 4% alcohol, 96% food
Police Sector 631 (District 17)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 134.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00207 App.pdf, LICLIB-2025-00207
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/03/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87786

Title

Public Hearing - New License

Korill Hut Inc • dba Korill Hut

232 East Towne Mall • Agent:

Estimated Capacity (in/out): 150/0

Class B Beer, Class C Wine • 4% alcohol, 96% food

Police Sector 631 (District 17)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☒ Beer, ☒ Liquor,

☒ Class C Wine

(Agenda Item Number)

(Legistar file number)

LICLIB-2025-60201

(License number)

(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.
Korill Hut INC
- Trade Name (doing business as) Korill Hut
- Address to be licensed 232 E Towne Mall Madison WI 53704
- Mailing address 232 E Towne Mall Madison WI 53704
- Anticipated opening date 03.07.25
- 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)

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.

Kitchen Cooler, Bar Cooler, Server at Table and Bar

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

Indoor: 150 Outdoor: _____

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

The Parking Lot is in Front of Building with
Camera.

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 JingJing Xu

13. City, state in which agent resides Madison WI

14. How long has the agent continuously resided in the State of Wisconsin? 10 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 02/24/25

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

Wisconsin, Korill Hut 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
<u>President</u>	<u>Kui Zhang</u>	<u>Waukegan WI</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.

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
11:30-11:00	11:30-10:30	11:30-10:30	11:30-10:30	11:30-10:30	11:30-11	11:30-11
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. 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:

4 % Alcohol 96 % 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 / 7 7 7 0 4 8 - 0 2
39. Federal Employer Identification Number 99-1884776

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

Contact person Nan Zheng

Business phone 608 960 8888

Business e-mail address KorillHutMadison@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: Chinese)

☐ 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)

02.24.25

(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 _____

BBQ/HOT POT ALL YOU CAN EAT

MON-FRI

LUNCH
12 PM - 4 PM **\$20.99** ADULTS \$7.99 KIDS 4-6
\$11.99 KIDS 7-10

DINNER
4 PM - CLOSE **\$30.99** ADULTS \$11.99 KIDS 4-6
\$15.99 KIDS 7-10

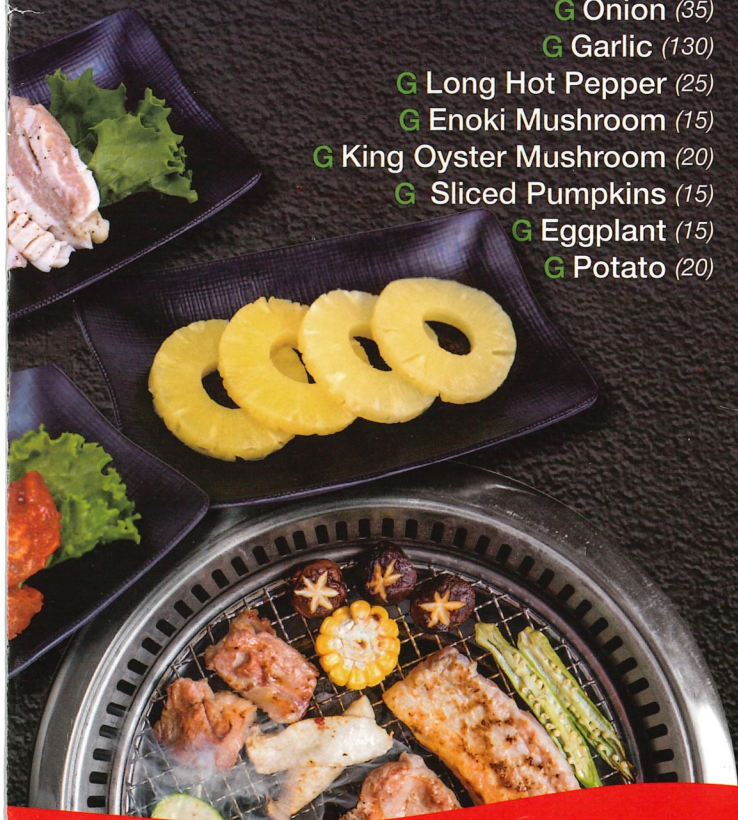
SAT-SUN

DINNER
ALL DAY **\$30.99** ADULTS \$11.99 KIDS 4-6
\$15.99 KIDS 7-10

Only \$5 more per guest for both KBBQ & Hot Pot.
Entire table must select KBBQ, Hot Pot or both options.
2-hour limit

VEGETABLES

- G Pineapple (45)
- G Zucchini (15)
- G Green Leaf Lettuce (15)
- G Onion (35)
- G Garlic (130)
- G Long Hot Pepper (25)
- G Enoki Mushroom (15)
- G King Oyster Mushroom (20)
- G Sliced Pumpkins (15)
- G Eggplant (15)
- G Potato (20)



232 E Towne Mall
Madison, WI 53704

Tel: 608-960-8888

Web: www.KorillHut.com

OPEN HOURS:

Mon.-Tues.: 11:30am-10:30pm
Fri-Sun.: 11:30am-11:00pm

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

HOT POT

SLICED MEAT

- Sliced Pork (150) **G**
- Sliced Pork Belly (330) **G**
- Sliced Beef Belly (360) **G**
- Sliced Prime Brisket (230) **G**
- Sliced Lamb (100) **G**
- Sliced Chicken (100) **G**
- Kobe Beef (140) **G** *Dinner Item*
- Sliced Beef Tongue (190) **G** *Dinner Item*

MEAT/SIDES

- Crab Meat (90)
- Spam (270)
- Mini Sausages (250)
- Shrimp Dumplings (190)
- G** Beef Tripe (70)
- G** Quail Eggs (140)
- Tempura (180)
- Gyoza (210)
- Lobster Balls (150)
- Fish Cakes (170)
- Fried Scallops (235)
- Shumai (210)
- Fish Meatballs (140)
- Cuttlefish Balls (95)
- Beef Meatballs (220)
- Fish Roe Balls (150)
- Squid Balls (140)

SEA FOOD

- Squid (80) **G**
- Swai Fish (80) **G**
- White Clams (70) **G**
- Mussels (80) **G**
- Clams (70) **G**
- Jumbo Shrimp (90) **G** *Dinner Item*

SOY BEAN

- Fried Tofu (230)
- Soft Tofu (45) **G**
- Fried Tofu Skin (270)
- Bean Curd Stick (125)



SOUP BASE

- Spicy **🔥**
- Vegetable **🌿**

- Thai Tom Yum Soup **🔥**
- Szechuan Spicy **🔥**

- Tom
- Hea

Spicy **🔥** Gluten Free **G**

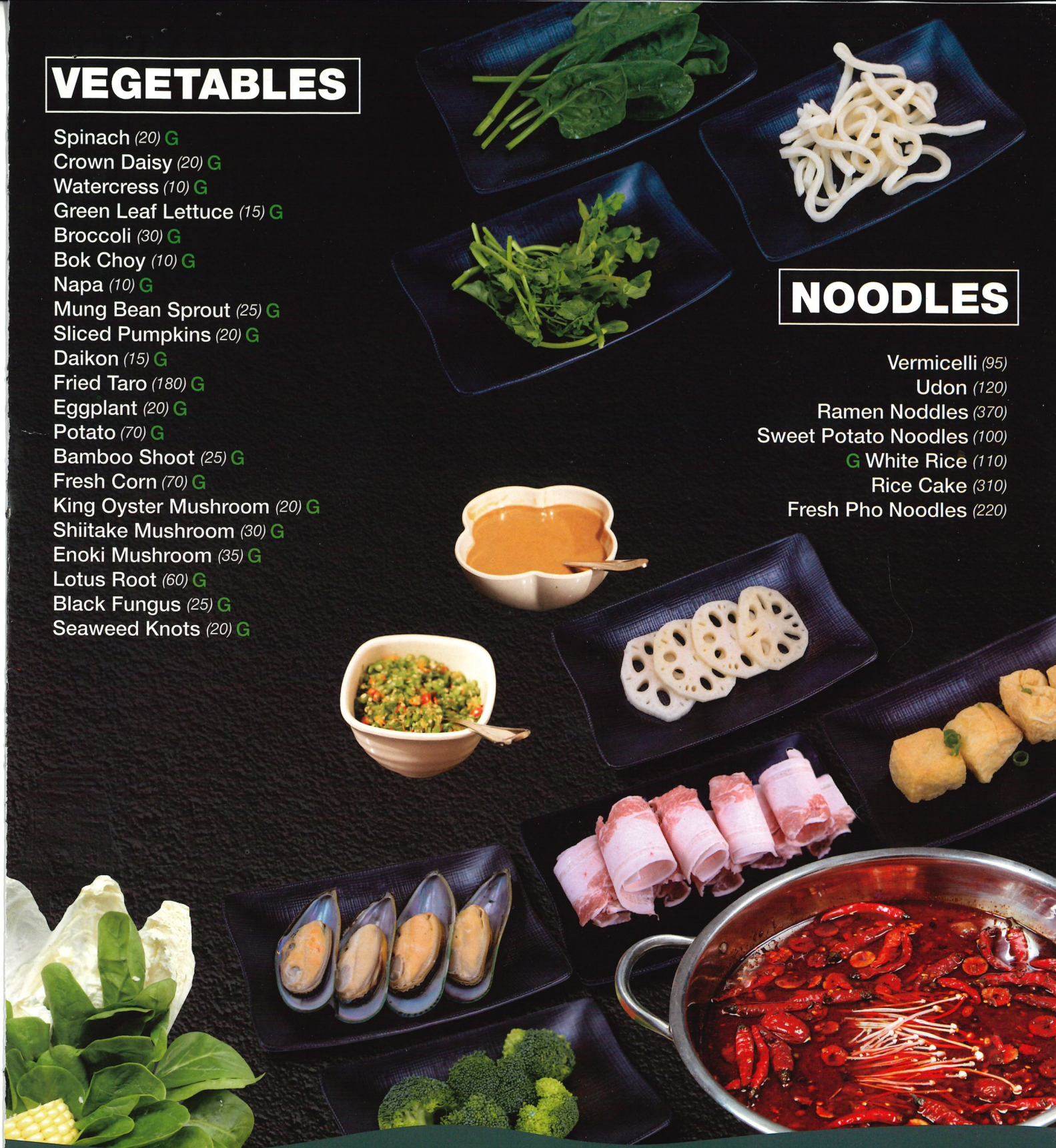
Limited dine-in time 2 hours. Don't waste food. We reserve the right to impose a surcharge of \$13.99/LB of food waste.

