City of Madison

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

Agenda - Approved

COMMON COUNCIL

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

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

Tuesday, May 20, 2025 **6:30 PM** **210 Martin Luther King, Jr. Blvd. Room 201 (City-County Building)**

HYBRID MEETING

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

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

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

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

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

•In-person: Enter through the main doors at 210 Martin Luther King, Jr. Blvd and proceed to level 2.
•Livestream on the Madison City Channel website: https://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: 892 1653 4225

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. **88303** Expressing appreciation to General Manager Justin Stuehrenberg for his years of dedicated service, transformative leadership, and significant contributions to Metro Transit and the City of Madison.

Sponsors: Satya V. Rhodes-Conway, Regina M. Vidaver, MGR Govindarajan, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett And Michael E. Verveer

Legislative History

5/13/25 Mayor's Office RECOMMEND TO COUNCIL TO ADOPT

2. **88338** Recognizing May as Asian American and Native Hawaiian/Pacific Islander Heritage Month.

Sponsors: MGR Govindarajan, Badri Lankella, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett, Bill Tishler, Michael E. Verveer And Regina M. Vidaver

Legislative History

5/14/25 Council Office 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

3. 85928 Consent Agenda Document (5/20/25)

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.

STAFF PRESENTATION

4. 88285 Presentation by Finance: Overview of City Budget

RECESSED PUBLIC HEARINGS

REPORT OF PLAN COMMISSION

5. 87598 Creating Section 28.022-00710 of the Madison General Ordinances to change the zoning of property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00711 to approve a Specific Implementation Plan. (District 4)

Sponsors: Planning Division

Attachments: Locator Maps.pdf
Application
Letter of Intent
Project Plans
Staff Comments.pdf
Link to Demo Permit ID 87470
Public Comment_04-14-25.pdf
345 W Main Street.pdf
Public Comment 04-30-25.pdf
Public Comment 05-11-25.pdf

Legislative History

3/17/25	Attorney's Office	Referred for Introduction
	Plan Commission (Public Hearing - 4/28/25), Common Council (5/6/25)	
3/25/25	COMMON COUNCIL	Refer For Public Hearing to the PLAN COMMISSION
4/28/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION
	On a motion by Ald. Field, seconded by Solheim, the Plan Commission voted to recommend that this item be referred to May 12, 2025 (May 20, 2025 Common Council) pending a recommendation by the Urban Design Commission. That motion passed by voice vote / other.	
5/6/25	COMMON COUNCIL	Re-refer for Recessed Public Hearing to the PLAN COMMISSION
5/12/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING
	On a motion by Alder Field, seconded by Heck, the Plan Commission found the standards met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.	

PUBLIC HEARINGS

REPORT OF PLAN COMMISSION

6. 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
Link to Conditional Use File 87657
JCAC_University Bay_Dr_Rezone Exhibit.pdf
Public Comment 05-08-25.pdf
Public Comment 05-12-25.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)

4/15/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION

Additional referral to Joint Campus Area Committee

4/16/25	PLAN COMMISSION	Refer to the JOINT CAMPUS AREA COMMITTEE
4/24/25	JOINT CAMPUS AREA COMMITTEE	Return to Lead with the Recommendation for Approval to the PLAN COMMISSION
5/12/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION

On a motion by Alder Field, seconded by Heck, the Plan Commission voted to recommend that this item be referred to June 23, 2025 (July 1, 2025 Common Council) at the request of the applicant. That motion passed by voice vote / other.

AGENDA NOTE: Public Comment will be heard when the file returns to Common Council on 7/1/25.

7. 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: Locator Maps.pdf
Application.pdf
Letter of Intent.pdf
Plans.pdf
3821 Nakoma Road
Staff Comments.pdf

Legislative History

4/8/25	Attorney's Office	Referred for Introduction

Plan Commission (Public Hearing - 5/12/25), Common Council (5/20/25)

4/15/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
5/12/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

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

8. 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: Locator Maps.pdf
Application.pdf
Letter of Intent.pdf
Conceptual Plans.pdf
Staff Comments.pdf
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)	
4/15/25	COMMON COUNCIL	Referred for Public Hearing to the PLAN COMMISSION
5/12/25	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING

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

END OF PUBLIC HEARINGS

BUSINESS PRESENTED BY THE MAYOR

APPOINTMENTS

9. 88173 Report of the Mayor submitting resident committee appointments (introduction 5-6-2025; action 5-20-2025).

Legislative History

4/30/25	Mayor's Office	Referred for Introduction
	Confirm 5/20/25	
5/6/25	COMMON COUNCIL	Refer to a future Meeting to Confirm to the COMMON COUNCIL

BUSINESS PRESENTED BY THE PRESIDENT OF THE COMMON COUNCIL

10. 85941 Confirming the Madison Common Council meeting formats through September 16, 2025:
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 BOARD OF HEALTH FOR MADISON AND DANE COUNTY

11. 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
4/15/25	COMMON COUNCIL	Re-refer to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY
5/7/25	BOARD OF HEALTH FOR MADISON AND DANE COUNTY	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF BOARD OF PARK COMMISSIONERS

12. 88140

Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Elver Park located at 7250 Mid Town Road (District 20).

Sponsors: Barbara Harrington-McKinney

Attachments: MOU with MWU (Water Main Installation and Maintenance) (Elver Park) (DEV U
EXHIBIT A - MID TOWN RD.pdf
Mid Town Hydraulic Improvements Location Map.pdf

Legislative History

4/29/25	Parks Division	Referred for Introduction Board of Park Commissioners (5/14/25), Common Council (5/20/25)
5/6/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
5/14/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

13. 88148

Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)

Sponsors: John P. Guequierre And Derek Field

Attachments: Merrill Springs View Preservation Easement Amendment (Final).pdf
050525_CC_public_comments.pdf
Merril Springs Easement Public Submittal BPC 05.14.25.pdf

Legislative History

4/29/25	Parks Division	Referred for Introduction Board of Park Commissioners (5/14/25), Common Council (5/20/25)

5/6/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
5/14/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER

Motion made by Field, seconded by Glenn, to Refer back to Board of Park Commissioners meeting of 6/11/25, Common Council 6/17/25

AGENDA NOTE: Public comment will be heard when the file returns to Common Council on 6/17/25.

14. 88163 Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Yahara Hills Park (West) located at 3901 Savannah Road. (District 16)

Sponsors: Sean O'Brien

Attachments: MOU with MWU (Water Main Installation and Maintenance) (Yahara Hills Park-V
Exhibit A - Water Project Overview.pdf
Exhibit B - Water Staging Plan.pdf

Legislative History

4/29/25	Parks Division	Referred for Introduction

Board of Park Commissioners (5/14/25), Common Council (5/20/25)

5/6/25	COMMON COUNCIL	Refer to the BOARD OF PARK COMMISSIONERS
5/14/25	BOARD OF PARK COMMISSIONERS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF BOARD OF PUBLIC WORKS

15. 88014 Amending the limits of the Davidson St, Park Ct, Maher Ave, Gary St Reconstruction Assessment District - 2025 (District 15)

Sponsors: Dina Nina Martinez-Rutherford

Legislative History

4/22/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

16. 88089 Accepting storm sewer and street improvements (sidewalk) constructed by Private Contract 2404 Winnebago Street - UW Health at Union Corners, Private Contract No. 2406 (District 6).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 2404 Winnebago St Storm Schedule A Unit Cost.pdf
2406 Sidewalk Schedule A.pdf

Legislative History

4/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS

5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

17. **88096** Assessing Benefits Harvey Street and Schmitt Place Assessment District - 2023 (District 5)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 14081_HarveySchmitt_AssessmentsFinal.pdf

Legislative History

4/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

18. **88098** Awarding Public Works Contract No. 8783, Shawnee Pass Assessment District 2025, Nakoma Sidewalk, and Nakoma Culvert (District 10).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 8783 BidOpeningTab Apr172025.pdf

8783 award.pdf

Legislative History

4/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

19. **88099** Awarding Public Works Contract No. 9642, Rennebohm Park East Tennis courts 2025 (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9642BidOpeningTab Apr172025.pdf

9642 award.pdf

Legislative History

4/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

20. **88107** Awarding Public Works Contract No. 9646, 2025 Sport Court Resurfacings (District 13, District 14, District 20)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9646BidOpeningTab Apr172025.pdf

9646 award.pdf

Legislative History

4/25/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

21. **88132** Accepting sanitary sewer, street, and terrace improvements constructed by Private Contract for 302 N Bassett Street - Verve Madison, Private Contract No. 9150 (District 2).

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 302 N Bassett St Sanitary Schedule A Unit Cost.pdf

Legislative History

4/28/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

22. **88136** Awarding Public Works Contract No. 9648, 2025 Parking Garage Maintenance (District 2, District 4)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9648BidOpeningTab Apr172025.pdf

9648 award.pdf

Legislative History

4/28/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

23. **88141** Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Mid Town Hydraulic Improvements (District 20)

Sponsors: Barbara Harrington-McKinney

Attachments: 15387 BPW Notes.pdf

15387_Mid Town Hydraulic Improvements Location Map.pdf

15387WU-MID TOWN EXHIBIT A.pdf

Legislative History

4/29/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

24. **88178** Accepting storm sewer, street, and terrace improvements constructed by Private Contract for Union South Redevelopment, Private Contract No. 2220 (District 8)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: Union South Storm Schedule A Unit Cost.pdf

Legislative History

4/30/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

25. **88183** Approving plans and specifications for public improvements necessary for the project known as 603 S Whitney Way and authorizing construction to be undertaken by the Developer, Private Contract No. 9658 (District 11)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9658 BPW Exhibit.pdf

Legislative History

4/30/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

26. **88184** Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contracts 9559 and 9570 (District 15)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9559 Exhibit.pdf

Legislative History

4/30/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

27. **88231** Approving plans and specifications for public improvements necessary for the project known as Huxley Yards Subdivision - The Conway at Huxley Yards and authorizing construction to be undertaken by the Developer, Private Contract No. 9625 (District 12)

Sponsors: BOARD OF PUBLIC WORKS

Attachments: 9625 Exhibit.pdf
9625 Exhibit Revised Sewer.pdf

Legislative History

5/6/25	Engineering Division	Refer to the BOARD OF PUBLIC WORKS
5/7/25	BOARD OF PUBLIC WORKS	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF CITY CLERK

28. **86231** Report of Operator License Applications May 20, 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

REPORT OF FINANCE COMMITTEE

29. **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 And Carmella Glenn

Attachments: AmFam Championship Email and Presentation.pdf
Cherokee Marsh North-Parking Agreement (AmFam) (2025) (Updated).pdf
AmFam Championship Cherokee Marsh Use Memorandum.pdf
041425-041525_CC_public_comments.pdf
_File 87830 -- FC Public Comment 04.28.25.pdf
RegistrantsReport_FC_04.28.25.pdf
Cherokee Marsh Lot use Agreement - Public Comment BPC.pdf
_File 87830 -- Addtl FC Public Comment.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)
4/15/25	COMMON COUNCIL	Referred to the FINANCE COMMITTEE Additional referral to Board of Park Commissioners
4/16/25	FINANCE COMMITTEE	Referred to the BOARD OF PARK COMMISSIONERS
4/28/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER
5/14/25	BOARD OF PARK COMMISSIONERS	Return to Lead with the Recommendation for Approval to the FINANCE COMMITTEE

30. **87934** Accepting a Wisconsin Department of Health Service donation of naloxone (Narcan) and fentanyl test strips for overdose prevention for the Police Department's Madison Area Recovery Initiative (MARI) and Patrol operations

Sponsors: Yannette Figueroa Cole, John W. Duncan And Derek Field

Legislative History

4/14/25	Police Department	Referred for Introduction Finance Committee (5/12/25), Common Council 5/20/25)
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

31. **87959** Authorizing the City's Economic Development Division (EDD) to submit for a $150,000 grant from the Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant program and if awarded, accepting the funds granted, amending EDD's 2025 Capital Budget within the Land Banking program and authorizing the Mayor and city Clerk to enter into a contract with WEDC to accept Site Assessment Grant award for the use of the funds. (District 14)

Sponsors: Isadore Knox Jr.

Legislative History

4/16/25	Economic Development Division	Referred for Introduction Finance Committee (5/12/25), Common Council (5/20/25)
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE

5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

32. 88123

Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police or designee to accept a Juvenile Justice Title II grant award from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption, and $7,434 on police overtime and benefits, for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth.

Sponsors: John W. Duncan, Yannette Figueroa Cole, Isadore Knox Jr. And Derek Field

Attachments: 88123-version1.pdf

Legislative History

4/28/25	Police Department	Referred for Introduction Finance Committee (5/12/25), Common Council (5/20/25)
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

33. 88124

Amending the 2025 Adopted Operating Budget for the Planning Division's Support for the Arts service to accept $50,000 from the Madison Community Foundation for the Teejop Community History Public Art Project.

Sponsors: Dina Nina Martinez-Rutherford

Legislative History

4/29/25	Planning Division	Referred for Introduction Finance Committee (5/12/25), Common Council (5/20/25)
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER

34. 88128

Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Sasaki Associates, Inc. for engineering design services for the Madison LakeWay - Phase 1 project. (District 4, District 6, District 13, and District 14)

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

Legislative History

4/28/25	Parks Division	Referred for Introduction Finance Committee (5/12/25), Common Council (5/20/25)
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

35. **88146** Delete vacant 1.0 FTE position #616 of Administrative Supervisor (CG18, R3) from the DPCED Office of the Director Operating Budget. Recreate the 1.0 FTE position as a Program Assistant 2 (CG20, R12) within the CDA Housing Operations Operating Budget.

Sponsors: Director of Human Resources

Attachments: FinComm Memo Admin Supervisor DPCED.pdf
CDA-ODD Program Assistant 2 PD.pdf

Legislative History

4/29/25	Human Resources Department Finance Committee (5/12/25), Common Council (5/20/25)	Referred for Introduction
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

36. **88182** Create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget.

Sponsors: Director of Human Resources

Attachments: FinComm MEMO MT Tech Services Spec 1.pdf

Legislative History

4/30/25	Human Resources Department Finance Committee (5/12/25), Common Council (5/20/25)	Referred for Introduction
5/6/25	COMMON COUNCIL	Refer to the FINANCE COMMITTEE
5/12/25	FINANCE COMMITTEE	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

REPORT OF DEPARTMENT OF PLANNING AND COMMUNITY AND ECONOMIC DEVELOPMENT

37. **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
CSM Approval Letter.pdf

Legislative History

4/4/25	Planning Division Common Council (5/20/25)	Referred for Introduction
4/15/25	COMMON COUNCIL Adopt 5/20/25	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/14/25	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

38. 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
CSM Approval Letter.pdf

Legislative History

4/4/25	Planning Division Common Council (5/20/25)	Referred for Introduction
4/15/25	COMMON COUNCIL Adopt 5/20/25	Refer to a future Meeting to Adopt to the COMMON COUNCIL
5/14/25	Department of Planning and Community and Economic Development	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

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

REPORT OF RISK MANAGER

39. 87021 J. Lattimore - Personal Injury - $10,000.00

Legislative History

2/11/25	COMMON COUNCIL	Refer to the Risk Manager
5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

40. 87685 P. Brown - Property Damage - $1,445.72

Legislative History

4/15/25	COMMON COUNCIL	Referred to the Risk Manager
5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

41. 87948 V. Kennedy - Vehicle Damage - $20,920.13

Legislative History

5/6/25	COMMON COUNCIL	Referred to the Risk Manager
5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

42. 87991 AT&T - Property Damage - $12,922.40

Legislative History

5/6/25	COMMON COUNCIL	Referred to the Risk Manager

5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

43. 88040 M. Anderson - Plumbing Fees - $669.00

Legislative History

5/6/25	COMMON COUNCIL	Referred to the Risk Manager
5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

44. 88058 M. Schneeberg - Impounded Vehicle - $4,500.00

Legislative History

5/6/25	COMMON COUNCIL	Referred to the Risk Manager
5/13/25	Risk Manager	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER

REPORT OF TRANSPORTATION COMMISSION

45. 87627 Entering into Agreements with the City of Fitchburg, Dane County, and the Wisconsin Department of Transportation for the implementation of North-South Bus Rapid Transit on State and County Highways

Sponsors: Satya V. Rhodes-Conway

Attachments: NS_BRT_Agreement_WisDOT_DRAFT_20250512.pdf
NS_BRT_Agreement_Fitchburg-DaneCounty_DRAFT_20250512.pdf

Legislative History

4/30/25	Transportation Department Transportation Commission (5/14/25), Common Council (5/20/25)	Referred for Introduction
5/6/25	COMMON COUNCIL	Refer to the TRANSPORTATION COMMISSION
5/14/25	TRANSPORTATION COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER

ITEMS REFERRED TO THIS MEETING

ORDINANCES

46. 87992 Amending Section 9.29 of the Madison General Ordinances related to Regulation of Tourist Rooming Houses to update the application fee.

Sponsors: Satya V. Rhodes-Conway

Legislative History

4/18/25	Attorney's Office Adopt 5/20/25	Referred for Introduction
5/6/25	COMMON COUNCIL	Refer to a future Meeting to Adopt to the COMMON COUNCIL

INTRODUCTION OF NEW BUSINESS FOR REFERRAL WITHOUT DEBATE

ORDINANCES

47. 88319

Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

Sponsors: Yannette Figueroa Cole, Derek Field And Michael E. Verveer

Attachments: 88319 Body

Summary of Zoning Code Alcohol-Related Uses and Proposed Changes.pdf

Legislative History

5/13/25 Attorney's Office Referred for Introduction

Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)

48. 88325

Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Sponsors: Planning Division

Attachments: 733-737 N Meadow Lane.pdf

Legislative History

5/13/25 Attorney's Office Referred for Introduction

Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)

RESOLUTIONS

49. 87864

Authorizing the Mayor and City Clerk to enter into a 4-year, competitively selected service contract with Sketchworks Architecture, LLC for professional architectural and engineering design consulting services. (Citywide)

Sponsors: Satya V. Rhodes-Conway, Badri Lankella, John P. Guequierre, Barbara Harrington-McKinney And John W. Duncan

Attachments: 2025-02-05-Far West PW-AE Selection Eval Report.pdf

Legislative History

5/8/25 Engineering Division Referred for Introduction

Finance Committee (5/27/25), Board of Public Works (5/21/25), Common Council (6/3/25)

50. 87867

Authorizing a non-competitive contract with IMEG, Inc. for the production of biddable construction documents and specifications for the Bolz Conservatory at Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15).

Sponsors: Yannette Figueroa Cole And Dina Nina Martinez-Rutherford

Attachments: Exhibit A - Non-Competitive Selection Request - IMEG Corp.pdf

Exhibit B - IMEG Scope and Proposal.pdf

Exhibit C - OBG Assessment Summary.pdf

File 82987.pdf

Legislative History

5/13/25 Engineering Division Referred for Introduction

Finance Committee (5/27/25), Board of Public Works (5/21/25), Common Council (6/3/25)

51. **88206** Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Sponsors: Planning Division

Attachments: Subdivision Application.pdf
Land Use Letter of Intent.pdf
Subdivision Letter of Intent.pdf
Preliminary Plat.pdf
Reiland Grove Plans.pdf

Legislative History

5/2/25 Planning Division Referred for Introduction
Plan Commission (6/23/25), Common Council (7/1/25)

52. **88207** Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

Sponsors: Planning Division

Attachments: CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Link to Cond Use ID 88201

Legislative History

5/5/25 Planning Division Referred for Introduction
Plan Commission (6/9/25), Common Council (6/17/25)

53. **88208** Approving a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).

Sponsors: Planning Division

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

Legislative History

5/5/25 Planning Division Referred for Introduction
Common Council (6/17/25)

54. **88209** Approving a Certified Survey Map of property owned by The WMC Foundation, Inc. located at 501 E Washington Avenue (District 6).

Sponsors: Planning Division

Attachments: CSM Application.pdf
Letter of Intent.pdf
Proposed CSM.pdf
Link to Demo Permit ID 88203
Link to Cond Use ID 88204

Legislative History

5/5/25 Planning Division Referred for Introduction
Plan Commission (6/23/25), Common Council (7/1/25)

55. 88236 Submitting the appointment of Michael R. Haas for confirmation of a five-year term as City Attorney.

Sponsors: Satya V. Rhodes-Conway

Attachments: Haas 2025 Final Contract.pdf

Legislative History

5/6/25 Human Resources Department Referred for Introduction
Finance Committee (5/27/25), Common Council (6/3/25)

56. 88248 Recreating Two Part Time Transit Customer Service Representatives as One Full Time Customer Service Representative

Sponsors: Sabrina V. Madison, Yannette Figueroa Cole, Derek Field And Michael E. Verveer

Legislative History

5/7/25 Metro Transit Referred for Introduction
Finance Committee (5/27/25), Common Council (6/3/25)

57. 88293 Authorizing the City of Madison Water Utility to apply for and accept a grant, if awarded, of up to $36,277 from the Wisconsin Department of Health Services, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related documents(s) authorizing acceptance of the grant and the transfer of funds.

Sponsors: MGR Govindarajan

Attachments: Memo - Authorizing Wisconsin Department of Health Services Grant.pdf

Legislative History

5/12/25 Water Utility Referred for Introduction
Finance Committee (5/27/25), Water Utility Board (5/28/25), Common Council (6/3/25)

58. 88328 Authorizing the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12 (District 11)

Sponsors: Regina M. Vidaver, MGR Govindarajan And Bill Tishler

Attachments: Attachment 1 - Memo - Non-Competitive Contract Amendment.pdf
Attachment 2 - Noncompetitive Selection Form (of Contract to be Amended).pdf
Attachment 3 - Draft of Contract Amendment Form.pdf

Legislative History

5/13/25 Water Utility Referred for Introduction
Finance Committee (5/27/25), Water Utility Board (5/28/25), Common Council (6/3/25)

59. 88329 Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 7

North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Sponsors: Joann Pritchett

Attachments: Vicinity Map.pdf
Exhibit A.pdf
Exhibit B.pdf
10122wfl_fp.pdf

Legislative History

5/13/25 Engineering Division Referred for Introduction
Board of Public Works (6/18/25), Transportation Commission (5/28/25), Plan Commission (6/9/25), Common Council (Public Hearing - 7/1/25)

PRESENTATION OF CLAIMS AGAINST THE CITY OF MADISON

CLAIMS - REFER TO RISK MANAGER

60. 88219 G. Croal - Vehicle Damage - $4,831.74

61. 88222 P. McMahon - Vehicle Damage - $583.73

62. 88226 B. Brej - Vehicle Damage - $4,000.00

63. 88242 Waypoint Property Management Services - Property Damage - $504.35

64. 88265 A. Schroeckenthaler - Property Damage - $11,430.00

65. 88288 A. Basel - Vehicle Damage - $1,587.00

66. 88306 C. Leverenz - Property Damage - $2,500.00

67. 88316 Edgewood High School - Property Damage - $150.00

ANNOUNCEMENTS & INTRODUCTION OF ITEMS FROM THE FLOOR

ADJOURNMENT

City of Madison

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

Master

File Number: 88303

File ID:	88303	**File Type:**	Resolution	**Status:**	Honoring Resolution
Version:	1	**Reference:**		**Controlling Body:**	Mayor's Office
				File Created Date :	05/13/2025
File Name:	Justin Stuehrenberg Honoring Resolution			**Final Action:**	

Title: Expressing appreciation to General Manager Justin Stuehrenberg for his years of dedicated service, transformative leadership, and significant contributions to Metro Transit and the City of Madison.

Notes:

Sponsors: Satya V. Rhodes-Conway, Regina M. Vidaver, MGR Govindarajan, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Badri Lankella, Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett And Michael E. Verveer

Effective Date:

Attachments:

Enactment Number:

Author:

Hearing Date:

Entered by: dducini@cityofmadison.com

Published Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	05/13/2025	RECOMMEND TO COUNCIL TO ADOPT				
	Action Text:	This Resolution was RECOMMEND TO COUNCIL TO ADOPT					

Text of Legislative File 88303

Fiscal Note

No City appropriation required.

Title

Expressing appreciation to General Manager Justin Stuehrenberg for his years of dedicated service, transformative leadership, and significant contributions to Metro Transit and the City of Madison.

Body

WHEREAS, Justin Stuehrenberg was selected as the General Manager of Metro Transit on March 10, 2020; and,

WHEREAS, General Manager Stuehrenberg will resign from Metro Transit on May 30th, 2025, after more than five years of dedicated service to the City of Madison; and,

WHEREAS, General Manager Stuehrenberg took the helm of Metro Transit during one of the most challenging periods in public transit history, navigating the unprecedented impacts of the COVID-19 pandemic while leading the agency through a period of significant transformation and growth; and,

WHEREAS, under his leadership, Metro Transit successfully completed a comprehensive network redesign, improving service efficiency and accessibility for the residents of Madison; and,

WHEREAS, General Manager Stuehrenberg oversaw the implementation of a cutting-edge vehicle technology system and a modern fare collection system, enhancing the efficiency and reliability of public transit operations; and,

WHEREAS, he led the renovation of Metro's 40-year-old operations facility and the opening of a second operations hub, ensuring Metro's infrastructure could support future growth and modernization; and,

WHEREAS, under his guidance, Metro transitioned one-third of its fleet to electric vehicles while modernizing the entire fleet, demonstrating a commitment to sustainability and environmental responsibility; and,

WHEREAS, General Manager Stuehrenberg successfully launched Madison's first Bus Rapid Transit (BRT) system, laying the foundation for a faster, more reliable, and more efficient transit network; and,

WHEREAS, through his leadership and strategic vision, Metro Transit grew its partnerships from $4 million in 2019 to $14 million in 2025, significantly expanding external funding and collaboration opportunities to benefit the city and its residents; and,

WHEREAS, he played a critical role in securing hundreds of millions of dollars in federal funding to support Metro's ambitious initiatives, ensuring continued investment in the city's transit infrastructure; and,

WHEREAS, General Manager Stuehrenberg successfully reduced staffing vacancies, building a strong and committed workforce prepared to sustain Metro Transit's ongoing success; and,

WHEREAS, he leaves behind an agency well-positioned for continued growth, with a strong team and an organizational structure designed to enhance operational excellence and service delivery for years to come; and,

WHEREAS, his leadership, vision, and unwavering commitment to public service have positioned Metro Transit as a national leader in transit innovation, benefiting not only the Madison community but also serving as a model for cities across the country;

NOW, THEREFORE, BE IT RESOLVED that the Mayor and the Madison Common Council express their sincere appreciation to General Manager Justin Stuehrenberg for his years of dedicated service, transformative leadership, and significant contributions to Metro Transit and the City of Madison.