VEGETABLES

Spinach (20) **G**
 Crown Daisy (20) **G**
 Watercress (10) **G**
 Green Leaf Lettuce (15) **G**
 Broccoli (30) **G**
 Bok Choy (10) **G**
 Napa (10) **G**
 Mung Bean Sprout (25) **G**
 Sliced Pumpkins (20) **G**
 Daikon (15) **G**
 Fried Taro (180) **G**
 Eggplant (20) **G**
 Potato (70) **G**
 Bamboo Shoot (25) **G**
 Fresh Corn (70) **G**
 King Oyster Mushroom (20) **G**
 Shiitake Mushroom (30) **G**
 Enoki Mushroom (35) **G**
 Lotus Root (60) **G**
 Black Fungus (25) **G**
 Seaweed Knots (20) **G**

NOODLES

Vermicelli (95)
 Udon (120)
 Ramen Noodles (370)
 Sweet Potato Noodles (100)
G White Rice (110)
 Rice Cake (310)
 Fresh Pho Noodles (220)



Potato Soup **G**
 Healthy Herbs Soup

- Japanese Miso
- Korean Seafood Tofu **R**

- Mushroom Soup **G**
- Tonkotsu

Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

BBQ KOREAN STYLE

PORK

Spicy Pork Bulgogi (210)
Thinly Sliced & Marinated Pork with Spicy Sauce

G Pork Belly (330)
Regular Style Sliced Pork Belly

Spicy Pork Belly (330)
Marinated Pork Belly with Spicy Sauce

Smoked Garlic Pork Belly (320)
Smoked & Marinated Pork Belly with Garlic Sauce

KORILL Special Pork Belly (340)
Premium Pork Belly

Miso Pork Belly (350)
Signature Pork Cheek (220)
Dinner Item

BEEF

Beef Bulgogi (180)
Thinly Sliced & Marinated Beef

Spicy Beef Bulgogi (200)
Thinly Sliced & Marinated Beef with Spicy Sauce

Prime Brisket (230) G

Sliced Beef Belly (360) G

Premium Ribeye Steak (220) G Dinner Item

KORILL Special Steak (280) Dinner Item

KORILL Special Short Ribs (300) Dinner Item

Angus Chuck Flap Tail (240) Dinner Item

SEA FOOD

Spicy Calamari (110)
Marinated Calamari with Spicy Sauce

Spicy Fish Fillet (100)
Marinated Fish Fillet with Spicy Sauce

Mussel (80) G

Spicy Baby Octopus (90) Dinner Item
Marinated Baby Octopus with Spicy Sauce

Spicy Salmon (170) Dinner Item
Marinated Salmon with Spicy Sauce

Spicy Tuna (120) Dinner Item
Jumbo Shrimp (90) G Dinner Item

Garlic Shrimp (90) Dinner Item
Marinated Shrimp with Garlic Sauce

CHICKEN

Chicken Bulgogi (120)
Thinly sliced & marinated chicken

Spicy Chicken Bulgogi (130)
Thinly sliced & marinated chicken with spicy sauce

Garlic Chicken (150)
Marinated chicken with garlic sauce

Spicy

Gluten Free G

Limited dine-in time 2 hours. Don't waste food. We reserve the right to impose a surcharge of \$13.99/LB of food waste.

Fountain Drinks (Non-Alcoholic)

• PEPSI	\$1.99
• DIET PEPSI	\$1.99
• GINGER ALE	\$1.99
• STARRY	\$1.99
• ORANGE SODA	\$1.99
• BRISK ICED TEA	\$1.99
• ICED TEA	\$1.99
(UNSWEETENED)	
• MOUNTAIN DEW	\$1.99
• LEMONADE	\$1.99
• ARNOLO PALMER	\$1.99
• (LEMONADE AND SWEET ICED TEA)	\$1.99
• SHIRLEY TEMPLE	\$1.99
Fountain Soda Free Refills	

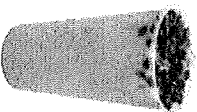


pepsi

Milk Tea

Milk Tea Hot/Cold

• Korill Classic Milk Tea	\$4.99
• Salt Cream Cap Milk Tea	\$5.99
• Rainbow Jelly Milk Tea	\$4.99
• Brown Sugar Milk Tea	\$4.99
• Mango Milk Tea	\$4.99
• Strawberry Milk Tea	\$4.99
• Taro Milk Tea	\$4.99
• Honeydew Milk Tea	\$4.99
• Blueberry Milk Tea	\$4.99
• Almond Milk Tea	\$4.99
• Coconut Milk Tea	\$4.99
• Chocolate Milk Tea	\$4.99
• Thai Ice Milk Tea	\$4.99
• Matcha Milk Tea	\$4.99
• Mocha Milk Tea	\$4.99
• Cappucino Milk Tea	\$4.99



Drinks (Alcoholic)

• Soju

CLASSIC SOJU

FLAVORED SOJU

Flavors: Plum, Green grape, Lychee, Grapefruit, Strawberry, Peach, Green apple, Apple Mango

• Sake

Hot Sake

• Beer(Bottle)

MILLER LITE

CORONA EXTRA

HEINEKEN

GUINNESS

TSING TAO

SAPPORO SILVER CAN



\$12

\$12

• Beer(Draft)

GOOSE IPA

BLUE MOON

\$5

\$5

• Wines \$7/glass

\$22/Bottle

CHARDONNAY

PINOT GRIGIO

RIESLING

CABERNET SAUVIGNON

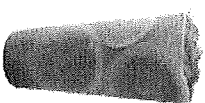
PINOT NOIR

MERLOT

MELBEC

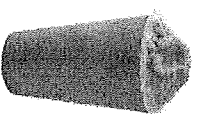
Fruit Tea

• Fruit Combo Tea	\$5.99
• Very Berry Fruit Tea	\$5.99
• Peach Lime Fruit Tea	\$5.99
• Strawberry Fruit Tea	\$5.99
• Peach Fruit Tea	\$5.99
• Passion Mango Fruit Tea	\$5.99
• Guava Peach Lime Fruit Tea	\$5.99
• Mango Yogurt Fruit Tea	\$5.99
• Peach Yogurt Fruit Tea	\$5.99
• Strawberry Yogurt Fruit Tea	\$5.99
• Mango Fruit Tea	\$5.99
• Grapefruit Fruit Tea	\$5.99
• Orange Fruit Tea	\$5.99
• Diamond Pineapple Fruit Tea	\$5.99



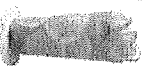
Smoothies

• Strawberry Smoothies	\$4.99
• Mango Smoothies	\$4.99
• Pineapple Smoothies	\$4.99
• Passion Fruit Smoothies	\$4.99
• Pink Peach Smoothies	\$4.99
• Yellow Peach Smoothies	\$4.99
• Dragon Fruit Smoothies	\$4.99
• Mixed Fruit Smoothies	\$4.99



Green Tea

• Passion Fruit Green Tea	\$4.99
• Sweet Lime Green Tea	\$4.99
• Apple Green Tea	\$4.99
• Winter Melon Green Tea	\$4.99
• Rose Lime Green Tea	\$4.99
• Grape Green Tea	\$4.99
• Kiwi Green Tea	\$4.99
• Blueberry Green Tea	\$4.99
• Lychee Green Tea	\$4.99
• Kumquat Lemon Green Tea	\$4.99
• Ginger Brown Sugar Green Tea (Hot)	\$4.99



Topping

• Plain Agar Boba	\$0.99
• Brown Sugar Agar Boba	\$0.99
• Mango Popping Boba	\$1.29
• Strawberry Popping Boba	\$1.29
• Peach Popping Boba	\$1.29
• Passion Fruit Popping Boba	\$1.29
• Rainbow Jelly	\$0.99
• Classic Boba	\$0.99
• Classic Brown Sugar Boba	\$1.29
• Cheese Salt Cream Cap	\$1.29



City of Madison

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

Master

File Number: 87793

File ID: 87793

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Field, Barrel, & Cave LLC • dba Glouglou
11 N Allen St • Agent: Megan J Hecox
Estimated Capacity (in/out): 37/47
Class B Beer, Class C Wine • 40% alcohol, 60% food
Police Sector 206 (District 5)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 135.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00262 App.pdf, LICLIB-2025-00262
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87793

Title

Public Hearing - New License

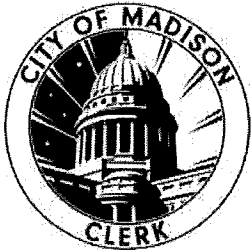
Field, Barrel, & Cave LLC • dba Glouglou

11 N Allen St • Agent: Megan J Hecox

Estimated Capacity (in/out): 37/47

Class B Beer, Class C Wine • 40% alcohol, 60% food

Police Sector 206 (District 5)



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)

UCB.2025-00262

(License number)

5 206
(Alder District #) (Police Sector)
Office Use Only

1165

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.
Field, Barrel, & Cave
- Trade Name (doing business as) GlouGlou
- Address to be licensed 11 N Allen St, Madison WI, 53726
- Mailing address 2121 Fox Ave, Madison, WI 53711
- Anticipated opening date 06.17.25 or as soon as license is approved
- 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.
1870 sq. ft. area includes lattice-free fenced outdoor patio with umbrellas, indoor dining room, kitchen,
& small 8 seat bar.
Alcohol stored in basement (locked).
Small retail floor display across from the sales counter.

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

Indoor: 37 Outdoor: 47

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

Parking is street parking along N Allen St

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

☐ No ☒ Yes, license issued to Evan Gruzis (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent Megan J Hecox
13. City, state in which agent resides Madison, WI
14. How long has the agent continuously resided in the State of Wisconsin? 27 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 12/21/23
16. State and date of registration of corporation, nonprofit organization, or LLC.
- Wisconsin, Oct.16, 2023

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

☒ Attach background check forms for each director/member.

Title	Name	City and State of Residence
Owner	Megan J Hecox	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.

Northwest Registered Agent

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

☒ No ☐ Yes (explain) _____

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

☒ No ☐ Yes (explain) _____

Section D—Business Plan

21. What type of establishment is contemplated?

- ☐ Tavern ☐ Nightclub ☒ Restaurant ☐ Liquor Store ☐ Grocery Store
☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps
☐ Other _____

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

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

Normal hrs = 4pm - 10pm, but would like the flexibility to be open earlier/later for special events

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3pm - 11pm	-	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 11pm	3pm - 11pm
<i>(Class B only) Enter below any hours when food service will not be available, if applicable</i>						
-	-	-	-	-	-	-

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:

40 % Alcohol 60 % 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? _____

Primarily soloists, duets, or trios, unplugged during the dinner hour —not ticketed

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
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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 9 3 2 6 6 - 0 4
39. Federal Employer Identification Number 93-3924441
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?
 Contact person Megan J Hecox
 Business phone 608.535.9839 Business e-mail address mj@fieldbarrelcave.wine
 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),
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☐ 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.

Megan J Hecox

03/13/2025

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

(Date)

Clerk's Office checklist for complete applications		
<input type="checkbox"/> WI Seller's Permit Certificate (matching articles of incorporation) <input type="checkbox"/> FEIN <input type="checkbox"/> Written description of premises	<input type="checkbox"/> Background investigation form(s) <input type="checkbox"/> Form for surrender of previous license <input type="checkbox"/> *Articles of Incorporation <input 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 _____		

Glou Glou

MSN ★ WIS

Shareable Small Plates Menu

Mix & Match For The Mood

Glou Glou Snack Mix, \$6

A Spanish mix of Langueta almonds, pistachios, fava beans, chic peas and giant crunchy corn kernels.

(Source: Elegant Foods, Contains: Nuts, Vegan)

Marinated Olives, \$6

Hojiblanca, Gordal, Cuquillo, and Arbequina olives, herbs and natural red pepper following a traditional recipe used in Andalusian homes each year upon the arrival of the harvest.

(Source: Elegant Foods, Gluten-Free, Vegan)

Vegetables Escabeche, \$8

A global take on the relish tray - pickled cauliflower, carrots, radishes, and garlic

(Source: In-house, Gluten-Free, Vegan)

Greek Dolmas, \$8

Tender grape leaves stuffed with Arborio rice, onion, mint and dill, wrapped by hand.