City of Madison

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

Master

File Number: 88338

File ID:	88338	**File Type:**	Resolution	**Status:**	Honoring Resolution
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	05/14/2025
File Name:	AANHPI Heritage Month			**Final Action:**	
Title:	Recognizing May as Asian American and Native Hawaiian/Pacific Islander Heritage Month.				
Notes:					
Sponsors:	MGR Govindarajan, Badri Lankella, Satya V. Rhodes-Conway, John W. Duncan, Tag Evers, Derek Field, Yannette Figueroa Cole, Carmella Glenn, John P. Guequierre, Barbara Harrington-McKinney, Isadore Knox Jr., Sabrina V. Madison, Dina Nina Martinez-Rutherford, Julia Matthews, Davy Mayer, Sean O'Brien, Will Ochowicz, Joann Pritchett, Bill Tishler, Michael E. Verveer And Regina M. Vidaver			**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:	Ald. MGR Govindarajan and Ald. Badri Lankella			**Hearing Date:**	
Entered by:	imatthias@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	05/14/2025	RECOMMEND TO COUNCIL TO ADOPT				
	Action Text:	This Resolution was RECOMMEND TO COUNCIL TO ADOPT					

Text of Legislative File 88338

Fiscal Note

No City appropriation required.

Title

Recognizing May as Asian American and Native Hawaiian/Pacific Islander Heritage Month.

Body

WHEREAS, the people of Madison join together each May to pay tribute to the generations of Asian Americans, Native Hawaiians, and Pacific Islanders (AANHPI) who have enriched the history of our community and the United States; and,

WHEREAS, the AANHPI history in Madison is inextricably tied to the story of Madison; and,

WHEREAS, there are approximately 24 million United States residents who identify as Asian and approximately 1.6 million United States residents who identify as Native Hawaiian or other Pacific Islander, comprising about 7 percent of the total population; and,

WHEREAS, Madison's AANHPI population totaled 25,815 in the 2020 census; and,

WHEREAS, the AANHPI community is an inherently diverse population, composed of more than 45 distinct ethnicities and more than 100 language dialects; and,

WHEREAS, 2025 marks 50 years of the Hmong diaspora, beginning with the immigration of Hmong refugees from Laos to Wisconsin in 1975 and lasting through the 1990s, which enriched our communities immeasurably; and,

WHEREAS, Wisconsin has the third largest Hmong population in the United States, with Madison having nearly 3,000 Hmong residents; and,

WHEREAS, the month of May was selected for Asian/Pacific American Heritage Month because the first Japanese immigrants arrived in the United States on May 7, 1843, and the first transcontinental railroad was completed on May 10, 1869, with substantial contributions from Chinese immigrants; and,

WHEREAS, AANHPI Heritage Month provides the people of Madison with an opportunity to recognize and celebrate the achievements, contributions, and history of AANHPI communities and understand the challenges they face;

NOW, THEREFORE, BE IT RESOLVED that the Madison Common Council recognizes May as Asian American and Native Hawaiian/Pacific Islander Heritage Month.

BE IT FURTHER RESOLVED that the Madison Common Council recognizes this month as an important time to celebrate the significant contributions of Asians, Asian Americans, Native Hawaiians, and Pacific Islanders to the history of Madison.

BE IT FINALLY RESOLVED that the Madison Common Council recognizes that Asian, Asian American, Native Hawaiian, and Pacific Islander communities strengthen and enhance the rich diversity of Madison.

City of Madison

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

Master

File Number: 85928

File ID:	85928	**File Type:**	Report	**Status:**	Consent Agenda
Version:	1	**Reference:**		**Controlling Body:**	Council Office
				File Created Date :	10/31/2024
File Name:	Consent Agenda Document (5/20/25)			**Final Action:**	
Title:	Consent Agenda Document (5/20/25)				
Notes:					
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 85928

Title
Consent Agenda Document (5/20/25)

City of Madison

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

Master

File Number: 88285

File ID:	88285	**File Type:**	Presentation	**Status:**	Presentation
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/09/2025
File Name:	Presentation by Finance: Overview of City Budget			**Final Action:**	
Title:	Presentation by Finance: Overview of City Budget				
Notes:					
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	lwindsor-engnell@cityofmadison.com			**Published Date:**	

History of Legislative File

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

Text of Legislative File 88285

Title
Presentation by Finance: Overview of City Budget

City of Madison

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

Master

File Number: 87598

File ID:	87598	**File Type:**	Ordinance	**Status:**	Council Recessed Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	Attorney's Office
				File Created Date :	03/17/2025
File Name:	Capitol Lakes Rezoning			**Final Action:**	

Title: Creating Section 28.022-00710 of the Madison General Ordinances to change the zoning of property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00711 to approve a Specific Implementation Plan. (District 4)

Notes: 6946MainHenryDotyRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application, Letter of Intent, Project Plans, Staff Comments.pdf, Link to Demo Permit ID 87470, Public Comment_04-14-25.pdf, 345 W Main Street.pdf, Public Comment 04-30-25.pdf, Public Comment 05-11-25.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	03/17/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 4/28/25), Common Council (5/6/25)					
1	COMMON COUNCIL	03/25/2025	Refer For Public Hearing	PLAN COMMISSION		05/12/2025	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Duncan, to Refer For Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.					
1	PLAN COMMISSION	04/28/2025	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	05/12/2025	05/12/2025	Pass
	Action Text:	A motion was made by Field, seconded by Solheim, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 5/12/2025. The motion passed by voice vote/other.					
	Notes:	On a motion by Ald. Field, seconded by Solheim, the Plan Commission voted to recommend that this item be referred to May 12, 2025 (May 20, 2025 Common Council) pending a recommendation by the Urban Design					

Commission. That motion passed by voice vote / other.

1	COMMON COUNCIL	05/06/2025	Re-refer for Recessed Public Hearing	PLAN COMMISSION	05/12/2025	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer for Recessed Public Hearing to the PLAN COMMISSION. The motion passed by voice vote/other.

1	PLAN COMMISSION	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING			Pass

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

Notes: On a motion by Alder Field, seconded by Heck, the Plan Commission found the standards met and recommended approval of the amended planned development to the Common Council subject to the comments and conditions contained in the Plan Commission materials. The motion to recommend approval passed by voice vote/ other.

Text of Legislative File 87598

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00710 of the Madison General Ordinances to change the zoning of property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and creating Section 28.022-00711 to approve a Specific Implementation Plan. (District 4)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street from PD (Planned Development) District to Amended PD (GDP) (Planned Development-General Development Plan) District and approves a General Development Plan and a Specific Implementation Plan to allow construction of a 49-unit senior apartment building.

****

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

1. Map Amendment 00710 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00710. The following described property is hereby rezoned to Amended PD (Planned Development) District.

All of Lots 1-18, Block 50, Original (Pritchette) Plat of Madison, City of Madison, Dane County, Wisconsin. Said described parcel contains 3.6 acres, more or less"

2. WHEREAS, a Planned Development District Specific Implementation Plan has been duly filed for approval of the Madison Common Council and is hereby made an integral component of the zoning district regulations.

NOW, THEREFORE, the Common Council of the City of Madison do ordain as follows:

Map Amendment 00711 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

"28.022-00711. A Planned Development District Specific Implementation Plan is hereby approved for the following described property:

All of Lots 1-18, Block 50, Original (Pritchette) Plat of Madison, City of Madison, Dane County, Wisconsin. Said described parcel contains 3.6 acres, more or less."

City of Madison

Demolition & Amended PD(GDP-SIP)

Location

333-345 W Main Street/
110 S Henry Street/334 W Doty Street

Applicant

Jason Erdahl, Ankrom Moisan Architects
Tim Conroy, Capitol Lakes

Requests

- Demolish 44-unit assisted living facility
- Amend the Capitol Lakes PD(GDP-SIP) to allow construction of a 49-unit senior apartment building

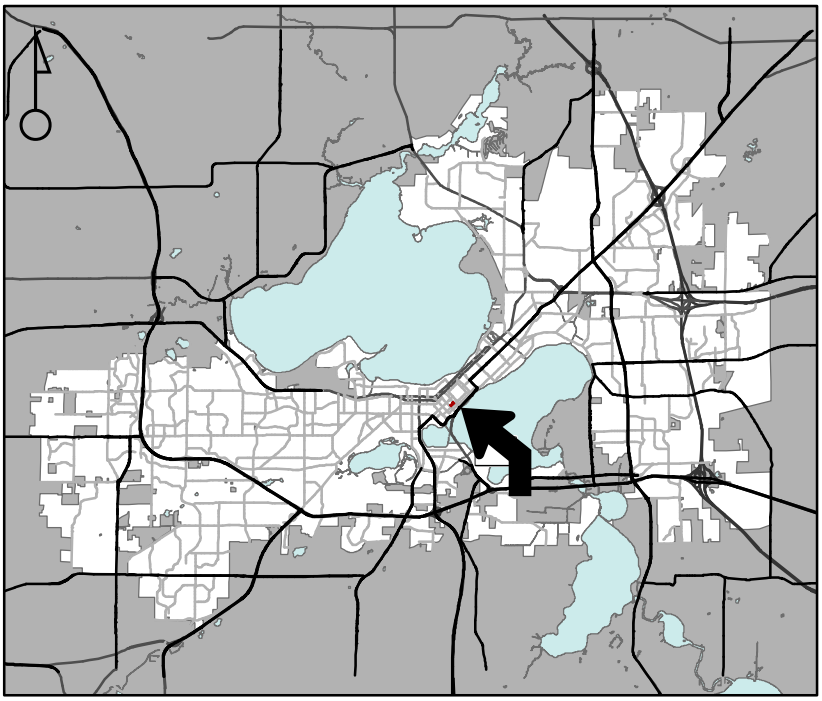
Public Hearing Dates

Plan Commission

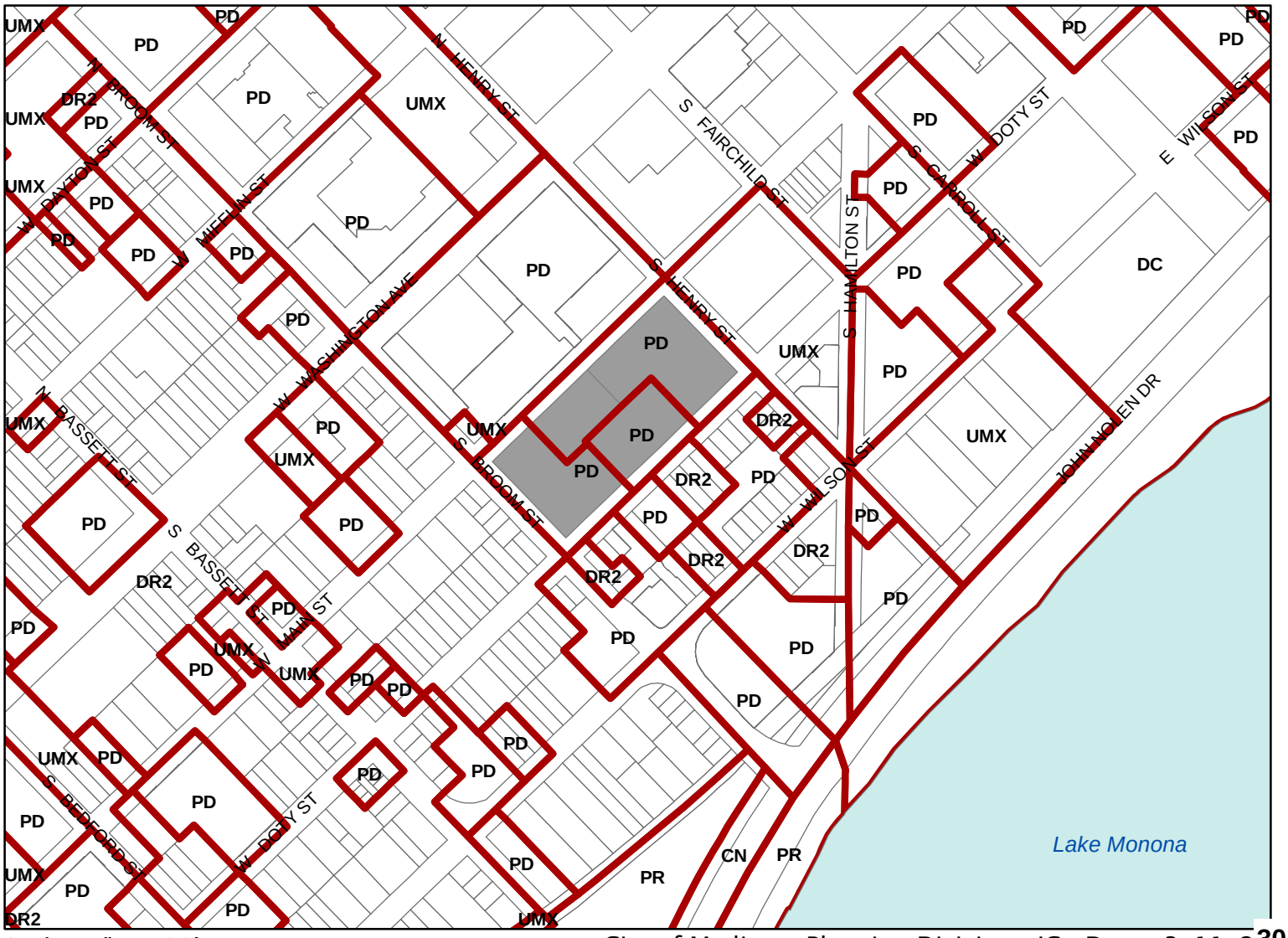
April 28, 2025

Common Council

May 6, 2025



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 3-11-25

City of Madison

333-345 W Main Street/ 110 S Henry Street/334 W Doty Street

Date of Aerial Photography : Spring 2021

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

This document describes the process and application requirements for Land Use Applications requiring Plan Commission review and approval.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

INSTRUCTIONS

Prior to Application Submittal

1. **Pre-Application Meeting.** Prior to the submittal of a Land Use Application, the applicant is strongly encouraged to meet with Planning and Zoning staff to discuss the development proposal, review concept plans in detail, and discuss the approval process. Applicants are also strongly encouraged to meet with the district alderperson, adjoining neighbors/ property owners, and neighborhood association(s), if applicable, prior to submitting an application. If Urban Design Commission (UDC) review or approval is also required, a pre-application meeting with the UDC Secretary is required. Contact the Planning Division at Planning@cityofmadison.com or (608) 266-4635 for further assistance and to set up a meeting.

2. **Pre-Application Notification.** A letter or email notifying 1) the Alderperson (find your alderperson), and 2) any applicable City-registered neighborhood association(s) and City-listed business association(s) serving the subject site, must be sent by the applicant **at least 30 days** prior to submitting an application. This notice ***must clearly state*** **that the applicant is "intending to file a [demolition/conditional use/zoning map amendment] application"** and ***specify*** **the project address(es). If this notice requirement is not met, an application will *not* be accepted.** Notices may also include other information such as contact information, timelines, or descriptions of the proposal. Note: The alderperson and the Director of Planning & Community & Economic Development may *waive* or *reduce* the 30-day notification requirement. A copy of the pre-application notification letters and, if applicable, any correspondence granting a waiver or reduction of the 30 days, is required to be submitted as part of the application materials.

   Additional Notification Requirement for Demolition Permits: For all Demolition requests, posting notice of the requested demolition to the City's Demolition Listserv is required **at least 30 days** prior to submitting an application.

Submitting Your Application

3. **Submittal Deadline Date.** Application submittal deadlines are as noted on the annual Development Review Schedule for the Plan Commission (PC) and Urban Design Commission (UDC). These are Mondays at 12:00 p.m., unless noted otherwise.

4. **Where to Email Your Materials**.

   Initial Submittals: Individual PDF files of each item submitted (See Page 6 for the list) should be emailed to PCApplications@cityofmadison.com. This email must include the project address, project name, and the applicant's name.

   For Joint UDC + Land Use Applications: If your project requires both UDC and Land Use Application submittals, a completed UDC Application and accompanying submittal materials (See Page 2 of the UDC Application) are also required to be sent to UDCApplications@cityofmadison.com by the submittal deadline. Late application submittals will be scheduled for the next application review cycle.

   Final Sign-Off Submittals: SPRApplications@cityofmadison.com. See No. 14 on the following page for more information.

5. **Fee Payment.** Refer to the Fee Schedule on Page 6. Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Make checks payable to *City Treasurer* and either mail it to the following address: *City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984*, drop it in the drop box located along the Doty Street entrance of the Madison Municipal Building (215 Martin Luther King Jr. Blvd. Madison, WI 53701-2984), or make an appointment online to pay the fee at the Zoning counter. Appointments can be made at this website: https://www.cityofmadison.com/dpced/bi/schedule-a-counter-appointment/3423/. If you mail in the check or use the drop box, please include a cover page with the check which includes the project address, brief description of the project, and contact information.

6. **Submittal Method and Format Requirements**.

   Digital Materials Only. ***Only digital (PDF) submittals*** are being accepted for all Land Use applications (this is the same for Subdivision and Urban Design Commission (UDC) applications).

   Email Size Limits. 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.

   Formatting Requirements. All PDFs ***must comply with the submittal requirements*** outlined on Pages 3 and 4.

INSTRUCTIONS (CONTINUED)

7. **Completeness Review.** Per Section 28.181(4), MGO, **the Zoning Administrator may refuse to accept an application, if it is determined to be incomplete.** A "complete" application includes a completed Land Use Application Form (Pages 5-8) and the submission of all required application materials as indicated on its Submittal Checklist (Page 6). For a detailed list of the content requirements for the various plan sheets, as well as the submittal requirements for those application types requiring supplemental materials, please see Land Use Application Form LND-B. Applications deemed complete will be scheduled for the public hearing date(s) specified on the Development Review Schedule (see No. 3 above).

After Filing an Application

8. **Public Notice.** This will occur in three ways: 1) The Zoning Administrator will prepare a "notice of hearing" sign, which ***the applicant must post in a highly visible location on the property - so that it can be read from the sidewalk or other public right-of-way - at least 21 days prior*** to the scheduled public hearing; 2) City staff will post notice in the Wisconsin State Journal; and 3) City staff will notify, by mail, the applicant as well as property owners and occupants within 200 feet of the boundaries of the property.
9. **Development Review.** Application materials will be circulated to several City agencies for review. Upon completion of the development review process by staff, the applicant will receive a copy of the staff report to the Plan Commission – containing staff's analysis and recommended conditions of approval – prior to the scheduled public hearing. Note: review of construction drawings, submitted in order to obtain building permits, is a separate process which is not included in the review of land use applications.
10. **Post-Submission Design Changes**. Please note that subsequent revisions to submittal materials will likely result in rescheduling of public hearings (i.e. being deferred to a later review cycle).

Plan Commission Review Process

11. **Plan Commission Attendance Required.** Please note that the applicant or a representative is required to attend the Plan Commission public hearing and should remain at the meeting until the Commission votes on their item. The attendee should be prepared to provide a brief overview to the Plan Commission (with visual aids, if desired) and answer questions related to the application proposal. Failure to appear at the scheduled hearing may cause referral of the matter to a future hearing date.
12. **Final Action.** The Plan Commission is the decision-making body for the majority of Land Use Applications, with the exception of rezoning, annexation, subdivision, and zoning text amendment requests (the latter three however, use a different application form). The Plan Commission can approve, conditionally approve, reject (deny), or refer (to a future hearing) those Land Use Applications that it has purview over based on their review of the request for consistency with the applicable review criteria and development standards found in City ordinances. For all other Land Use Applications, the Plan Commission will make an advisory recommendation to the Common Council, who will take final action to approve, conditionally approve, or reject the application.
13. **Disposition Letter and Next Steps.** After final action has been taken on an application, the Planning Division will draft a disposition letter that provides a detailed list of the conditions of approval. The disposition letter will also contain instructions for finalizing the requested land use approvals which are required prior to receiving permits for demolition or new construction. A copy of the letter will be sent to the contact person identified on the application.

Finalizing Approval

14. **Plan Revision and Resubmission**. After approval is granted, the applicant is responsible for satisfying the various conditions of approval, as listed in the Disposition Letter. Specific questions about a condition should be directed to the particular agency that submitted the condition, while questions regarding resubmittal and final signoff should be sent to SPRApplications@cityofmadison.com. The applicant shall then submit:

    a) a **PDF of the revised plan set** (in addition to any necessary supplemental documentation) as specified in the Disposition Letter. These updated plans shall be emailed to SPRApplications@cityofmadison.com. Note: **the limit on email file size and PDF formatting requirements outlined above, under No. 6, still apply**.

    b) The **Site Plan Review filing fee** (For more information, refer to the Fee Schedule on Page 8 and the Fee Submittal Instructions on Page 1.)

    When the revised plans are submitted, the applicant will be emailed a hyperlink to a website to follow, in real time, which agencies have reviewed the revised documents, and signed off or need additional information. The plans will then distributed to City Agencies who submitted conditions of approval during the initial plan review to verify that their conditions, along with any applicable requirements, have been satisfied.

15. **Final Approval**. Once all City Agencies have signed off, Zoning Staff will issue final approval and the applicant may then obtain any other necessary permits. Note: separate building, sign, or demolition permits issued by the Building Inspection Division will be required before work on the project can commence. Questions on this matter should be directed to the Building Inspection Division, (608) 266-4551.

DIGITAL SUBMITTAL REQUIREMENTS FOR PDFs

With an interest in improving internal efficiency and reducing the amount of paper required for the various development application submittals, the City is shifting towards an all-digital review. In order to best enable the City's digital plan review software - by allowing accurate measurements, the ability to search for text, and optimized performance - the City now has additional requirements pertaining to the submittal of digital materials. Contact staff with questions or if you need assistance with the below requirements.

General Requirements:

- Format -- All files should be submitted as a PDF (.pdf)
- Separate Files -- The various documents shall be submitted as separate PDFs. (PDF Packages/Portfolios will not be accepted). Examples of Individual Files:
  - The Completed Application Form
  - Letter of Intent
  - Submittal Notification to Alder, Neighborhood Association *(if applicable),* and Business Association *(if applicable),* and/or Waiver from Alder *(if granted)*
  - Development Plans *(see next page for additional requirements)*
  - Demolition Photos *(if applicable)*
  - Lighting Plans (Photometrics and Cut Sheets) *(if applicable)*
  - Title Report *(if applicable)*
  - Zoning Text for Planned Developments (PD-GDP and/or PD-SIP) *(if applicable)*
- No Passwords -- PDF files must not require a password in order to view the file

Required File Naming Convention:

To further aid internal efficiency, please use the following naming convention when labeling the individual PDF files outlined above. Note: No spaces are allowed in the file names. Please use underscores (_)

Address	+	Submittal Phase	+	File Type	+	Revised File?	+	Date
Format: Street Name*_Street # * Abbreviate cardinal direction (N, S, E, W) & street type (St, Rd, Dr, etc.) *Ex: E_Walnut_St_123* If a range of addresses on the same street, use a hyphen: *Ex: S_Elm_Blvd_135-137* If address involves (2) streets, use "and": *Ex: Oak_Dr_123_and_456_Maple_Ln* If address involves (3) or more streets, note first (2) addresses and then add a "+" at the end: *Ex: Beech_St_123_and_Ash_Ct_246+*	+	"PRE" For initial/revised submittals (before project receives necessary UDC / Plan Commission / Council approval(s)) or "VER" For sign-off plan submittals (i.e. condition verification submittals post UDC / Plan Commission / Council approval)	+	**Examples:** - "App" (Application) - "LOI" (Letter of Intent) - "Plans" - "Lighting" (Lighting Plans) - "Notif"/"Waiver" (Submittal Notification /Waiver) - "PD Text" (Planned Development Zoning Text) - "Title" (Title Report) etc.	+	All revised/rerevised files submitted during the same submittal phase (i.e. during the preapproval or condition verification phase) must include the version number ("v2", "v3", etc.) Example: Original version: *S_Few_St_102_Plans* First revision: *S_Few_St_102_Plans_**v2*** Second revision: *S_Few_St_102_Plans_**v3*** etc.	+	**Format:** YYYY-MM-DD

Examples of full file names for PDFs, by submittal phase:

Initial/revised submittals (before project receives necessary UDC / Plan Commission / Council approval(s)):

Application form: *Spruce_Pl_123_PRE_App_2020-05-08*

LOI: *Spruce_Pl_123_PRE_LOI_2020-05-08*

Revised LOI: *Spruce_Pl_123_PRE_LOI_v2_2020-05-20*

Plans: *Spruce_Pl_123_PRE_Plans_2020-05-08*

Revised Plans: *Spruce_Pl_123_PRE_Plans_v2_2020-05-20*

Sign-Off Plan submittals (i.e. condition verification submittals post UDC / Plan Commission / Council approval):

Plans: *Spruce_Pl_123_VER_Plans_2020-07-08*

Revised Plans: *Spruce_Pl_123_VER_Plans_v2_2020-07-20*

Re-Revised Plans: *Spruce_Pl_123_VER_Plans_v3_2020-07-25*

DIGITAL SUBMITTAL REQUIREMENTS FOR PDFs (CONTINUED)

Additional Requirements <u>for all Development Plan Sets</u> (i.e. site plan, floor plans, elevations, etc.):

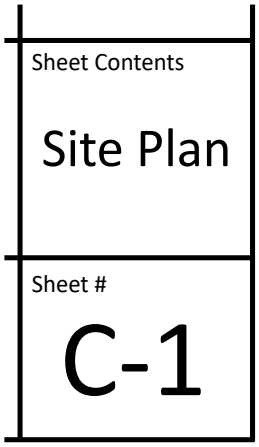
1. <u>Submit the Plan Set in a Single File</u> - The various Development Plans shall be combined and submitted as a single, multipage file (Note: Lighting Plans (Photometrics and Cut Sheets) *(if applicable)* should be submitted as a separate file)

2. <u>Give it a Scale</u> -- All drawings should to be to a scale, which shall be noted along with the inclusion of a scale bar <u>on each page</u>.

3. <u>Orientation</u> -- Plan sheets should be oriented in the PDF files to allow the files to be viewed without needing to rotate

4. <u>Live Linework</u> -- If possible, PDFs should to be in vector format (with 'live' or 'selectable' linework), as opposed to static images (i.e. raster format)).

5. <u>Sheet Labels</u> -- ***Include an alpha-numeric sheet number in the lower right corner of each page.*** (See Diagram to the right for an example) ** ***Sheet labels <u>must be unique</u> within the plan set. ** Make sure to review No. 7 below before submitted revised plans.***

   While there is no mandatory standard for sheet numbering, these are some typical convensions:

   A (Architectural) C (Civil / Site) T (Title Sheet) L (Landscaping)

   As such, for purely illustrative purposes, the submittal plans for a hypothetical development might include the following sheets:

   T-1 (Title Sheet)** C-2 (Utility Plan) A-1 (Basement Plan) A-3 (Second Floor Plan)
   C-1 (Site Plan) L-1 (Landscaping Plan) A-2 (First Floor Plan) A-4 (Elevations)

   ** **Please include a table on the Title Sheet** listing all the drawings included in the set and their corresponding sheet labels

   If submittal involves multiple buildings, <u>include an extra letter</u> in the sheet label - either at the beginning or end - to distinguish the buildings:

   Prefix Example: Bldg A: <u>A</u>A101, <u>A</u>A102, etc. | Bldg B: <u>B</u>A101, <u>B</u>A102, etc.