(Source: Elegant Foods, Gluten-free, Vegan)

Kale Caesar Salad w/ Greek Yogurt Dressing, \$8

Topped with aged shaved parmesan and croutons

(Sources: Elegant Foods Cheese, In-house dressing w/o egg products, In-house baked croutons, Contains: Dairy, Vegetarian)

Sourdough Bread & Pleasant Ridge Reserve, \$12

Award winning Wisconsin cheese served with Madison Sourdough fresh bread & orange fig spread.

(Source: Elegant Foods, Madison Sourdough Company, Vegetarian)

Spanish Tortilla, \$10

In-house baked potato & onion frittata, served room temp Basque pintxos style

(Source: In-house, Golden Foods, Vegetarian)

Charcuterie Board, \$18

Local pate, coppa, & salami from Heritage Farms served with Madison Sourdough bread & orange fig spread.

(Source: Heritage Farms, Elegant Foods)

Add a side of sourdough bread to any dish, \$4, add garlic basil butter, \$6

(Source: Madison Sourdough Company, Elegant Foods)



Dessert

Fraisier, \$10

A classic French cake featuring layers of dacquoise biscuit, a rich pastry cream and fresh strawberries, made in-house.

(Gluten free, Contains Nuts, Vegetarian)

Flourless Chocolate Cake, \$10

A decadent, dense dessert that's perfect for chocolate lovers, the velvety texture melts in your mouth, & is made in-house.

(Gluten free, Nut free, Vegetarian)

Basque Cheesecake, \$10

Originating from the Basque region of Spain, this cheesecake is known for its simple ingredients and rustic presentation. Rich & indulgent, it features a unique burnt top, a creamy, custard-like interior, & is made in-house.

(Gluten free, Nut free, Vegetarian)



MSN ★ WIS

PETITE PLATES | ARTISAN WINES

Business Plan Summary

General Company Description

GlouGlou is a casual European-style bistro specializing in wine paired with small sharable plates as well as a member's wine club.

Mission Statement

GlouGlou is a welcoming wine and food space that features global small and sharable plates paired with a sommelier-selected wine list that elevates small artisan wineries.

Vision Statement

We are a family raising our children in the same neighborhood and seek to provide a welcoming community environment through:

- community wine dinners, guest chefs and food trucks, food and wine classes, and a wine club
- redefining and elevating customer-first hospitality through thorough staff training and a welcoming and safe ambience
- support of local community organizations through fundraising efforts and events

Core Competencies

Owner MJ Hecox offers an extensive background in operations, marketing, and branding, previously serving in Director positions for UW-Madison and Wisconsin Public Media. She holds an MBA in Wine Marketing and Management from INSEEC University in Bordeaux, France (completely remotely due to the pandemic), and is a Napa certified sommelier.

She has consulted extensively with restaurants and and previously served as Faculty at Madison College. Most recently, MJ led all customer communications and wine buying for Ourglass wine club, winning Decanter's 2023 Best UK Wine Subscription of the Year.

MJ's seasoned background in all elements of marketing, pricing and accounting, product fulfillment, education, project and team management as well as customer service situates her to successfully launch, manage, and scale GlouGlou.

Legal form of ownership is LLC due to the benefits of limited liability, separate business and personal recordkeeping, pass-through taxation, and flexible business structure.

Global Bistro

GlouGlou inhabits a 37-seat bar and dining room serving small and sharable plates. Food menu will feature global small plates and sharable dishes with an emphasis on local purveyors. Although the beverage menu will emphasize wine pairings there will also be a small selection of craft beers as well as an extensive list of non-alcoholic options.

Compliance and Safety

GlouGlou will adhere to all local, state, and federal regulations, ensuring operational compliance and a safe environment for staff and guests.

- All wine servers will maintain their bartender licenses.
- Liability insurance and necessary permits will be kept up to date to mitigate operational risks.



City of Madison

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

Master

File Number: 87794

File ID: 87794

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Saunaday LLC • dba Saunaday
315 S Blount St • Agent: Jason Ritzenthaler
Estimated Capacity (in/out): 50/0
Class C Wine • 2% alcohol, 3% food, 95% other
Police Sector 408 (District 6)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 136.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00255 App.pdf, LICLIB-2025-00255
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87794

Title

Public Hearing - New License
Saunaday LLC • dba Saunaday
315 S Blount St • Agent: Jason Ritzenthaler
Estimated Capacity (in/out): 50/0
Class C Wine • 2% alcohol, 3% food, 95% other
Police Sector 408 (District 6)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

Class B: ☐ Beer, ☐ Liquor,

☒ Class C Wine

(Agenda Item Number)

(Legistar file number)

UCLIB-2025-00255

(License number)

6
(Alder District #)

408
(Police Sector)

Office Use Only

1176

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.
Saunaday, LLC
- Trade Name (doing business as) _____
- Address to be licensed 315 S Blount St Madison WI 53703
- Mailing address 1652 Parmenter St, Middleton WI 53562
- Anticipated opening date July 1
- 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.
Premise - 5,000 sq ft commercial recreation premise excluding saunas, steam room, locker room, and pool deck. Alcohol beverage storage in guest restricted storage areas and retail merchandiser.

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

Indoor: 50 Outdoor: 0

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

25 dedicated parking spots in surface lot across Blount St to be monitored by property management company and by Saunaday employees from retail space.

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 Jason Ritzenthaler

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

14. How long has the agent continuously resided in the State of Wisconsin? 12 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 10/28/24

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

WI 2/02/24

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
Member	Roshelle Ritzenthaler	Middleton, WI
Member	Jason Ritzenthaler	Middleton, WI

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

Jason Ritzenthaler

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 Recreation premise; primarily offering a thermal bathing circuit including sauna, steam room, and cold plunge.
22. Private organizations (clubs): Do your membership policies contain any requirement of "invidious" (likely to give offense) discrimination in regard to race, creed, color, or national origin? ☐ No ☐ Yes
23. Hours of operation: please enter opening and closing times in the table below.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
7am - 9pm	7am - 9pm	CLOSED	7am - 9pm	7am - 9pm	7am - 9pm	7am - 9pm
<i>(Class B only) Enter below any hours when food service will not be available, if applicable</i>						
-	-	-	-	-	-	-

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. Thermal bathing circuit including sauna, steam room, and cold plunge. Retail sales including bath products, canned beverages, and pre-packaged food.
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:
- 2 % Alcohol 3 % Food 95 % Other

If applicable, describe "Other": Thermal bathing circuit, retail bath and wellness products, limited clothing offerings

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

26. Do you plan to have live entertainment? ☐ No ☒ Yes—what kind? curated, event based
in cooperation with normal business operations and capacity limits; i.e. DJ or live music providing background music in relaxation space during a specified time period on a given day.
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, 20²⁶_____.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 5 5 5 7 0 - 0 4
39. Federal Employer Identification Number 99-4291499
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?

Contact person Jason Ritzenthaler

Business phone 813.732.8621 Business e-mail address jason@sauna.day

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 _____

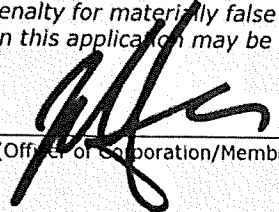
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☒ 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)

3/1/25
(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 _____



Nordic-style bathhouse

www.sauna.day

Contact:

Jason Ritzenthaler
jason@saunaday
813-732-8621

Images used for inspiration only.





SAUNA DAYSPAS: A NEW WAY TO RELAX AND RECONNECT WITH YOURSELF AND OTHERS

EXECUTIVE SUMMARY

Reconnecting to ourselves and our communities through the ancient, yet refreshingly modern, practice of sauna.



Mission

Product:

Building on the growing nationwide trend for beautifully designed and accessible public saunas and bathhouses, Saunaday builds more resilient communities through the ancient practice of sauna and cold therapy. Saunaday features a communal bathhouse that includes two Finnish saunas, cold plunge, hot soaking tubs, infrared sauna, steam room, and indoor relaxation garden; as well as a 2 sauna suites.

Customers:

Adults interested in the physical, social, mental benefits of sauna. Group gatherings and celebrations such as birthdays, teams, and more will also use this product as a more accessible alternative to typical area day spas.

Proposed Format

HOURS

Wed - Mon, 7am-9pm

LOCATION

315 S Blount St

PRICING

~\$50 for 2-hr entry
~\$200 for 2-hr Private Suite

IDENTITY

Saunaday is the first Finnish-style bathhouse and brand in Madison, Wisconsin, focused on building resilient communities through the proven (and enjoyable) social, physical, and emotional benefits of communal bathing and contrast therapy.

PROBLEM

In the Madison-area, we currently do not have a modern, social bathhouse delivering a spa-like experience at an accessible price, that can be enjoyed any day of the week. As we see trends towards increased awareness of holistic health, decreased drinking by Gen Y, and epidemic levels of loneliness, public saunas are proven to support public health.

SOLUTION

Saunaday features a 2-hour public sauna circuit that can be taken at your own pace: 1) Sauna (~20 min), 2) Cold plunge (3-5 min), 3) Relax and rehydrate in our plant-filled lounge. In addition to the public circuit, suites are available for small groups.

TARGET MARKET

The beauty of the Saunaday target market is that it's designed to attract a diverse range of people—from young professionals looking for affordable and healthy social alternatives, parents looking for a mental break in their day, retirees looking for social connection, and anyone who wants to feel the natural high of contrast therapy.

THE COMPETITION

We're currently working in a local market gap, and will need to work quickly before national sauna and infrared franchises begin closing in our market and make digital advertising more expensive. Adjacent competition includes saunas at gyms and local day spas that focus more on 1:1 treatments and private sauna spaces.

REVENUE STREAMS

- **Communal Sauna:** 2 hours, \$45-55 (40 people max in 5000 SF)
- **Sauna Suites:** 1h 45, \$200 (2 suites, maximum of 8 people per suite)
- **Add ons:** Semi-private hot soaking tubs, infrared sauna, exfoliating scrubs, etc.
- **Marketplace:** Spa retail and refreshments

EXPENSES

- **Significant Build-out Investment:** Specialized structural, sauna and pool consultants.
- **Rent:** 4-5k SF in a value-aligned location
- **Payroll:** Labor-light model
- **Marketing & Brand:** High initial investment to educate
- **Utilities and services:** Ongoing power and water costs

MARKETING ACTIVITIES

- Social Media (@saunaday): Instagram and Tik Tok focus; social media ads and content creation
- Website (Sauna.Day): SEO (anticipate a low cost per click in this market), weekly newsletter, and booking your "Sauna Day"
- Press push nearing launch



City of Madison

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

Master

File Number: 87795

File ID: 87795

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Cherokee Park Inc • dba TPC Wisconsin
5109 N Sherman Ave • Agent: Dennis Tiziani
Estimated Capacity (in/out): 48/20
Class B Combination Liquor & Beer • 10% alcohol, 10% food, 80% other
Police Sector 510 (District 18)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 137.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00254 App.pdf, LICLIB-2025-00254
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87795

Title

Public Hearing - New License

Cherokee Park Inc • dba TPC Wisconsin

5109 N Sherman Ave • Agent: Dennis Tiziani

Estimated Capacity (in/out): 48/20

Class B Combination Liquor & Beer • 10% alcohol, 10% food, 80% other

Police Sector 510 (District 18)



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)

610618-2025-00254

(License number)

18

510

(Alder District #)

(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.