   Suffix Example: Bldg A: A-1-<u>A</u>, A-2-<u>A</u>, etc. | Bldg B: A-1-<u>B</u>, A-2-<u>B</u>, etc.

6. <u>Bookmarks</u> -- ***Include bookmarks in the PDF*** matching each sheet/page number. (See Diagram to the right for an example) ***Make sure to review No. 7 below before submitted revised plans.***

   The sheet numbers and sheet contents **can be combined** (i.e. C-1 Site Plan)

7. ** **VERY IMPORTANT** ** <u>Maintain Consistent Sheet Numbers and Corresponding Bookmarks Across Submittals</u> --

   <u>Revisions</u> -- When submitting revised files, the ***sheet number and corresponding bookmark used for a revised sheet <u>must</u> be the same as it was in the original submittal***. ***These <u>must</u> be consistent across revisions***. (Example, if the site plan is numbered 'C-1' in the original submittal, it must be numbered 'C-1' in the revised submittal. However, if inserting or deleting pages, see below.

   <u>Inserting Pages</u> -- If inserting a page between existing pages, add a number (i.e. '.1') or letter (i.e. 'a') to the preceding page number for the inserted page's label. (Example: a page inserted between page C-1 and C-2 shall be called C-1.1 or C-1a.)

   <u>Deleted Pages</u> -- The **page numbers of deleted pages shall not be reused**. If, for example, your initial submittal for a 4-story building (with the floor plans labelled A-1, A-2, A-3 & A-4) was resubmitted as a 3-story building, the Sheet Label which was used for the deleted 4th Floor Plan (i.e. A-4) must be retired and not used again for a different drawing.

8. Failure to submit plans in the requested format may result in longer review time and/or rejection of the submittal. Contact staff with questions or if you need assistance with the above requirements.

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

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

FOR OFFICE USE ONLY:

Date Received _____ ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

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.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

345 W Main Street (Will be 351 for new building after 345 is Demo'd), 333 W Main Street, 301 W. Main Street, 118 Henry Street, and 334 W Doty Street

Title: Capitol Lakes

2. This is an application for (check all that apply)

- ☐ Zoning Map Amendment (Rezoning) from _____ to _____
- ☑ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
- ☑ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
- ☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
- ☐ Conditional Use or Major Alteration to an Approved Conditional Use
- ☑ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Jason Erdahl Company Ankrom Moisan Architects

Street address 38 NW Davis Street City/State/Zip Portland, OR 97209

Telephone 503.245.7100 Email jasone@ankrommoisan.com

Project contact person Jason Erdahl Company Ankrom Moisan Architects

Street address 38 NW Davis Street City/State/Zip Portland, OR 97209

Telephone 503.245.7100 Email jasone@ankrommoisan.com

Property owner (if not applicant) Capitol Lakes - Tim Conroy

Street address 333 W Main Street City/State/Zip Madison, WI 53703

Telephone 608.283.2156 Email tconroy@retirement.org

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B.

Req.	Required Submittal Information	Contents	✓
X	**Filing Fee ($** 1000 **)**	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	
X	**Digital (PDF) Copies of all Submitted Materials noted below**	Digital (PDF) copies of all items are required. All PDFs **must comply** with the *Submittal Requirements for PDFs* (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.	
X	**Land Use Application**	Forms must include the property owner's authorization	
X	**Legal Description** (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	
X	**Pre-Application Notification**	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this document.	
X	**Letter of Intent** (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.	
X	**Development Plans**	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B	

Req.		✓	Req.		✓	Req.		✓
	Site Plan			Utility Plan			Roof and Floor Plans	
	Survey or site plan of existing conditions			Landscape Plan and Landscape Worksheet			Fire Access Plan and Fire Access Worksheet	
	Grading Plan			Building Elevations			Street Tree Plan and Street Tree Report	

	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. See Land Use Application Form LND-B for a detailed list of the submittal requirements for these application types. ☐ The following Conditional Use Applications: ☐ Lakefront Developments ☐ Outdoor Eating Areas ☐ Development Adjacent to Public Parks ☐ Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) ☒ Demolition Permits ☐ Zoning Map Amendments (i.e. Rezonings) ☒ Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) ☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts	

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

4 Story New Independent living building with underground parking level that will connect to Maingate building (333 W. Main Street) via sky bridge. This will be part of the Capitol Lakes Campus and we are submitting a PD/SIP and eventually a CSM to bring the campus together.

Proposed Square-Footages by Type:

Overall (gross): 133,535 Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency: 49 1-Bedroom: 2 2-Bedroom: 47 3-Bedroom: _____ 4 Bedroom: _____ 5-Bedroom: _____

Density (dwelling units per acre): 49 Lot Area (in square feet & acres): 43,790

Proposed On-Site Automobile Parking Stalls by Type (*if applicable*):

Surface Stalls: _____ Under-Building/Structured: 58 Electric Vehicle-ready[1]: _____ Electric Vehicle-installed[1]: _____

Proposed On-Site Bicycle Parking Stalls by Type (*if applicable*):

[1] See Section 28.141(8)(e), MGO for more information

Indoor (long-term): 57 Outdoor (short-term): 5

Scheduled Start Date: January 2026 **Planned Completion Date**: August 2027

6. Applicant Declarations

☑ **Pre-application meeting with staff**. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Kate Kane, Brad, Jacob, Jule, Colin Punt, Jessica Vaughn Date November 14th, 2024

Zoning staff Jessica Vaughn, Colin Punt, Julie Cleveland Date Dec 6th, 2024

☑ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted 12/4/24

☐ Public subsidy is being requested (indicate in letter of intent)

☑ **Pre-application notification**: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Alder Mike Verveer Date 11/07/24

Neighborhood Association(s) Bassett Neighborhood Date 12/13/24

Business Association(s) Business Association, Downtown Madison, Inc. Date 12/13/24

We have had meetings with the Alder/Neighborhood and calls with the District. We will be sending this package to them as follow up. Neighborhood is sending a letter of support for this package. Our owner is on training this week, but will get formal proof of the original submissions.

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Jason Erdahl Relationship to property Architect

Authorizing signature of property owner _____ Date 2/23/25

APPLICATION FILING FEES

Consult the schedule below for the appropriate fee for your request. Refer to Section 28.206, MGO for further detail. Land Use Applications containing a combination of Rezoning, Demolition Permit and/or Conditional Use approvals shall, after computation of each category, be charged the highest individual fee. Fractions of an acre are rounded up to the next whole acre. Please note that a separate fee schedule applies for subdivision/CSM applications and for Urban Design Commission review. Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. 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.

Request	Filing Fee
Zoning Map Amendment, except for Planned Developments	$950 plus $100 for each acre of land in excess of one acre or fraction thereof, included in the proposed rezoning, up to a maximum of 20 acres or $2,850
Zoning Map Amendment for a Planned Development: General Development Plan (GDP) or Specific Implementation Plan (SIP) (including Major Alterations requiring Common Council approval)	$1,500 plus $200 for each acre of land in excess of one acre or fraction thereof, included in the proposed rezoning, up to a maximum of twenty acres or $5,300
Major Alteration to a Planned Development General Development Plan (GDP) or Specific Implementation Plan (SIP) requiring Plan Commission approval	$500
All Conditional Uses (including Major Alterations to approved Conditional Uses), except those noted below	$600 plus $100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or $2,500
Conditional Use (including Major Alterations to Approved Conditional Uses) for a: • Multi-family complex • School • New construction or addition to existing building(s) that results in total square footage greater than 50,000 square feet in floor area and 25,000 or more square feet of floor area designed or intended for retail, hotel or motel use • New construction of a building, addition to any existing building or major alteration to the exterior face of a building in the Downtown Core (DC) or Urban Mixed-Use (UMX) District	$950 plus one $100 for each acre of land in excess of one acre or fraction thereof, up to a maximum of 20 acres or $2,850
Conditional Use application for the following conditional uses: • Day care centers [includes adult day care] • Adaptive reuse of former public school or municipal buildings • Accessory greenhouses and swimming pool roofs or domes which infringe on required usable open space • Community service organizations; day treatment facilities • Development of parcels adjacent to landmarks, landmark sites or historic districts designated by the Landmarks Commission, provided that the use of the parcel is either a permitted or conditional use allowed in the zoning district in which the property is located	No fee
Conditional Use application filed by any nonprofit, nongovernmental organization registered with the Department of Financial Institutions or by any neighborhood organization registered with the City Department of Planning and Community and Economic Development. When a question arises as to whether an organization is nonprofit, nongovernmental, the City Attorney shall investigate and make a determination.	No fee
Demolition or Removal Permit	$600, unless permit is issued in conjunction with a conditional use approval, in which case the fee for that application applies
Site Plan Review fee	$100 plus $50 for each acre of land in excess of one acre, or fraction thereof, up to a maximum of 5 acres or $300. Review of previously rejected site plan is 50% of original fee. $50 maximum for governmental entities, schools, and non-profit, non-gov.organizations.

Letter of Intent

Please consider this our formal Letter of Intent for the land use application/design review and to pursue an Amendment to the General Development Plan and Specific Implementation Plan which was previously approved May 24th, 1995.

Project Name:

Capitol Lakes Retirement Community

Parcel Location:

345 West Main Street (345 Address number will be retired with the demolition of 345 West Main streets current building on the property and it will become, 351 W Main St.)

Madison, WI

Contacts:

Applicant/Architect

Ankrom Moisan Architects., Inc.
38 NW Davis Street
Portland. Oregon 97209
Jason Erdahl
503.245.7100
jasone@ankrommoisan.com

Civil/Landscape Engineer

Professional Engineering
818 N. Meadowbrook Lane
Waunakee, WI 53597
Roxanne Johnson, P.E.
608-849-9378
RJohnson@pe-wi.com

Landowner/Building Occupant

Capitol Lakes Retirement
333 West Main Street, Madison, WI 53703
Tim Conroy
608-283-2156
tconroy@retirment.org

Traffic

TADI
Cedarburg, WI 53012
John A. Bieberitz, PE, PTOE
262-377-1845
jbieberitz@tadi-us.com

Contractor

McGann Construction
3622 Lexington Ave, Madison, WI 53714
608-241-5585

Capitol Lakes Retirement Community functions as a comprehensive campus consisting of four buildings, serving residents in independent living, assisted living, and skilled nursing. The proposed project involves the demolition of the existing assisted living building at 345 West Main Street, which currently houses 44

units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated to a newly renovated floor in the existing skilled nursing facility to the north that is slated for renovation.

The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The project will also include the construction of an underground parking garage with 58 total parking stalls, replacing the existing five surface parking spaces. The Capitol Lakes block is comprised of 18 parcels, with the new building being developed across five parcels totaling 53,558 sq. ft., while also extending across a sixth parcel.

Our project is in the Downtown Core neighborhood, adjacent to the Bassett Neighborhood with a design intended to seamlessly transition between these two distinct areas. The proposed exterior of the building will feature a combination of materials, including brick on the first floor, two stories of plank siding, and stucco on the fourth floor. The four-story structure will feature a rooftop deck with ground-floor units along Broom Street, designed to evoke the character of a residential brownstone, fostering a natural connection to the street and enhancing the neighborhood's architectural cohesion.

Our plan is to begin the construction phase in the last quarter of 2025 with completion first quarter of 2027. We are currently interviewing multiple local contractors to work with our team during design and through construction. During any construction that interferes with the sidewalk, a temporary sidewalk would be erected. Trees along broom and any remaining trees along Main and Doty streets will be protected and maintained per the arborist report and tree plan.

Site:

The Capitol Lakes development is a total of 3.63 acres (158,186sf).

Parcel A, Lots 1 through 18 (Block 50) are 3.63 acres (158,186 sf). As part of this project the property boundaries of Lots 1 through 18 will be revised via Certified Survey Map (CSM) to combine all the lots within the block (1-18) into one lot.

- Lots 1 through 18 PD lines within the site will be omitted and property will become one lot.
- Currently all of the existing buildings listed are connected by walkways.

Current lot information prior to CSM work:

- Lots 12 through 16 and 4 through 7, Capitol Lakes Health Center along 334 W Doty Street, 53703. Parcel Area total of 33,000 SF.
- Lots 10 through 12 and 7 through 9, Capitol Lakes Heights along 110 South Henry Street, 53703.
- Lots 1/2 and 17/18, Capitol Lakes Terraces along 345 W Main Street.
- Lots 3 through 7, Capitol Lakes Maingate along 333 West Main Street, Madison.

Existing Buildings on Campus (Block 50):

Health Center is a 39 bed Skilled Nursing currently attached to the Terraces building 44 feet to the west. This health center will be remodeled to serve as an assisted living facility on the third floor to replace the Terraces assisted living units. It is in conformance with the PUD-G.D.P. on file with your department. This property currently is restricted to one ownership and management. The ground coverage of this project is 29,164 sq ft. Setbacks are as follows: Doty Street – 0 ft.; Main Street – 122 ft.; Broom Street – 206 ft. The building is 44 feet in height as measured from the main entry level. There are 26 parking spaces provided within the building outline. The health center is attached to the Terraces building by an enclosed corridor.

Maingate is an independent facility at 333 W Main Steet, which houses 52 units and 59 underground parking stalls. Maingate functions as the entrance into the campus for the public and that will remain the case after construction of the proposed building. This is also where residents of the Maingate and Heights buildings can enjoy the dining rooms, coffee/gift shop, library, aquatics, fitness and common rooms for social activities.

Heights is a 14 Story Tower along S Henry Street that is entered through an entrance plaza, which houses 216 independent living units and 27 parking stalls. Heights includes a dining room with kitchen, lounge, salon services and laundry.

Terraces existing assisted living building at 345 West Main Street, which currently houses 44 units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated into the existing skilled nursing facility to the north that will soon be under renovation to become an assisted living facility.

Comprehensive Plan:

The City of Madison Comprehensive Plan designates this site as a planned development. The Block is made up of 4 existing planned developments but is within the Downtown Core Zone. Our plan is to do an amendment for the planned development and CSM to omit any property lines within the block.

Existing Zoning:

The new proposed building is part of a planned development but is within the Downtown Core District.

To remain consistent with the requirements of the Downtown Core zoning code, the building will meet the following criteria:

Downtown Core District – 28.074

1) Statement of purpose

The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.

6) Site Standards: New and Existing Development

a) New parking shall be located in parking structures. Surface parking lots are prohibited.

Downtown District – 28.071

3) Design Standards

c) Façade Articulation. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:

1. Facade modulation, step backs, or extending forward of a portion of the facade.
2. Vertical divisions using different textures, materials, or colors of materials.
3. Variation in roof lines to reinforce the modulation or vertical intervals.

4. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.

d) Story Heights and Treatments

1. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.
2. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.

e) Doors and Window Openings

1. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.
2. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.
3. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
4. Garage doors and opaque service doors shall not count toward the above requirements.
5. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.

f) Building Materials

1. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
2. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade. See Table 28-1.

g) Equipment and Service Area Screening

1. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
2. Fences and walls shall be architecturally compatible with the principal structure.

h) Screening of Roof Top Equipment

1. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

2. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15)

Zoning designations of adjacent parcels are as follow for 345 W Main Street:

North: PD

South: DR2

West: PD, Urban Mixed-Use (UMX)

East: PD; Downtown Residential 2 (DR2)

Sustainability:

The building is providing a green roof off the third floor (Over the second floor) in the NE corner of the building for storm management that is 1,363.9 sq ft. Please see landscape plans for more details on the green roof layouts and planting types.

Signage:

The building address will be provided at the end of the residential entrance canopy off of Main Street and a sign at the residential entrance door with the name of the wing, Bassett Place. The main campus sign is located at the public entrance to the new building, which is Maingate building on 333 W Main Street as that is the campus entrance for the site.

Schedule:

Beginning the construction phase last quarter of 2025 with completion first quarter of 2027. We are currently interviewing multiple local contractors to work with our team during design and through construction.

Transportation:

Bike:

The Capitol Lakes independent living project will include stalls for 5 Secured shared fleet Bicycles for resident/employee use, 47 secured resident bike storage and 5 exterior short term bikes stalls along the building resident entrance on Main Street. A bicycle maintenance station for on-site employees, tenants, residents and visitors. Tools and supplies will include a bicycle pump, wrenches, a chain tool, tire levers, hex keys/Alen wrenches, torx keys, screwdrivers, and spoke wrenches. The existing bike path on the west side of the development will remain and be maintained throughout construction.

Transit:

Bus stop on Broom Street will be maintained and provided with a new concrete pad/shelter. The current bus stops blue bench will be salvaged to be used somewhere else on site. 49 Metro Fast cards will be provided to residents as an incentive to take public transit. Commute cards will be provided to the employees.

Deliveries:

Mailboxes and a secure area for USPS, UPS, Fedex, and or Amazon deliveries will be provided in the resident lobby of Basset place of Main street..

Traffic Study:

A traffic impact analysis has been completed by TADI and was submitted to the City of Madison with this submission. The site requires 15 TDM points and we are providing 16 points, please see TDM attached.

Operations:

Capitol Lakes has been serving older adults from Madison and beyond since its founding in 1975 by Methodist Retirement Services. We are a not-for-profit 501(c)(3) organization operating as a Life Plan Community. Residents commonly move into an apartment and can transition to assisted living or skilled nursing if needed. Capitol Lakes is open 24/7 and provides its own maintenance, housekeeping and property management services. The proposed facility will employ a staff of three individuals, with operating hours from 7 a.m. to 5 p.m. Monday through Saturday, and limited staff on Sundays. The existing staff supporting the Terraces assisted living building will be reutilized for the new addition and for support in the skilled nursing building.

The Specific Implementation Plan

Project Name:

Capitol Lakes Retirement Community

Parcel Location:

345 West Main Street (345 Address number will be retired with the demo of 345 West Main streets current building on site and it will become, 351 W Main St.)

Madison, WI

Legal Description:

333 West Main	Site Parcel Number 60-0709-231-2116-8
345 W. Main Street	Original plat, SW ½ of Lot 2, Block 50;
	Site Parcel Number 60-0709-231-2118-4
334 West Doty Street	Site Parcel 60-0709-231-2128-3
110 S. Henry Street	Site Parcel Number 60-0709-231-2101-9

Description Furnished:

Parcel A:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 11, 12, 13, 14, 15, 16 ,17 and 18, Block 50, Madison, according to the recorded plat thereof, in the City of Madison, County of Dane, State of Wisconsin.

Metes and Bound Description:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 11, 12, 13, 14, 15, 16 ,17 and 18, Block 50, Madison, according to the recorded plat thereof, in the City of Madison, County of Dane, State of Wisconsin, more particularly described as follow; Beginning at the southwest corner of said Lot 18, also being the northwest right of way of West Doty Street, also being the northwest right of way South Broom Street; thence North 43 degrees 48 minutes 44 seconds West along said northeast right of way, 265.42 feet to the southwest right of way West Main Street; thence North 45 degrees 57 minutes 50 seconds East along said southeast right of way, 596.22 feet to the southwest right of way of South Henry Street; thence South 48 degrees 48 minutes 39 second East along said southwest right of way, 265.22 feet to the aforementioned northwest right of way; thence South 45 degrees 56 minutes 40 seconds West along said northwest right of way, 596.21 feet to the point of beginning.

All of the buildings on Block 50 are located in the following lots:

- Lots 1 through 18 PD lines within the site will be omitted and property will become one lot.
- Lots 12 through 16 and 4 through 7, Capitol Lakes Health Center along 334 W Doty Street, 53703.
- Lots 10 through 12 and 7 through 9, Capitol Lakes Heights along 110 South Henry Street, 53703.
- Lots 1/2 and 15 through 18, Capitol Lakes Terraces along 345 W Main Street.

- Lots 3 through 7, Capitol Lakes Maingate along 333 West Main Street, Madison.

Development Description:

Capitol Lakes Retirement Community functions as a comprehensive campus consisting of four buildings, serving residents in independent living, assisted living, and skilled nursing.

Health Center is a 39bed Skilled Nursing currently attached to the Terraces building 44 feet to the west. This health center is being remodeled to be an assisted living facility on the third floor to replace the Terraces building units. It is in conformance with the PUD-G.D.P. on file with your department. This property currently is restricted to one ownership and management. The ground coverage of this project is 29,164 sq ft. Setbacks are as follows: Doty Street – 0 ft.; Main Street – 122 ft.; Broom Street – 206 ft. The building is 44 feet in height as measured from the main entry level. There are 26 parking spaces provided within the building outline. The health center is attached to the Terraces building by an enclosed corridor.

Maingate is an independent facility at 333 W Main Steet, which houses 52 units and 59 underground parking stalls. Maingate functions as the entrance into the campus for the public and that will remain the case after construction of the proposed building. This is also where residents of the Maingate and Heights buildings can enjoy the dining rooms, a coffee/gift shop, library, aquatics, fitness and common rooms for social activities.

Heights is a 14 Story Tower along S Henry Street that is entered through an entrance plaza, which houses 216 independent living units and 27 parking stalls. Heights includes a dining room with kitchen, lounge, salon services and laundry.

The proposed project involves the demolition of the existing Terraces assisted living building at 345 West Main Street, which currently houses 44 units. This will be replaced by a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. Current residents in the existing assisted living facility will be relocated into the existing skilled nursing facility to the north that is currently under renovation to become an assisted living facility.

The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The project will also include the construction of an underground parking garage with 58 parking stalls, replacing the existing five surface parking spaces.

Zoning Text *Applicant must submit 3 copies including the following*:

Height of proposed building(s)

Bulk of proposed building(s)

Signs

Lot width

Lot Area

Density

Family Definitions

Yards

Parking limitations & requirements

The building on 345 West Main Street is an existing assisted living building, which currently houses 44 units. This building will be demolished to make room for the proposed building and the address associated with it will be retired. The new building will receive the address 351 W. Main Street.

The new building at 351 W. Main Street will remain at the current allowed zoning height of stories and 60 feet. The building steps down with the slope of the site and was left at four stories to maintain views for Maingate and the Heights buildings on campus.

Our project is in the Downtown Core neighborhood, adjacent to the Bassett Neighborhood with a design intended to serve as a transition between these two distinct areas. The proposed exterior of the building will feature a combination of materials, including brick on the first floor, two stories of plank siding, and stucco on the fourth floor. The four-story structure will include a rooftop deck and ground-floor units along Broom Street, designed to evoke the character of a residential brownstone, fostering a seamless connection to the street and enhancing the neighborhood's architectural cohesion.

The building address will be provided at the end of the residential entrance canopy off of Main Street and a sign at the residential entrance door with the name of the wing, Bassett Place. The main campus sign is located at the public entrance to the new building, which is Maingate building on 333 W Main Street as that is the campus entrance for the site.

Lighting will be in conformance with the city of Madison standards for street and safety lighting. An appropriate standard for the Main street pedestrian corridor will be established to reflect the pedestrian orientation of the street. A standard for potential historic era lighting will be established for Broom, Doty and Henry streets to reflect the historic origins of the plat pattern, architecture and relationship to the capitol. All lighting will meet city of Madison standards for height, luminaire, cutoff, intensity, and patterns. Campus and landscape accent lighting will be submitted with the final electrical plans.

Lot width is not applicable. Capitol Lakes retirement community comprises all 18 lots and all of Block 50 will do a CSM to create one parcel/lot. Block 50 is 166,154 sf.

The site recognizes a thirty-foot required setback along Broom Street for potential expansion of the right-of-way from 66 feet to 96 feet from the Broom Street Widening Project which is in recommendation of the Bassett Neighborhood Plan. The Bassett Neighborhood Plan recommends that the city pursue the Broom Street Widening Project and conversion to two-way traffic to remove through traffic from Bassett Street and the interior of the Bassett Neighborhood. The neighborhood plan envisions Broom Street right-of-way expanding from 66 feet to 96 feet to all for a divided street with a median wide enough to accommodate the construction of left-turn lanes at intersections. Four lanes are also included in the cross section. This expansion in not currently anticipated by the city but the recognition of this thirty-foot setback at this time is appropriate and in the interest of the public welfare and the recommendations of the Bassett Neighborhood Plan. Several developments along Broom Street have recognized this setback and dedicated for the city future use.

All maintenance and upgrades to the entire site will be responsibility of Capitol Lakes retirement community. Please see operating plan attached for the operational structure, use, maintenance and continued protection of the development and any of its common services, common open areas, or other facilities.

The new building at 351 W Main Street will be a new 133,535 sq. ft. independent living facility featuring 49 units, thus expanding the campus. The site of the new proposed building is 53,558 square feet. The new independent living building will be connected to the Maingate building on West Main Street via a third-floor skybridge, providing seamless access for residents to the entire campus. The floor breakdown is below, which results in a floor area ratio of 2,725 SF/Unit.

Parking 32,494 SF

Lower Floor 24,409 SF

First Floor 24,068 SF

Second Floor 23,908 SF

Third Floor 24,066 SF

Roof Deck 4,589 SF

Private yards will be provided for some residents and the remaining courtyard will be integrated into existing courtyard between Maingate and the Health Center. Courtyards will be secured and dedicated to the residents and are shown on the site plan. Upper and lower courtyards will be connected by staircase and both will be connected to the public right of way. Courtyards are provided with walking paths and will have a retaining wall with greenery and trailing plants to grown down/up walls to provide lush green space for the residents. Two green roofs will be provided on the building and the residential entrance into the building. Given the nature of the courtyard for the new building being shared by the parking structure roof it will also be a green roof with paths.

Property includes an existing bus stop with bench and concrete pad along Broom Street. Plans include salvage of the existing bench for reuse on the site and an addition of a new concrete pad with accessible bus shelter. 5 Secured shared fleet Bicycles for resident/employee use, 47 secured resident bike storage, and 5 exterior short term bikes stalls along the building resident entrance on Main Street will be provided. A bicycle maintenance station for on-site employees, tenants, residents and visitors. Tools and supplies will include a bicycle pump, wrenches, a chain tool, tire levers, hex keys/Alen wrenches, torx keys, screwdrivers, and spoke wrenches. The existing bike path on the west side of the development will remain and be maintained throughout construction.

The project will also include the construction of an underground parking garage with 58 parking stalls, replacing the existing five surface parking spaces. Parking will be a ratio of 1.22 which will provide extra parking for employees and visitors of the building. Two accessible stalls will be provided with one being designated as a VAN parking stall. Electric vehicle parking to be provided for resident use.

Proposed Zoning Text

General Provisions

1) Statement of purpose
   The DC District is established to recognize the Capitol Square, the State Street corridor, and surrounding properties as the center of governmental, office, educational, cultural, specialty retail and recreational activities for the City and the region. Residential uses are appropriate in some locations or in combination with other uses. This district is intended to allow intensive development with high-quality architecture and urban design.
2) Height and Setback requirements
   a) Building height within the downtown, as defined by the height map, Table 28E-3 establishes an 8 story height limit within and against the site. We propose to allow 8 story for the entirety of Block 50, with a max of 116 feet.
   b) Buildings must meet both the maximum number of stories in the Downtown Height Map and the maximum height in Table 28E-3. In the CV area in the Downtown Height Map, the maximum height shall be the Capitol View Preservation Limit.