Cherokee Park Inc

2. Trade Name (doing business as) TPC Wisconsin

3. Address to be licensed 5105 N. Sherman Ave Madison, WI 53704

4. Mailing address 1659 Players Dr. Madison, WI 53704

5. Anticipated opening date 05/30/2025

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

☒ No ☐ Yes (explain)

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

Additional Location for Cherokee Park Inc

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.

3655 Square foot Building, Driving Range

All alcohol Stored in locked Coolers and Cabinets

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

Indoor: 418 Outdoor: 20

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

Private paved lot Lighting and 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 Dennis Tiziani

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

14. How long has the agent continuously resided in the State of Wisconsin? 53 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 1972

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

Wisconsin 1961

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	Dennis Tiziani	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.

Dennis Tiziani

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) Dennis is the agent for existing license

Section D—Business Plan

21. What type of establishment is contemplated?

- ☐ Tavern ☐ Nightclub ☐ Restaurant ☐ Liquor Store ☐ Grocery Store
- ☐ Convenience Store without gas pumps ☐ Convenience Store with gas pumps

☒ Other Golf Academy

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
7a - 7p	7a - 7p	7a - 7p	7a - 7p	7a - 7p	7a - 7p	7a - 7p
(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. Private Instruction, Retail

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 10 % Food 80 % Other

If applicable, describe "Other": Private Instruction, Retail

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 26.
38. State Seller's Permit 4 5 6 - 0 0 0 0 2 5 3 5 0 6 - 0 3
39. Federal Employer Identification Number 39-0992840

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

Contact person Matt Minten

Business phone 608 707-0705 Business e-mail address mminten@TPCLWisconsin.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 _____

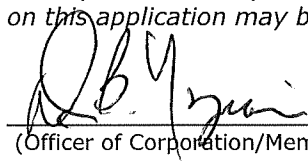
NOTICE: Completed application are due by noon of the third Monday (fourth, if the Clerk's office is closed on the third Monday) to get on the agenda for the proceeding months Alcohol License Review Committee. A completed application **must** be accompanied by the following items:

- ☒ 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)

3.12.25
 (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 _____

The TPC Wisconsin Learning Academy uses award-winning PGA Professionals along with innovative technologies to assist golfers with improving their performance. Utilizing proven playing, coaching, and club fitting techniques, detailed swing analysis, ball flight data and science-based player conditioning, our mission is to be the Midwest's premier player development golf academy.



City of Madison

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

Master

File Number: 87796

File ID: 87796

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Facility Concession Services LLC • dba TBD
1659 Players Dr (exterior/golf course only) • Agent: Nate Pokrass
Estimated Capacity (in/out): 0/50,000
Class B Combination Liquor & Beer • 37% alcohol, 63% food
Police Sector 510 (District 18)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 138.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00351 APPLICATION.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/04/2025	Referred for Introduction				
Action Text:		This License was Referred for Introduction					
Notes:		Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)					

Text of Legislative File 87796

Title

Public Hearing - New License

Facility Concession Services LLC • dba TBD

1659 Players Dr (exterior/golf course only) • Agent: Nate Pokrass

Estimated Capacity (in/out): 0/50,000

Class B Combination Liquor & Beer • 37% alcohol, 63% food

Police Sector 510 (District 18)



Liquor/Beer License Application

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

licensing@cityofmadison.com
608-266-4601

(Agenda Item Number)

(Legistar file number)

LICLIB-2025-00351
(License number)

18 **510**
(Alder District #) (Police Sector)
Office Use Only

Class A: ☐ Beer, ☐ Liquor, ☐ Cider

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

Section A – Applicant

1. List the name of your ☐ Sole Proprietor, ☐ Partnership, ☐ Corporation/Nonprofit Organization or ☒ Limited Liability Company exactly as it appears on your State Seller's Permit. _____ Facility Concession Services, LLC _____
2. Trade Name (doing business as) _____
3. Address to be licensed 1659 Players Dr., Madison, WI 53704 (exterior/golf course only)
4. Mailing address 27328 Spectrum Way, Oak Ridge North, TX 77385
5. Anticipated opening date June 2, 2025
6. Is the applicant an employee or agent of, or acting of behalf of anyone except the applicant named in question 1?
☐ x No ☐ Yes (explain)

7. Does another alcohol beverage licensee or wholesale permittee have interest in this business? ☐ x 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 premises for this permit is the golf course only (not clubhouse) for the dates of June 2-8, 2025. After June 8, 2025, the premises will be amended to a small, unused portion of the golf course. Alcoholic beverages will be sold in various temporary concession stands and tented hospitality structures around the golf course. Alcoholic beverages will be stored in locked beverage coolers, locked storage containers and/or locked semi trailers on the premises of the golf course.

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

Indoor: N/A Outdoor: 40,000 - 50,000 over the June 2 - June 8 period.

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

Patron parking will be located off-site at Madison College with shuttle service to the golf course. A smaller portion of staff and vendor parking will be located on-site at

TPC Wisconsin and St. Peter Catholic Church. All on-site parking permits will be monitored by a combination of Madison Police and/or temporary security staff.

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

☐ No ☒ Yes, license issued to TPC Wisconsin (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 Nate Pokrass

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

14. How long has the agent continuously resided in the State of Wisconsin? 10 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. TX, July 13, 1990

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

☐ Attach background check forms for each director/member.

Title	Name	City and State of Residence
CEO	David Smalley	Conroe, TX

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. CT Corp

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

☐ No ☒ Yes (explain) Please see attached organizational chart

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?

☐ x 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
☐ x Other PGA Tour Golf Tournament

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

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

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8 am - 6 pm	8 am - 6 pm	8 am - 6 pm	7 am - 9 pm	7 am - 9 pm	8 am - 6 pm	8 am - 6 pm
<i>(Class B only) Enter below any hours when food service will not be available, if applicable</i>						
-	-	-	-	-	-	-

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:

37 % Alcohol 63 % Food _____ % Other

If applicable, describe "Other": _____

Do you have written records to document the percentages shown? ☐ No ☒ x 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 ☒ x Yes

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

30. I agree to contact the Police Department District Captain for this location prior to the ALRC meeting. ☐ No ☒ x Yes
31. I agree to contact the Deputy Clerk prior to the ALRC meeting. ☐ No ☒ x Yes
32. I agree to contact the neighborhood association representative prior to the ALRC meeting. ☐ No ☒ x 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 ☒ x 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 ☒ x 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 ☒ x Yes
36. Is the applicant indebted to any wholesaler beyond 15 days for beer or 30 days for liquor? ☒ x No ☐ Yes

Section G—Information for Clerk's Office

37. This application is for the license period ending June 30, 2026_____.

38. State Seller's Permit 4 5 6 - 1027576705-02

39. Federal Employer Identification Number 76- 0314914_____

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

Contact person Brittany Pinkham_____

Business phone 713-897-8273 Business e-mail address bpinkham@spectrumfcs.com_____

Preferred language English_____

If needed, a qualified interpreter can be provided at no charge to you. Would you like an interpreter?

☐ Yes (language: _____)

☒ x 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)

3/18/2025
(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 _____



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-

(License number)

(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, Dave Smalley, officer/member for Facility Concession Services, LLC (Corp/LLC),

doing business as Spectrum Catering & Concessions, authorize and appoint Nate Pokrass
Name

as the liquor/beer agent for the premise located at TPC Wisconsin Golf Course, 1659 Players Dr. Madison, WI

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

[Signature]
Signature of corporate officer/member

4/8/2025
Date

To be completed by appointed Liquor/Beer Agent

I, Nate Pokrass, appointed liquor/beer agent for Facility Concession Services, LLC (Corp/LLC),

being first duly sworn, affirm that I have full authority and control of the premise described

in this license, and I am involved in the actual conduct of the business as an employee, or have a direct financial interest in the business of the licensee. The percent of the business I own is 0 %.

☒ I have included a copy of my photo ID and Beverage Server Training certificate/Operator's license.

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

Nate Pokrass
Signature of corporate Agent

04/08/2025
Date

To be completed by the Liquor/Beer Agent applicant

Name: Nate Pokrass

Residence: 2608 Kildare Drive Waunakee WI 53597

Email: npokrass@amfam.com

city, state & zip code

Phone: 608-217-3333

Birth date: 05/28/1976

Birthplace: Milwaukee, WI

Race: White Sex: Male Height: 6'03" Weight: 195 Hair Color: brown Eye Color: blue

Driver License Number: P2626217618805

Beverage Server Training: to be completed before 4/23
Date Completed

How long immediately prior to making this application have you continuously resided in the State of Wisconsin? 10 years

Other than the address above, places of residence for the past five years:

Address	From (date)	To (date)
n/a		

Last 3 cities in which you worked	Address from which business was conducted	Date you left
Champaign, IL	University of Illinois Champaign Urbana	06/2015
Madison, WI	University of Wisconsin Madison	10/2014
Bloomington, IL	Illinois State University	03/2004

☐ Yes

☒ No

Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any municipality? If yes, give law or ordinance violated, trial court, trial date and penalty imposed and/or date, description and status of charges pending. _____

☐ Yes

☒ No

Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any municipality? If yes, describe status of charges pending. _____

☐ Yes

☒ No

Do you hold, or are you making application for, or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? If yes, identify name, location, and type of permit. _____

☐ Yes

☒ No

Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer license, brewery permit, or wholesale liquor permit in the State of Wisconsin? If yes, identify. _____

**DRIVER LICENSE
REGULAR**

WISCONSIN USA



4d **P262-6217-6188-05**

9 CLASS **D**

1 **POKRASS**

2 **NATHANIEL ANDREW**

8 **2608 KILDARE DR
WAUNAKEE, WI 53597**

15 SEX **M**

16 HGT **6'-03"**

17 WGT **190 lb**

18 EYES **BLU**

19 HAIR **BRO**

4a ISS **02/26/2020**

3 DOB **05/28/1976**

4b EXP **05/28/2028**

9a END **NONE**

5 DD **OTA3G2020022609204311**

REGULAR DL OF J. NATHANIEL POKRASS 05 28 1976 NATHANIEL POKRASS

MAY 1976 NATHANIEL POKRASS

Donor
Sticker
Here



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000046

Letter ID L0781879344

MATT ANDERSON
FACILITY CONCESSION SERVICES, LLC
PO BOX 7130
THE WOODLANDS TX 77387-7130

Wisconsin Department of Revenue Seller's Permit

Legal/real name:	FACILITY CONCESSION SERVICES, LLC
Business name:	SPECTRUM P O BOX 7130 THE WOODLANDS TX 77387

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1027576705-02



State of Wisconsin • DEPARTMENT OF REVENUE

Personal Wallet Copy

Seller's Permit: 456-1027576705-02

Legal/Real Name: FACILITY CONCESSION SERVICES, LLC

Signature _____

We are here to serve you

Wisconsin Department of Revenue
PO Box 8902
Madison, WI 53708-8902

Ph: 608-266-2776

Fax: 608-264-6884

Email: dorbusinessstax@revenue.wi.gov

Web: www.revenue.wi.gov

Main office: 2135 Rimrock Rd., Madison



The State of Texas

SECRETARY OF STATE CERTIFICATE OF INCORPORATION

OF

HOUSTON THEATER CONCESSIONS, INC.
CHARTER NO. 1160063

The undersigned, as Secretary of State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed pursuant to the provisions of the Texas Business Corporation Act, have been received in this Office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Issuance of this Certificate of Incorporation does not authorize the use of a corporate name in this State in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated JULY 13, 1990.