Minimum front yard Setback	Nonresidential or mixed-use buildings: 0′ or 5′ (Nee note a. below) 0′ if the distance between the curb and property line is equal to or greater than 15′ or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15′ distance. 5′ if the distance between the curb and property line is less than 15′. See (a) below and Downtown Setback Map and Setback Exceptions Map.
Maximum front yard setback	10 feet
Side yard setback	0′ or 5′ 0′ if the distance between the curb and property line is equal to or greater than 15′ or shown on the Setback Exceptions Map. A no-build easement may be used to achieve the 15′ distance. 5′ if the distance between the curb and property line is less than 15′. See (a) below and Downtown Setback Map and Setback Exceptions Map
Rear yard setback	10 Feet (See (a) below)
Maximum lot coverage	90%
Maximum height	8 Stories
Minimum Height	2 Stories

a. Thirty foot required setback along Broom Street for potential expansion of the right-of-way from 66 feet to 96 feet from the Broom Street Widening Project which is in recommendation of the Bassett Neighborhood Plan.

3) Design Standards.
   a) Façade Articulation. The facades of new buildings more than forty (40) feet in width shall be divided into smaller vertical intervals through techniques including but not limited to the following:
      5. Facade modulation, step backs, or extending forward of a portion of the facade.
      6. Vertical divisions using different textures, materials, or colors of materials.
      7. Variation in roof lines to reinforce the modulation or vertical intervals.
      8. Arcades, awnings, window bays, arched windows, and balconies to reinforce the vertical intervals.
   b) Story Heights and Treatments
      3. For all buildings, the minimum ground story height is twelve (12) feet, measured from the sidewalk to the second story floor.
      4. For ground-story residential uses, landscaping, steps, porches, grade changes, and low ornamental fences or walls or similar treatments shall be located between the sidewalk and the front door to create a private yard area.
   c) Doors and Window Openings.
      6. For street-facing facades with ground story non-residential uses, the ground story door and window openings shall comprise a minimum of fifty percent (50%) of the facade area.
      7. For street-facing facades with ground story residential uses, ground story openings shall comprise a minimum of fifteen percent (15%) of the facade area.
      8. For all buildings, upper story openings shall comprise a minimum of fifteen percent (15%) of the facade area per story.
      9. Garage doors and opaque service doors shall not count toward the above requirements.
      10. Glass on all windows and doors shall be clear or slightly tinted, allowing views into and out of the interior. Spandrel glass may be used on service areas on the building.
   d) Building Materials.
      3. Buildings shall be constructed of durable, high-quality materials. Table 28 E-1 below lists allowable building materials.
      4. All building facades visible from a public street or public walkway shall use materials and design features similar to or complementary to those of the front facade. See Table 28-1.
   e) Equipment and Service Area Screening.
      3. Outdoor loading areas or mechanical equipment are not permitted in the front yard. When visible from an abutting public street or walkway, they shall be screened by a decorative fence, wall, or screen of plant material.
      4. Fences and walls shall be architecturally compatible with the principal structure.
   f) Screening of Roof Top Equipment.
      3. All rooftop equipment, with the exception of solar and wind equipment, shall be screened from view from adjacent streets and public rights-of-way. Rooftop equipment shall be screened from view from adjacent buildings to the extent possible.

4. The equipment shall be within an enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. (Am. by ORD-15-00104, 10-15-15)

g) Site Standard: New and Existing Development.

a) Parking shall be located in parking structures. Surface parking lots are prohibited.

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CAPITOL LAKES RETIREMENT COMMUNITY
BASSETT PLACE

(AERIAL EXISTING SITE PHOTO)

PROJECT NARRATIVE

SITE:

345 West Main Street
Broom Street between Main Street and Doty Street
The property is on the same block as Capitol Lakes Senior Living Community.

Current Use:

A 44 Unit Community Based Residential Facility

Zoning:

P.U.D (G.D.P) (S.I.P) 342 West Doty Street and 343-353 West Main Street
Maximum Building Heights: 4 Stories

PROPOSAL:

To remove the existing building and construct a new 4 story approximately 49-unit apartment building for independent seniors. The building would include a below grade parking structure for approximately 50-60 spaces. This building will provide a link to the adjacent building near Main Street so residents can circulate to the other buildings and community services.

AREA - OVERALL PROGRAM SUMMARY:

UNITS - 75,187 SQFT
BOH - 10,846 SQFT
CIRCULATION - 15,033 SQFT
COMMONS - 2,052 SQFT
PARKING - 25,640 SQFT
ROOF AMENITY -3,171 SQFT
GREEN ROOF - 1,606 SQFT
TOTAL - 133,535 SQFT

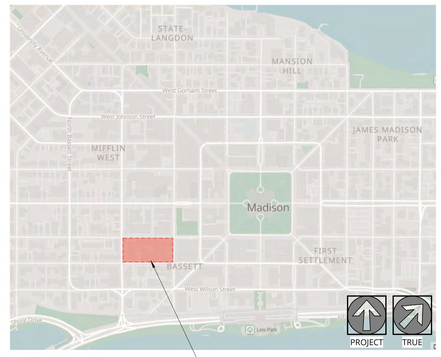
AREA - OVERALL NET UNIT SQFT:

2 - 1 BR UNITS
47 - 2 BR UNITS
49 TOTAL UNITS @ 75,187 SQFT

NUMBER	SHEET NAME	UDC / LAND-USE SET
00 GENERAL		
TS	TITLE SHEET	■
G0.03	SITE CONTEXT	■
G0.21	RENDERING	■
G0.22	STREETSCAPE RENDERING	■
G0.23	STREETSCAPE RENDERING	■
G0.24	STREETSCAPE RENDERING	■
G2.11	LEVEL P1 - FLS PLAN	■
G2.21	LOWER LEVEL - FLS PLAN	■
G2.22	LEVEL 1 - FLS PLAN	■
G2.23	LEVEL 2 - FLS PLAN	■
G2.24	LEVEL 3 - FLS PLAN	■
G2.25	ROOF - FLS PLAN	■
G4.03	FIRE ACCESS DIAGRAM	■
G4.04	FEC LOCATIONS	■
02 CIVIL		
C	REFER TO CIVIL SET	■
03 LANDSCAPE		
L	REFER TO LANDSCAPE SET	■
04 ARCHITECTURAL		

NUMBER	SHEET NAME	UDC / LAND-USE SET
A0.02	DATA SHEET	■
AD1.01	SITE DEMOLITION	■
A1.01	SITE PLAN	■
A1.02	ENLARGED SITE PLAN	■
A1.03	SITE DETAILS - PARKING	■
A2.P1	LEVEL P1 FLOOR PLAN	■
A2.01	LOWER LEVEL FLOOR PLAN	■
A2.02	LEVEL 1 FLOOR PLAN	■
A2.03	LEVEL 2 FLOOR PLAN	■
A2.04	LEVEL 3 FLOOR PLAN	■
A2.05	ROOF PLAN	■
A3.11	BUILDING ELEVATIONS - COLOR	■
A3.12	BUILDING ELEVATIONS - COLOR	■
A3.21	BUILDING ELEVATIONS	■
A3.22	BUILDING ELEVATIONS	■
A3.31	BIRD-SAFE GLASS DIAGRAMS	■
A3.32	BIRD-SAFE GLASS DIAGRAMS	■
A3.51	ENLARGED ELEVATIONS - EXHAUST LOUVERS	■
A4.01	BUILDING SECTIONS	■

VICINITY MAP



NOT FOR CONSTRUCTION

Ankrom Moisan

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415.252.7063

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

TITLE SHEET

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
TS

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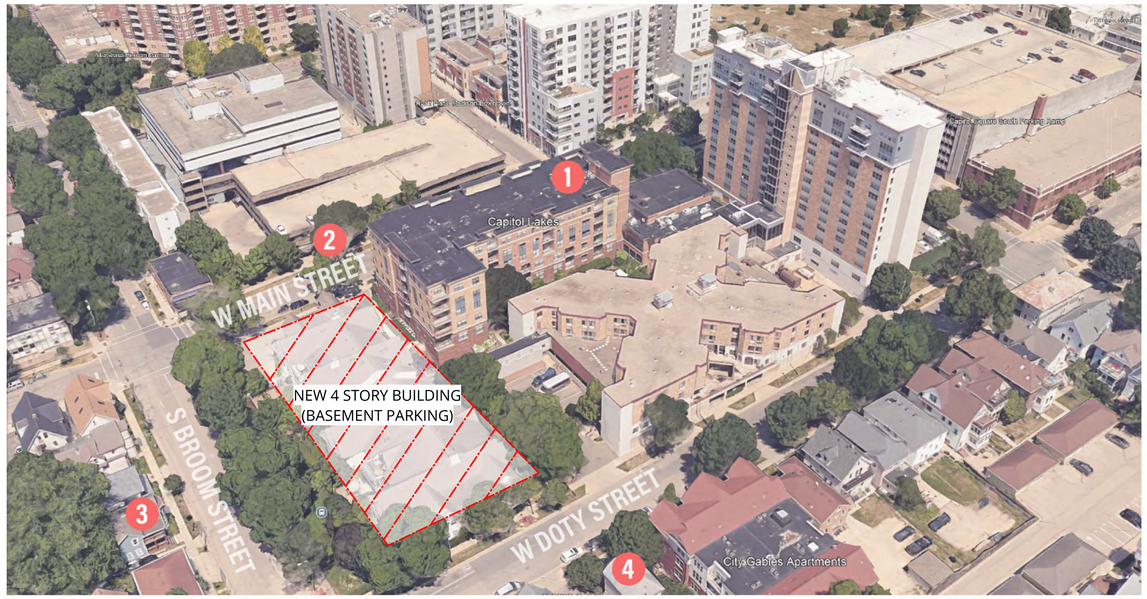
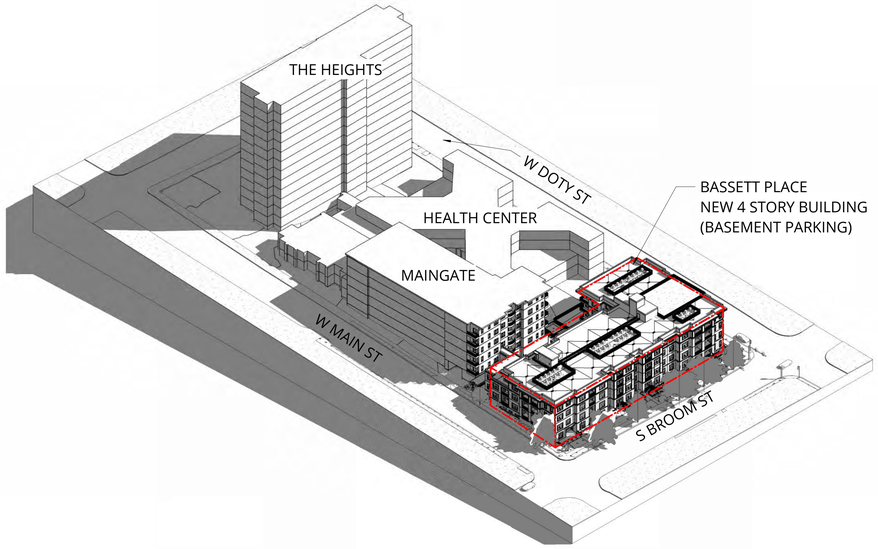
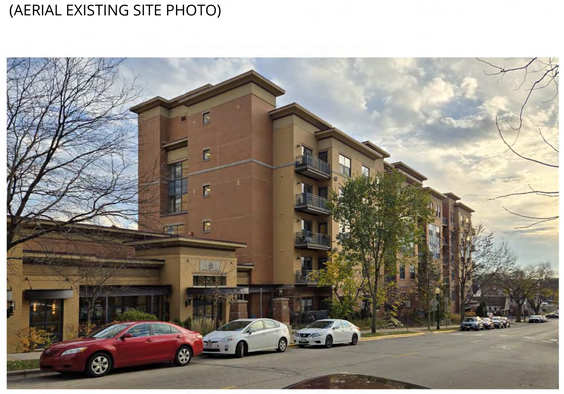


(AERIAL EXISTING SITE PHOTO)

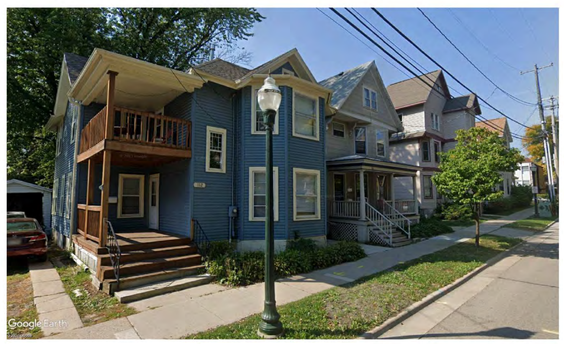


OVERALL SITE ISOMETRIC VIEW



1: MAINGATE BUILDING - *DOWNTOWN CORE*

2: WEST MAIN STREET - *DOWNTOWN CORE*



3: SOUTH BROOM STREET - *BASSETT NEIGHBORHOOD*

4: WEST DOTY STREET - *BASSETT NEIGHBORHOOD*

SW CORNER PERSPECTIVE

NW CORNER PERSPECTIVE

NOT FOR CONSTRUCTION

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1505 5TH AVE, SUITE 300
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351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE CONTEXT