George S. Bayard Jr.
Secretary of State

dae

ARTICLES OF INCORPORATION

FILED
In the Office of the
Secretary of State of Texas

OF

JUL 13 1990

Houston THEATER CONCESSIONS, INC.

Corporations Section

I, the undersigned natural person of the age of eighteen (18) years of age or more, acting as incorporator of a corporation under the Texas Business Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

NAME

The name of the Corporation is *Houston* THEATER CONCESSIONS, INC.

ARTICLE TWO

CORPORATE EXISTENCE

The period of duration of this Corporation is perpetual.

ARTICLE THREE

PURPOSE

The purpose for which the Corporation is organized is to transact any and all lawful business for which corporations may be incorporated under the Texas Business Corporation Act.

ARTICLE FOUR

SHARES AND REQUIRED CAPITAL

The aggregate number of shares which the Corporation shall have the authority to issue is TEN THOUSAND (10,000) SHARES without par value. The Corporation will not commence business until it has received for the issuance of its shares consideration of the value of One Thousand and No/100ths (\$1,000.00) Dollars consisting of money, labor done, or property actually received.

ARTICLE FIVE

DENIAL OF PREEMPTIVE RIGHTS AND CUMULATIVE VOTING

The Shareholders of this Corporation shall not have the preemptive right to subscribe to any issues of shares or securities of this Corporation.

No Shareholder shall have the right to cumulate his votes at any election for Directors of this Corporation.

ARTICLE SIX

BY-LAWS

The Shareholders of the Corporation do hereby delegate to the Board of Directors the power to adopt, alter, amend, or repeal the By-Laws of the Corporation; such power shall be deemed to be vested exclusively in the Board of Directors and shall not be exercised by the Shareholders.

ARTICLE SEVEN

REGISTERED AGENT AND ADDRESS

The address of its initial registered office is 515 Post Oak Boulevard, Suite 300, Houston, Texas 77027, and the name of its registered agent at such address is DAVID M. ANDERSON.

ARTICLE EIGHT

DIRECTORS

The number of Directors shall be fixed by the By-Laws of the Corporation and until changed by the By-Laws shall be one; the name and address of the person who is to serve as Director until the First Annual Meeting of the Shareholders, or until his successor is elected and qualified, is:

David M. Anderson
515 Post Oak Boulevard
Suite 300
Houston, Texas 77027

ARTICLE NINE

INCORPORATION

The name and address of the Incorporator is:

David M. Anderson
515 Post Oak Boulevard
Suite 300
Houston, Texas 77027

IN WITNESS WHEREOF, the undersigned Incorporator of this
Corporation has executed these Articles of Incorporation on
July 11, 1990.



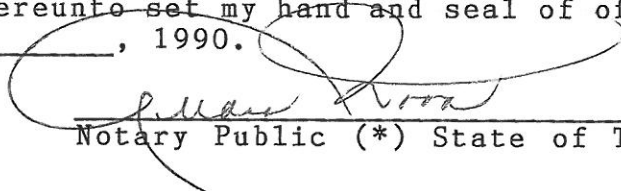
DAVID M. ANDERSON

THE STATE OF TEXAS S

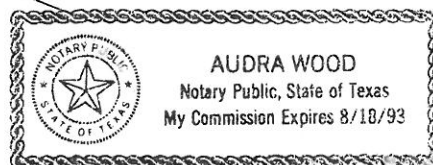
COUNTY OF HARRIS S

BEFORE ME, the undersigned authority, on this date personally
appeared David M. Anderson, who, being duly sworn, declared that
he is the person whose name is subscribed to the above and
foregoing Articles of Incorporation as Incorporator, and that the
statements and allegations therein contained are true.

IN WITNESS WHEREOF, I hereunto set my hand and seal of office
on July 11, 1990.



Notary Public (*) State of Texas





The State of Texas

SECRETARY OF STATE

CERTIFICATE OF AMENDMENT OF

FACILITY CONCESSION SERVICES, INC.
FORMERLY:
HOUSTON THEATER CONCESSIONS, INC.

The undersigned, as Secretary of State of the State of Texas, hereby certifies that the attached Articles of Amendment, duly signed, have been received in this Office and are found to conform to law.

ACCORDINGLY the undersigned, as such Secretary of State, and by virtue of the authority vested in the Secretary by law, issues this Certificate and attaches hereto a copy.

Dated July 30, 19 90.



George S. Bayard Jr.
Secretary of State
LSM

ARTICLES OF AMENDMENT TO ARTICLES OF INCORPORATION
OF
HOUSTON THEATER CONCESSIONS, INC., BY DIRECTORS JUL 30 1990
Corporations Section

Pursuant to the provisions of Article 4.04 of the Texas Business Corporation Act, the undersigned Directors adopt the following Article of Amendment to the Articles of Incorporation of HOUSTON THEATER CONCESSIONS, INC.:

ARTICLE ONE

The name of the Corporation is HOUSTON THEATER CONCESSIONS, INC.

ARTICLE TWO

The following Amendment to the Articles of Incorporation was adopted by the Board of Directors of the Corporation on July 27, 1990:

The Amendment alters Article One, being the name of the Corporation is hereby changed from Houston Theater Concessions, Inc. to **FACILITY CONCESSION SERVICES, INC.**

ARTICLE THREE

The foregoing Amendment was adopted by the undersigned, who is the sole Director of the Corporation. *No shares have been issued.*

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment to the Articles of Incorporation on July 27, 1990.

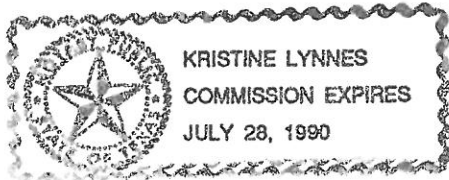


DAVID M. ANDERSON, Director

THE STATE OF TEXAS S
 S
COUNTY OF HARRIS S

BEFORE ME, the undersigned authority, on this date personally appeared David M. Anderson, who, being duly sworn, declared that he is the person whose name is subscribed to the foregoing Amendment to the Articles of Incorporation as Director, and that the statement contained therein is true and correct.

IN WITNESS WHEREOF, I hereunto set my hand and seal of office on July 27, 1990.



Kristine Lynnes

NOTARY PUBLIC (*) STATE OF TEXAS

AMENDMENT AND MODIFICATION OF CONCESSION AGREEMENT

This is an **AMENDMENT** and **MODIFICATION** of that one certain **CONCESSION AGREEMENT** entered into on the 26th day of July, 1990, between **ARTS CENTER ENTERPRISES, INC.**, and **HOUSTON THEATER CONCESSIONS, INC.**

No substantive portion of the above cited **CONCESSION AGREEMENT** is amended or modified.

The **AMENDMENT** and **MODIFICATION** herein deals only with the change of name of **HOUSTON THEATER CONCESSIONS, INC.**, a Corporation chartered on July 13, 1990, under Charter Number 1160063 in the State of Texas. Thereafter, on or about July 30, 1990, Articles of Amendment were filed and the name of "**HOUSTON THEATER CONCESSIONS, INC.**," was changed to "**FACILITY CONCESSION SERVICES, INC.**", as evidenced by the Certificate of Amendment issued July 30, 1990, by the Secretary of the State of Texas, a copy being attached hereto as Exhibit "A".

IN WITNESS WHEREOF, the parties hereto have executed this **AMENDMENT** and **MODIFICATION** in multiple originals and this **AMENDMENT** and **MODIFICATION** becomes a part and parcel of the original **CONCESSION AGREEMENT**, and is incorporated therein for all purposes.

EXECUTED this 13th day of August, 1990.

FACILITY CONCESSION SERVICES, INC.,
FORMERLY HOUSTON THEATER CONCESSIONS,
INC., a Texas Corporation
By:




David M. Anderson
Its President

ARTS CENTER ENTERPRISES, INC.

A Texas Corporation

By:



Kirk B. Feldman

Its General Manager

839448

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK
HARRIS COUNTY, TEXAS

2 05/11/92 AS 00090736 339448 \$ 4.00

MAY 11, 1992

This is to acknowledge receipt of Certificate of Operation under Assumed Name which was filed in my office for

SPECTRUM CATERING & CONCESSIONS

under File Number as shown on the cash register validation above, and indexed in Record of Persons Operating under Assumed Name as prescribed by law. The Certificate shows

FACILITY CONCESSION SERVICES, INC.

to be the owner_____ of said business. It will be null and void unless renewed prior to its expiration date.

Whenever there is a change of ownership of any business operating under any such assumed name, the person or persons withdrawing from said business or disposing of their interest therein, shall file in the office of the Clerk of the County in which such business is being conducted and has a place or places of business, a certificate setting forth the facts of such withdrawal from or disposition of interest in such business; and until he has filed such certificate he shall remain liable for all debts incurred in the operation of said business.

A Withdrawal Certificate shall be executed and duly acknowledged by the person or persons so withdrawing from or selling their interest in said business in a manner now provided for acknowledgment of conveyance of property.

Yours very truly,

Anita Rodeheaver,
County Clerk, Harris County

By

Vera F. Glover

VERA F. GLOVER

Deputy

219-82-1531

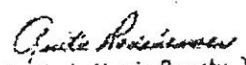
839448

ASSUMED NAME CERTIFICATE FOR
AN INCORPORATED BUSINESS OR PROFESSION AS 00090726 839448 \$ 4.00

1. The assumed name under which the business or professional service is or is to be conducted or rendered is SPECTRUM CATERING & CONCESSIONS.
2. The name of the incorporated business or profession as stated in its Articles of Incorporation or comparable document is FACILITY CONCESSION SERVICES, INC.
3. The state, country or other jurisdiction under the laws of which it was incorporated is Texas, and the address of its registered or similar office in that jurisdiction is 515 Post Oak Blvd., Houston, Texas 77027.
4. The period, not to exceed ten years, during which the assumed name will be used is ten (10) years.
5. The corporation is a (circle one): business corporation nonprofit corporation, professional corporation, professional association or other type of corporation (specify) _____.
6. If the corporation is required to maintain a registered office in Texas, the address of the registered office is 515 Post Oak Blvd., Houston, Texas 77027 and the name of the registered agent at such address is Dave Smalley. The address of the principal office (if not the same as the registered office) is 21 South Doe Run, The Woodlands, Texas 77380.
7. If the corporation is not required to or does not maintain a registered office in Texas, the office address in Texas is 21 South Doe Run, The Woodlands, Texas 77380; and if the corporation is not incorporated, organized or associated under the laws of Texas, the address of its place of business in Texas is N/A and the office address elsewhere is N/A.
8. The county or counties where business or professional services are being or are to be conducted or rendered under such assumed name are: ALL.

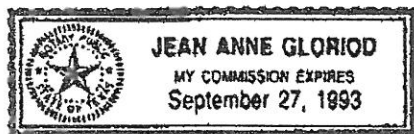

DAVE SMALLEYFILED FOR RECORD
8:30 A.M.

MAY 11 1992


County Clerk, Harris County, Texas

719-82-1532

BEFORE ME on this 7th day of May 1992, personally appeared DAVE SMALLEY and acknowledged to me that he executed the foregoing Certificate for the purposes therein expressed.



Jean Anne Gloriod
Notary Public in and for the County
of Montgomery, State of Texas

My Commission Expires: 9-27-93

RECORDER'S MEMORANDUM

ALL BLACKOUTS, ADDITIONS AND CHANGES
WERE PRESENT AT THE TIME THE INSTRUMENT
WAS FILED AND RECORDED.



[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)

BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number: 116006300 **Entity Type:** Domestic For-Profit Corporation

Original Date of Filing: July 13, 1990 **Entity Status:** In existence

Formation Date: N/A

Tax ID: 17603149141 **FEIN:**

Duration: Perpetual

Name: FACILITY CONCESSION SERVICES, INC.

Address: PO BOX 7130
THE WOODLANDS, TX 77387-7130 USA

<u>REGISTERED</u> AGENT	<u>FILING</u> HISTORY	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED</u> NAMES	<u>ASSOCIATED</u> ENTITIES
Assumed Name	Date of Filing	Expiration Date	Inactive Date	Name Status	Counties
SPECTRUM CATERING & CONCESSIONS	October 22, 1992	October 22, 2002	October 22, 2002	Expired	All Counties
HOUSTON ESPRESSO CO.	February 14, 1994	February 14, 2004	February 14, 2004	Expired	All Counties
Spectrum Catering & Concessions	March 28, 2006	March 28, 2016		Active	All Counties

Order

Return to Search

Instructions:

- To place an order for additional information about a filing press the 'Order' button.

Tickle @ may 2015 about d/b/a expiration

Form 503**(Revised 01/06)**

Return in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512 463-5709
Filing Fee: \$25

**Assumed Name Certificate**

This space reserved for office use.

FILED
In the Office of the
Secretary of State of Texas

MAR 28 2006

Corporations Section

The assumed name under which the business or professional service is, or is to be, conducted or rendered is: Spectrum Catering & Concessions

The name of the entity filing the assumed name is:

Facility Concession Services, Inc.

State the name of the entity as currently shown in the records of the secretary of state or on its certificate of formation, if not filed with the secretary of state.

The filing entity is a: (Select the appropriate entity type below.)

☒ For-profit Corporation☐ Nonprofit Corporation☐ Cooperative Association☐ Limited Liability Company☐ Other☐ Professional Corporation☐ Professional Limited Liability Company☐ Professional Association☐ Limited Partnership

Specify type of entity if there is no check box applicable.

The file number, if any, issued to the filing entity by the secretary of state is: 1160063

The state, country, or other jurisdiction of formation is: Texas

The registered or similar office of the entity in the jurisdiction of formation is:

27433 Robinson Road
Conroe, TX 77385

☒ The entity is required to maintain a registered office and agent in Texas. The address of its registered office in Texas and the name of the registered agent at such address is:

Dave Smalley
27433 Robinson Road, Conroe, TX 77385

The address of the principal office of the entity (if not the same as the registered office) is:

☐ The entity is not required to maintain a registered office and agent in Texas. Its office address in Texas is: _____

☐ The entity is not incorporated, organized or associated under the laws of Texas. The address of the principal place of business in this state is: _____

The office address of the entity is: _____

☒ The period during which the assumed name will be used is 10 years from the date of filing with the secretary of state.

OR

☐ The period during which the assumed name will be used is _____ years from the date of filing with the secretary of state (not to exceed 10 years).

OR

☐ The assumed name will be used until _____ (not to exceed 10 years).

mm/dd/yyyy

The county or counties where business or professional services are being or are to be conducted or rendered under the assumed name are:

☒ All counties

☐ All counties with the exception of the following counties: _____

☐ Only the following counties: _____

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument. If the undersigned is acting in the capacity of an attorney in fact for the entity, the undersigned certifies that the entity has duly authorized the undersigned in writing to execute this document.

Date: Feb., 2006



Signature and title of authorized person(s) (see instructions)

**Form 632
(Revised 05/11)**

Return in duplicate to:
 Secretary of State
 P.O. Box 13697
 Austin, TX 78711-3697
 512 463-5555
 FAX: 512 463-5709

Filing Fee: See instructions



This space reserved for office use.

**Certificate of Conversion
 of a
 Corporation Converting
 to a
 Limited Liability Company**

Converting Entity Information

The name of the converting corporation is:

Facility Concession Services, Inc.

The jurisdiction of formation of the corporation is: Texas

The date of formation of the corporation is: July 13, 1990

The file number, if any, issued to the corporation by the secretary of state, is: 116006300

Plan of Conversion—Alternative Statements

The corporation named above is converting to a limited liability company. The name of the limited liability company is:

Facility Concession Services, LLC

The limited liability company will be formed under the laws of: Texas

☐ The plan of conversion is attached.

If the plan of conversion is not attached, the following statements must be completed.

☒ Instead of attaching the plan of conversion, the corporation certifies to the following statements:

A signed plan of conversion is on file at the principal place of business of the corporation, the converting entity. The address of the principal place of business of the corporation is:

27328 Spectrum Way	Conroe	TX	USA	77385
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

A signed plan of conversion will be on file after the conversion at the principal place of business of the limited liability company, the converted entity. The address of the principal place of business of the limited liability company is:

27328 Spectrum Way	Conroe	TX	USA	77385
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

A copy of the plan of conversion will be furnished on written request without cost by the converting entity before the conversion or by the converted entity after the conversion to any owner or member of the converting or converted entity.

Certificate of Formation for the Converted Entity

☒ The converted entity is a Texas limited liability company. The certificate of formation of the Texas limited liability company is attached to this certificate either as an attachment or exhibit to the plan of conversion, or as an attachment or exhibit to this certificate of conversion if the plan has not been attached to the certificate of conversion.

Approval of the Plan of Conversion

The plan of conversion has been approved as required by the laws of the jurisdiction of formation and the governing documents of the converting entity.

Effectiveness of Filing (Select either A, B, or C.)

A. ☒ This document becomes effective when the document is accepted and filed by the secretary of state.

B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____

C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Tax Certificate

☐ Attached hereto is a certificate from the comptroller of public accounts that all taxes under title 2, Tax Code, have been paid by the corporation.

☒ In lieu of providing the tax certificate, the limited liability company as the converted entity is liable for the payment of any franchise taxes.

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Date: 7/21/2022



David Smalley, President

Signature and title of authorized person on behalf of the
converting entity

**Form 205
(Revised 12/21)**

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555

Filing Fee: \$300



This space reserved for office use.

**Certificate of Formation
Limited Liability Company**

Article 1 – Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Facility Concession Services, LLC

The name must contain the words "limited liability company," "limited company," or an abbreviation of one of these phrases.

Article 2 – Registered Agent and Registered Office

(See instructions. Select and complete either A or B and complete C.)

☐ A. The initial registered agent is an organization (cannot be entity named above) by the name of:

OR

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

David		Smalley	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

C. The business address of the registered agent and the registered office address is:

27328 Spectrum Way	Conroe	TX	77385
<i>Street Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>

Article 3—Governing Authority

(Select and complete either A or B and provide the name and address of each initial governing person.)

☒ A. The limited liability company initially has managers. The name and address of each initial manager are set forth below.

☐ B. The limited liability company does not initially have managers. The name and address of each initial member are set forth below.

INITIAL GOVERNING PERSON 1

NAME (Enter the name of either an individual or an organization, but not both.)

IF INDIVIDUAL

David		Smalley	
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>

OR

IF ORGANIZATION

Organization Name

ADDRESS

27328 Spectrum Way	Conroe	TX	USA	77385
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

INITIAL GOVERNING PERSON 2				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

INITIAL GOVERNING PERSON 3				
NAME (Enter the name of either an individual or an organization, but not both.)				
IF INDIVIDUAL				
<i>First Name</i>	<i>M.I.</i>	<i>Last Name</i>	<i>Suffix</i>	
OR				
IF ORGANIZATION				
<i>Organization Name</i>				
ADDRESS				
<i>Street or Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Country</i>	<i>Zip Code</i>

Article 4 – Purpose

The purpose for which the company is formed is for the transaction of any and all lawful purposes for which a limited liability company may be organized under the Texas Business Organizations Code.

Initial Mailing Address

(Provide the mailing address to which state franchise tax correspondence should be sent.)

27328 Spectrum Way	Conroe	TX	77385	USA
<i>Mailing Address</i>	<i>City</i>	<i>State</i>	<i>Zip Code</i>	<i>Country</i>

Supplemental Provisions/Information

Text Area: [The attached addendum, if any, is incorporated herein by reference.]

The limited liability company is being formed pursuant to a Plan of Conversion. The name of the converting entity is Facility Concession Services, Inc. a corporation formed under the laws of the State of Texas on July 13, 1990, under file number 116006300. The converting entity's former address is 27328 Spectrum Way, Conroe, Texas 77385.

Organizer

The name and address of the organizer:

David Smalley

Name

27328 Spectrum Way

Street or Mailing Address

Conroe

City

TX

77385

State

Zip Code

Effectiveness of Filing (Select either A, B, or C.)

A. ☒ This document becomes effective when the document is filed by the secretary of state.

B. ☐ This document becomes effective at a later date, or a later date and time, not more than 90 days from the date of signing. The later effective date, or date and time is: _____

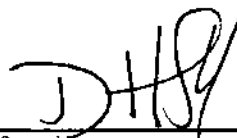
C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned also affirms that, to the best knowledge of the undersigned, the name provided as the name of the filing entity does not falsely imply an affiliation with a governmental entity. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized to execute the filing instrument.

Date: 7/21/22



Signature of organizer

David Smalley, President

Printed or typed name of organizer



Office of the Secretary of State

CERTIFICATE OF CONVERSION

The undersigned, as Secretary of State of Texas, hereby certifies that a filing instrument for

FACILITY CONCESSION SERVICES, INC.

File Number: 116006300

Converting it to

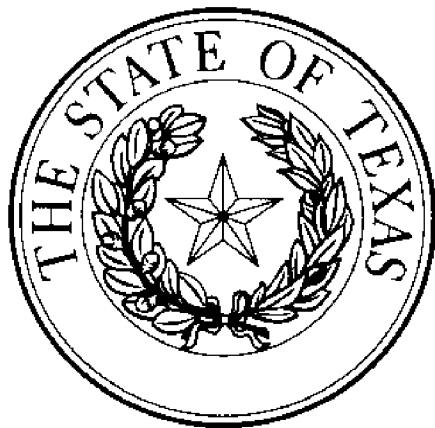
Facility Concession Services, LLC

File Number: 804666403

has been received in this office and has been found to conform to law. ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the acceptance and filing of the conversion on the date shown below.

Dated: 07/29/2022

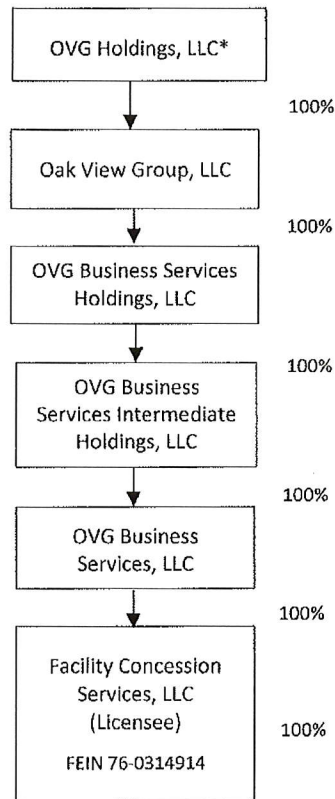
Effective: 07/29/2022



A handwritten signature of John B. Scott, consisting of a stylized 'J' followed by a series of loops and a final 'm'.

John B. Scott
Secretary of State

PROPOSED ORGANIZATIONAL STRUCTURE OF
FACILITY CONCESSION SERVICES, LLC
(UPON CLOSING AND CONVERSION)



** There are no individual investors and/or shareholders who will ultimately hold more than 5% ownership interest in Facility Concession Services, LLC. as a result of this transaction.*

SLP V Olympian Aggregator, L.P., the majority member of OVG Holdings, LLC. is under the management and control of Silver Lake Partners, a leading global technology investment firm with approximately \$88 billion under management across a wide and diversified spectrum of credit related investments around the globe. While each fund under the control of SLP V Olympian Aggregator, L.P. invests in many different areas of the economy, it does not hold investments in the retail tier of the alcoholic beverage industry.

Background Investigation Form

To be completed by all liquor license applicants (sole proprietors, members of a partnership, members of a limited liability company, or all officers, directors, or stockholders of the corporation).

Last Name			First Name				M.I.		
Residence: Street Address			City		State		Zip		
Residence Phone	Birthdate	Birth Place (City, State)		Race	Sex	Height	Weight	Hair	Eyes
Driver's License Number (State & Number)		How long immediately prior to making this application have you continuously resided in the State of Wisconsin? _____							
Have you completed Beverage Server Training? <input type="checkbox"/> Yes <input type="checkbox"/> No									
Date of Beverage Server Training completion _____ (must provide proof of completion to City Clerk)									
Other than the address above, places of residence for the past five years:				From:		To:			
				From:		To:			
				From:		To:			
Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any municipality? If yes, give law or ordinance violated, trial court, trial date and penalty imposed and/or date, description and status of charges pending. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any municipality? If yes, describe status of charges pending. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Do you hold, or are you making application for, or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? If yes, identify name, location, and type of permit. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Facility Concession Services, LLC holds alcohol licenses in other states, but no others in the state of Wisconsin									
Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer license, brewery permit, or wholesale liquor permit in the State of Wisconsin? If yes, identify. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
List last two employers in chronological order.									
Employer's Name		Employer's Address				Employed From		To	

Please attach a copy of photo ID.

 **Texas**^{SA}
DRIVER LICENSE
Director: *Gregory C. McAllen*

DRIVER LICENSE

4d. DL: **09488167** 9. Class: **C**
4b. Exp: **01/07/2032**
3. DOB: **01/07/1957** 4a. Iss: **08/24/2023** 

1. **SMALLEY**
2. **DAVID HUGH**

8. **29839 ROBINSON ROAD**
CONROE, TX 77385

12. Rest: **NONE** 9a. End: **NONE**
16. Hgt: **6'-03"** 15. Sex: **M** 18. Eyes: **BLU**
5. DD: **06221320088224037935** —

DHSL



City of Madison

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

Master

File Number: 87797

File ID: 87797

File Type: License

Status: Council New
Business

Version: 1

Reference:

Controlling Body: COMMON
COUNCIL

File Created Date : 04/04/2025

File Name:

Final Action:

Title: Public Hearing - New License
Izakaya Shinya Inc • dba Izakaya Kuroyama
419 State St • Agent: Hugo Liang
Estimated Capacity (in/out): 63/15
Class B Combination Liquor & Beer • 8% alcohol, 92% food
Police Sector 403 (District 2)

Notes:

CC Agenda Date: 04/15/2025

Agenda Number: 139.

Sponsors:

Effective Date:

Attachments: LICLIB-2025-00247 App.pdf, LICLIB-2025-00247
Supplemental.pdf

Enactment Number:

Author:

Hearing Date:

Entered by: jverbick@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Clerk's Office	04/04/2025	Referred for Introduction				
	Action Text: This License was Referred for Introduction						
	Notes: Alcohol License Review Committee- Public Hearing (4/16/25), Common Council (5/6/25)						

Text of Legislative File 87797

Title

Public Hearing - New License

Izakaya Shinya Inc • dba Izakaya Kuroyama

419 State St • Agent: Hugo Liang

Estimated Capacity (in/out): 63/15

Class B Combination Liquor & Beer • 8% alcohol, 92% food

Police Sector 403 (District 2)



Liquor/Beer License Application

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)

LICUB - 2025-00247
(License number)

(Alder District #)

(Police Sector)

Office Use Only

1235

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.
Izakaya Shinya INC
- Trade Name (doing business as) Izakaya Kuroyama
- Address to be licensed 419 State St. Madison, WI 53703
- Mailing address 419 State St. Madison, WI 53703
- Anticipated opening date currently open
- 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 beverages will be sold in side the premises and the outdoor seating in front of the restaurant, just as same as previous Dubai Mediteranean Restaurant and Bar. Alcohol beverages will be stored in the basement.

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

Indoor: 63 Outdoor: 15

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

Employee parking is in the back of the building, parking lot has camera to monitor

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

☐ No ☒ Yes, license issued to Dubai Mediterranean Restaurant and Bar (name of licensee)

Section C—Corporate Information

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

12. Name of liquor license agent Hugo Liang

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

14. How long has the agent continuously resided in the State of Wisconsin? 6 months

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

☐ No, but will complete prior to ALRC meeting ☒ Yes, date completed 10/6/24

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

9/18/24, Wisconsin

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

☒ Attach background check forms for each director/member.

Title	Name	City and State of Residence
<u>Owner</u>	<u>Hugo Liang</u>	<u>Madison, Wisconsin</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.

Hugo Liang

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
5pm - 2am	5pm - 2am	5pm - 2am	5pm - 2am	5pm - 2am	5pm - 2am	5pm - 2am
(Class B only) Enter below any hours when food service will not be available, if applicable						
-	-	-	-	-	-	-

Section E—Consumption on Premises

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

24. Indicate any other product/service offered. food and drink

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:

8 % Alcohol 92 % 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 26.
38. State Seller's Permit 4 5 6 - 1 0 3 1 8 3 6 7 5 1 - 0 4
39. Federal Employer Identification Number 99-4995977
40. Who may we contact between 8 a.m. and 4:30 p.m. regarding this license?
- Contact person Hugo Liang
- Business phone 7737885317 Business e-mail address izakaya.kuroyama@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.

W. J. G.
 (Officer of Corporation/Member of LLC/Partner/Sole Proprietor)

3/11/25
 (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 _____

Hugo Liang

Izakaya Kuroyama

419 State St Madison, WI 53703

shinyabars@gmail.com

(773)788-5317

Subject: Business plan for Izakaya Shinya Inc DBA Izakaya Kuroyama Food and Liquor License

Our establishment, Izakaya Kuroyama, stands as the latest addition to a series of successful ventures, who has previously triumphed with Shinya Ramen House and Shinya Bar and Grill, located at 3240 S Halsted St, Chicago, IL 60616; and 2255 W North Ave, Chicago, IL 60647, accordingly. We also have another pending location Izakaya Tokyo located at 42 N Cass Ave Westmont IL 60559. Established by Hugo Liang in 2018, Shinya Ramen House has been a resounding success, and the subsequent opening of Shinya Bar and Grill further solidified our presence and popularity within the neighborhood.

Description of Proposed Work

Our vision is to create an immersive Japanese experience for our guests from the moment they step through the doors. Through thoughtful remodeling, we aim to transport our patrons to the heart of Japan, where tradition meets modernity in a harmonious blend.

We aspire to provide a memorable and immersive Japanese dining experience that leaves a lasting impression on our guests, ensuring they feel as though they have truly stepped into the heart of Japan.

Description of the Business and Industry:

Izakaya Tokyo is a unique addition to the local culinary scene, building on the success of Shinya Ramen House and Shinya Bar and Grill. It prides itself on promoting cultural diversity and offering an immersive educational experience for patrons interested in Japanese traditions. Our establishment is meticulously designed to create a welcoming atmosphere where responsible adults can savor the art of Japanese cuisine and indulge in premium Japanese sakes. Our expected sales for alcohol is 15% and 85% for food.

Features and Advantages of the Project:

Our project distinguishes itself by focusing on the fusion of traditional Japanese culinary delights with a contemporary and inviting ambiance. The specialization in serving Japanese sake alongside our meticulously crafted meals enhances the overall dining experience,

setting us apart from conventional bars and grills. This combination of authentic flavors and cultural immersion is poised to attract a diverse clientele, contributing to the vibrancy of the local community.

Improvement Sought and its Impact on the Business and Downtown:

The improvements we seek in securing a liquor license will not only allow us to expand our offerings but will also significantly contribute to the enhancement of the downtown area. By providing a unique and culturally rich establishment, we aim to draw more foot traffic to the downtown district, thereby boosting local businesses and creating a more vibrant and thriving community.

Credentials and Experience of Business Owners:

The owner, with a proven track record in successfully managing Shinya Ramen House and Shinya Bar and Grill, brings a wealth of experience and expertise to Izakaya Kuroyama. The success of the past ventures attests to the owner's commitment to quality, customer satisfaction, and operational excellence.

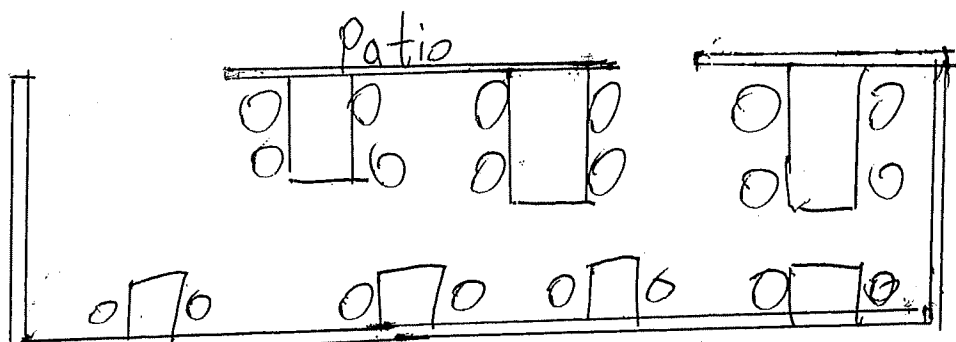
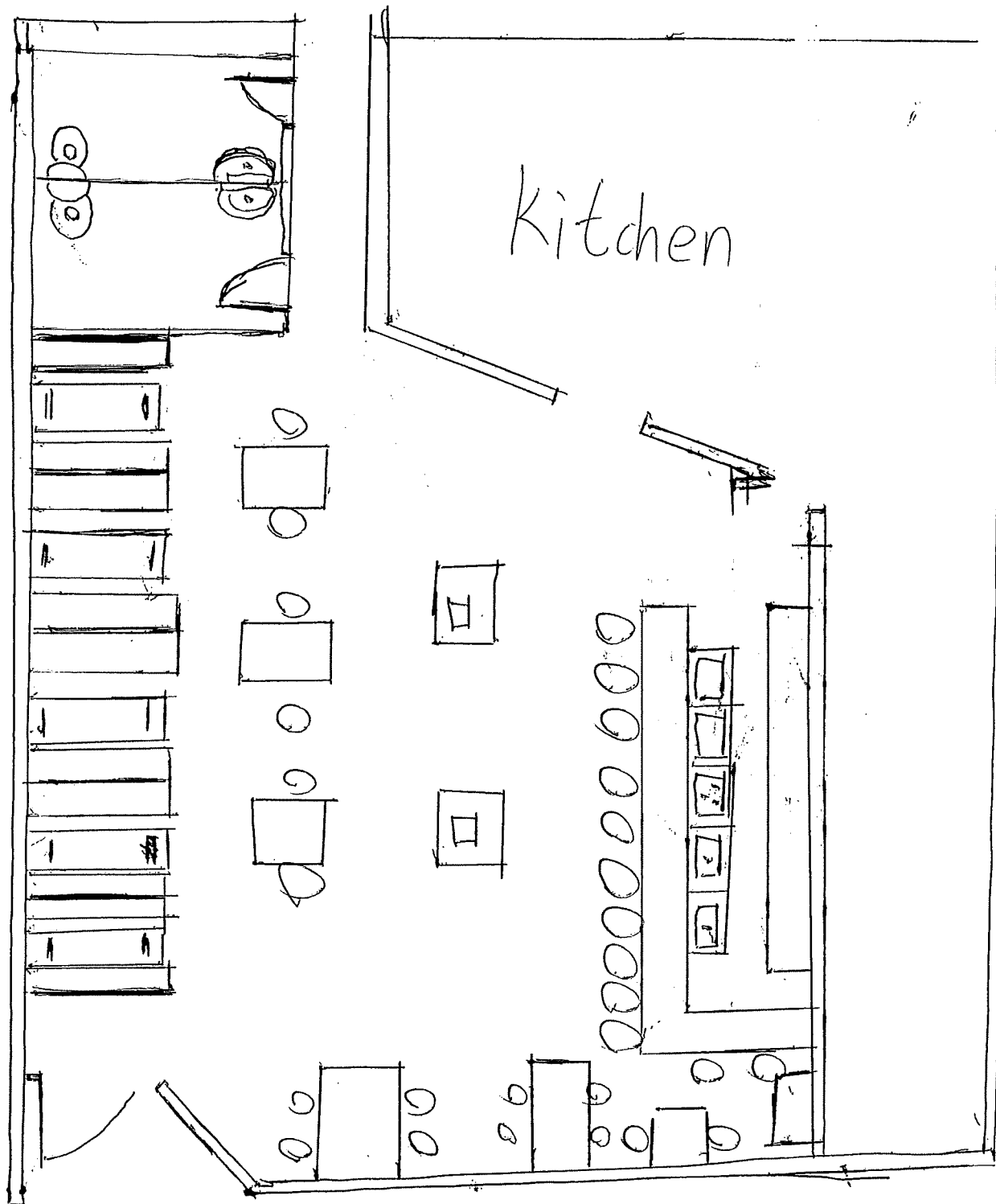
Unusual or Expected Difficulties or Hardships:

While we anticipate challenges inherent in the hospitality industry, such as competition and market dynamics, we are well-prepared to navigate these obstacles. The uniqueness of our concept, coupled with our commitment to exceptional service and cultural enrichment, positions us favorably to overcome any challenges that may arise.

In conclusion, Izakaya Kuroyama, building on the legacy of Shinya Ramen House and Shinya Bar and Grill, is poised to become a cornerstone of the local dining and entertainment scene. We are confident that the proposed improvements, including obtaining a liquor license, will not only elevate Izakaya Kuroyama but will also positively impact the entire community.

Hours and Operations:

Our hours will be ideally 4pm-2am, and it's the same with our other restaurant. We are dedicated to fulfilling the culinary cravings of the Madison neighborhood's nighttime food enthusiasts.





日本酒 SAKE MENU



401.
HOUSE SAKE 400 ml
dry, crisp, refreshing and
smooth aftertaste
Hot by request
\$9



404.
Yamada Nishiki
natural umami flavors, preserve
the mellow flavor and mild
aroma of rice
\$16



407.
Karatamba Honjozo
Extra dry, crisp, light-bodied
300 ml
\$18



402.
Ozeki Nigori
unfiltered sake appears milky-
white, an amazing creamy, rich
sake flavor 300ml
\$15



405.
Kubota Seniyu Ginjo
a delicately flavored sake
followed by a pleasantly clean
and crisp finish. 720ml
\$68



408.
Dassai 45 Daiginjo
rice milled down 45%, elegant
and fresh, slight sweetness
with very floral aromas. 720ml
\$88



403.
Hana Awaka
Peach, Flower, Yuzu, berries
Sparkling sake 250ml
\$16



406.
Ozeki Nigori Fruit
Strawberry / Pineapple / Yuzu
cloudy creamy flavor sake
300ml
\$17



409.
Yuzu Shuwah
Japanese lemonade with Yuzu
pulp, sweetness is saved by
Yuzu citrus 330ml
\$15

居酒屋



焼酎

SHŌCHŪ MENU

501.



APPLE MANGO CITRUS GRAPE PEACH STRAWBERRY YOGURT

\$13

502.



Japanese Shochū made by
sweet potato, gives it a hint of
sweetness, and may also
contain notes of lavender, rose
and violets.

Recommended add green
tea and ice for better
taste! +\$7

\$50

601.
SAPPORO
\$6 blt
\$7 DRAFT

602.
Asahi
JAPAN'S NO.1 BEER
\$7 blt
\$7 DRAFT

603.
KIRIN
\$7 blt
\$7 DRAFT

604.
TSINGTAO
PURE DRAFT BEER
\$6 blt

605.
PLUM WINE
A beautiful sweet wine with
aromas of plum, black cherry
and dark berry and a velvety
lingering finish 750ml
\$28

606.
UMESHU
Choya Umeshu is bright, subtly
sweet, and full of Ume plum
and flower nectar taste 750ml
\$35



701.

**\$7**

702.

**\$7**

703.

**\$7**

704.

**\$7**

705.

**\$8****\$8**



MENU

OKONOMIYAKI



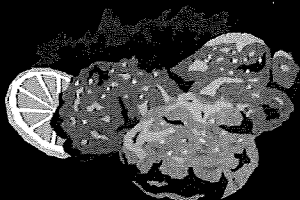
1/4 for \$8

TAKOYAKI



4pcs for \$7

KARAAGE



\$7



HANDMADE YUZU

\$7

CITRUS

Sapporo Beer \$6

Asahi Beer \$6



HOKKAIDO MILKTEA

\$7 boba+1

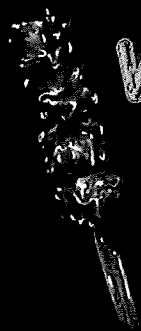


\$6



MENU

Kushiyaki & Yakitori



WAGYU
BEEF

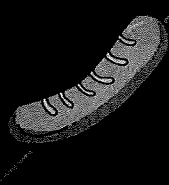
\$10



NEGIMA

CHICKEN & LEEK

\$6



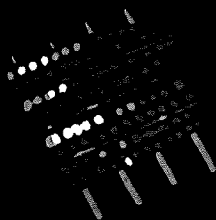
SAUSAGE

\$6



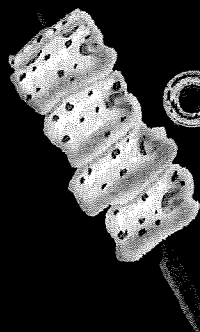
CHICKEN
HEART

2 for \$6



UNAGI

1/2 for \$8



CHICKEN
SKIN

2 for \$6

MISO EGGPLANT



\$6

SHIITAKE



\$6



City of Madison

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

Master

File Number: 87647

File ID: 87647

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 03/20/2025

File Name: CLAIM: D. Mayhorn - Vehicle Damage - \$179.86

Final Action:

Title: D. Mayhorn - Vehicle Damage - \$179.86

Notes: EVL006410

CC Agenda Date: 04/15/2025

Agenda Number: 140.

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 87647

Title

D. Mayhorn - Vehicle Damage - \$179.86

Body

Claim received 3/18/2025.



City of Madison

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

Master

File Number: 87675

File ID: 87675

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 03/24/2025

File Name: CLAIM: S. Crutcher - Bodily and Personal Injury -
\$3,000.00

Final Action:

Title: S. Crutcher - Bodily and Personal Injury - \$3,000.00

Notes: EVL006421

CC Agenda Date: 04/15/2025

Agenda Number: 141.

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 87675

Title

S. Crutcher - Bodily and Personal Injury - \$3,000.00

Body

Claim received 3/20/2025.



City of Madison

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

Master

File Number: 87685

File ID: 87685

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 03/25/2025

File Name: CLAIM: P. Brown - Property Damage - \$1,445.72

Final Action:

Title: P. Brown - Property Damage - \$1,445.72

Notes: EVL006425

CC Agenda Date: 04/15/2025

Agenda Number: 142.

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 87685

Title

P. Brown - Property Damage - \$1,445.72

Body

Claim received 3/22/2025.



City of Madison

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

Master

File Number: 87688

File ID: 87688

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 03/25/2025

File Name: CLAIM: W. Lush II - Denial of Service - \$10,000.00

Final Action:

Title: W. Lush II - Denial of Service - \$10,000.00

Notes: EVL006426

CC Agenda Date: 04/15/2025

Agenda Number: 143.

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 87688

Title

W. Lush II - Denial of Service - \$10,000.00

Body

Claim received 3/21/2025.



City of Madison

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

Master

File Number: 87773

File ID: 87773

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 04/01/2025

File Name: CLAIM: State Farm for Ashley Powell - Vehicle
Damage - \$27,141.76

Final Action:

Title: State Farm for Ashley Powell - Vehicle Damage - \$27,141.76

Notes: EVL006445

CC Agenda Date: 04/15/2025

Agenda Number: 144.

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 87773

Title

State Farm for Ashley Powell - Vehicle Damage - \$27,141.76

Body

Claim received 3/31/2025.



City of Madison

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

Master

File Number: 87776

File ID: 87776

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 04/01/2025

File Name: CLAIM: B. Horton - Personal and Bodily Injury -
\$10,000.00

Final Action:

Title: B. Horton - Personal and Bodily Injury - \$10,000.00

Notes: TMI - Metro Claim

CC Agenda Date: 04/15/2025

Agenda Number: 145.

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 87776

Title

B. Horton - Personal and Bodily Injury - \$10,000.00

Body

Claim received 3/27/2025.



City of Madison

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

Master

File Number: 87816

File ID: 87816

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 04/07/2025

File Name: CLAIM: S. Kaukl - Legal Fees - \$1,050.00

Final Action:

Title: S. Kaukl - Legal Fees - \$1,050.00

Notes: EVL006456

CC Agenda Date: 04/15/2025

Agenda Number: 146.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: jaustin2@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 87816

Title

S. Kaukl - Legal Fees - \$1,050.00

Body

Claim received 4/1/2025.



City of Madison

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

Master

File Number: 87819

File ID: 87819

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 04/07/2025

File Name: CLAIM: Progressive for C. Humphreys - Vehicle
Damage - \$1,164.30

Final Action:

Title: Progressive for C. Humphreys - Vehicle Damage - \$1,164.30

Notes: TMI - Metro Claim

CC Agenda Date: 04/15/2025

Agenda Number: 147.

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 87819

Title

Progressive for C. Humphreys - Vehicle Damage - \$1,164.30

Body

Claim received 4/4/2025.



City of Madison

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

Master

File Number: 87824

File ID: 87824

File Type: Claim

Status: Risk Business

Version: 1

Reference:

Controlling Body: Risk Manager

File Created Date : 04/07/2025

File Name: CLAIM: I. Erlenborn - Vehicle Damage - \$300.00

Final Action:

Title: I. Erlenborn - Vehicle Damage - \$300.00

Notes: EVL006457

CC Agenda Date: 04/15/2025

Agenda Number: 148.

Sponsors:

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: jaustin2@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 87824

Title

I. Erlenborn - Vehicle Damage - \$300.00

Body

Claim received 4/7/2025.