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G0.03

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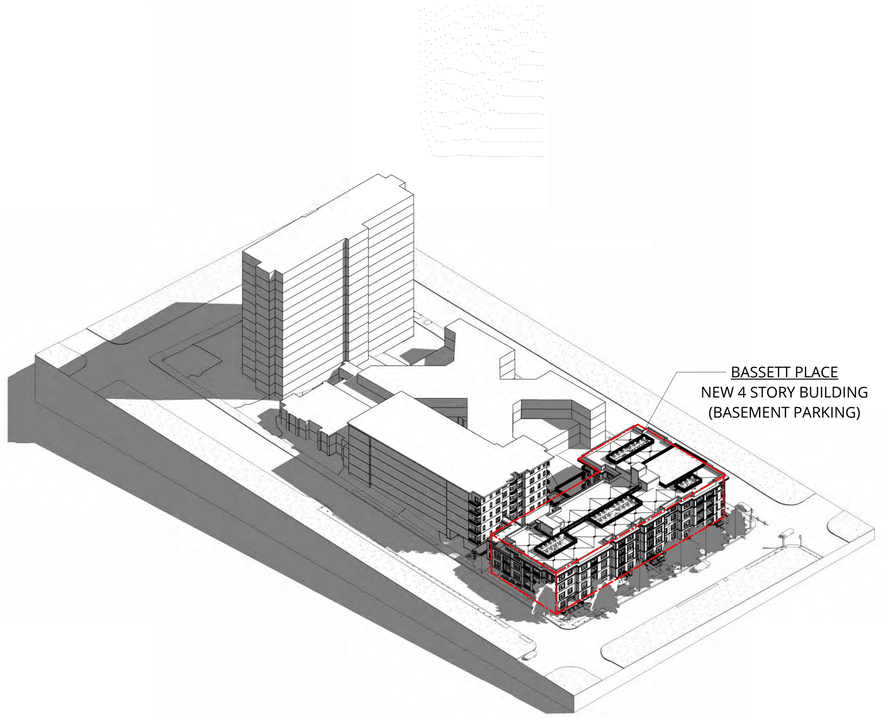
SW CORNER PERSPECTIVE

NW CORNER PERSPECTIVE



OVERALL SITE ISOMETRIC VIEW

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER **G0.21**

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1 PERSPECTIVE - S BROOM STREET - NORTH

2 PERSPECTIVE - S BROOM STREET - SOUTH

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
5	C.I.P CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP

3 ISOMETRIC PERSPECTIVE - SOUTH BROOM STREET

4 WEST ELEVATION - STREETSCAPE

1/8" = 1'-0"

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER

G0.22

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1 PERSPECTIVE - W MAIN STREET - ENTRY

2 PERSPECTIVE - W MAIN STREET - NW CORNER

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE

3 ISOMETRIC PERSPECTIVE - WEST MAIN STREET

4 NORTH ELEVATION - STREETSCAPE

1/8" = 1'-0"

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER **G0.23**

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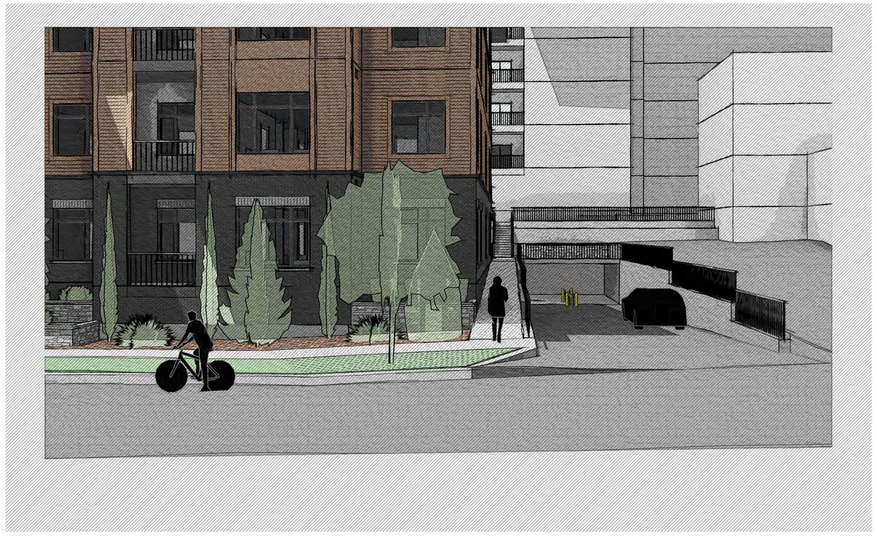
1 PERSPECTIVE - W DOTY STREET - SW CORNER



2 PERSPECTIVE - W DOTY STREET - SIDE ENTRY

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
11	PLANTER WALLS W/ CONCRETE SLOPED CAP

3 ISOMETRIC PERSPECTIVE - WEST DOTY STREET

4 SOUTH ELEVATION - STREETSCAPE

1/8" = 1'-0"

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

STREETSCAPE RENDERING

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER G0.24

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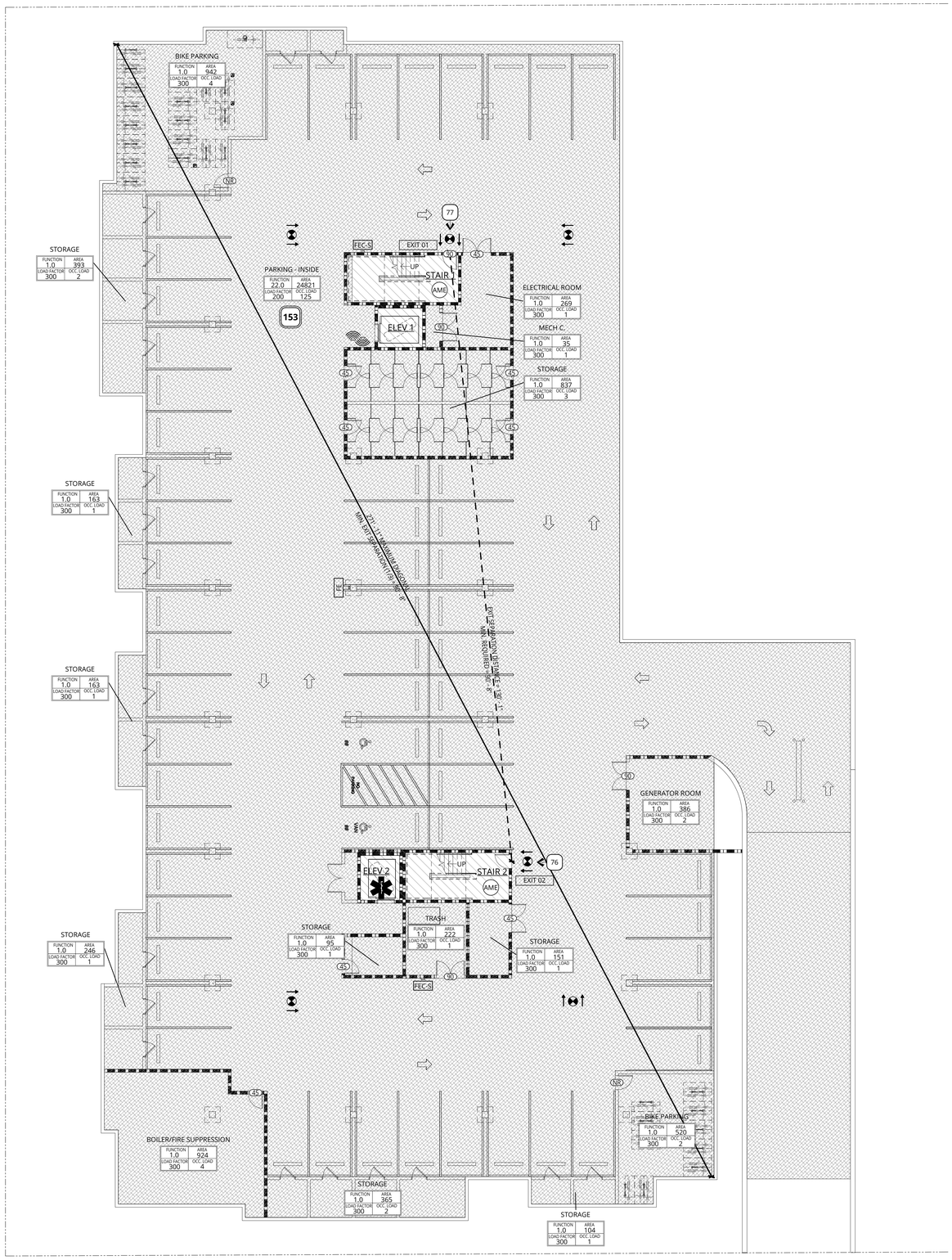

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1'- 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL P-1

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	103 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	103 SF		
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
BIKE PARKING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	942 SF	300	4
BIKE PARKING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	520 SF	300	2
BOILER/FIRE SUPPRESSION	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	924 SF	300	4
ELECTRICAL ROOM	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	269 SF	300	1
GENERATOR ROOM	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	386 SF	300	2
MECH C.	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	35 SF	300	1
PARKING - INSIDE	S-2	22.0 PARKING GARAGES	24,821 SF	200	125
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	837 SF	300	3
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	95 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	151 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	246 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	163 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	163 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	393 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	365 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	104 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	222 SF	300	1
TOTAL OCCUPANT LOAD			31,363 SF		153

1 P-1 LEVEL
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL P1 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.11

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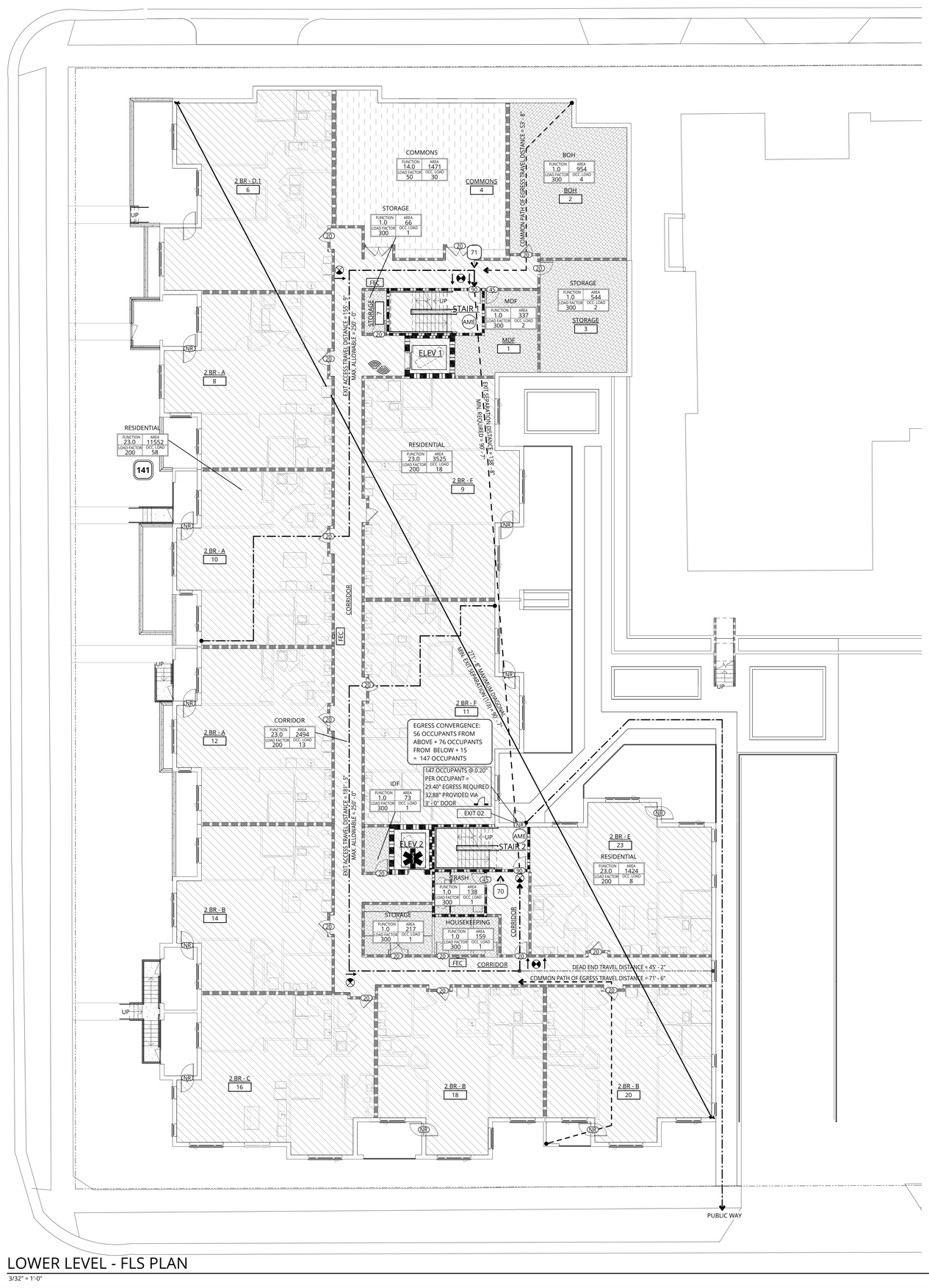

1 LOWER LEVEL - FLS PLAN

3/32" = 1'-0"

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14
AREA X
LOAD FACTOR Y
OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1'-0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 1

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
COMMONS	A-3	14.0 EXERCISE ROOMS	1,471 SF	50	30
CORRIDOR	R-2	23.0 RESIDENTIAL	2,494 SF	200	13
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	11,552 SF	200	58
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,525 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	260 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
BOH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	954 SF	300	4
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
MDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	337 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	66 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	544 SF	300	2
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			23,698 SF		140

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan TM

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LOWER LEVEL - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.21

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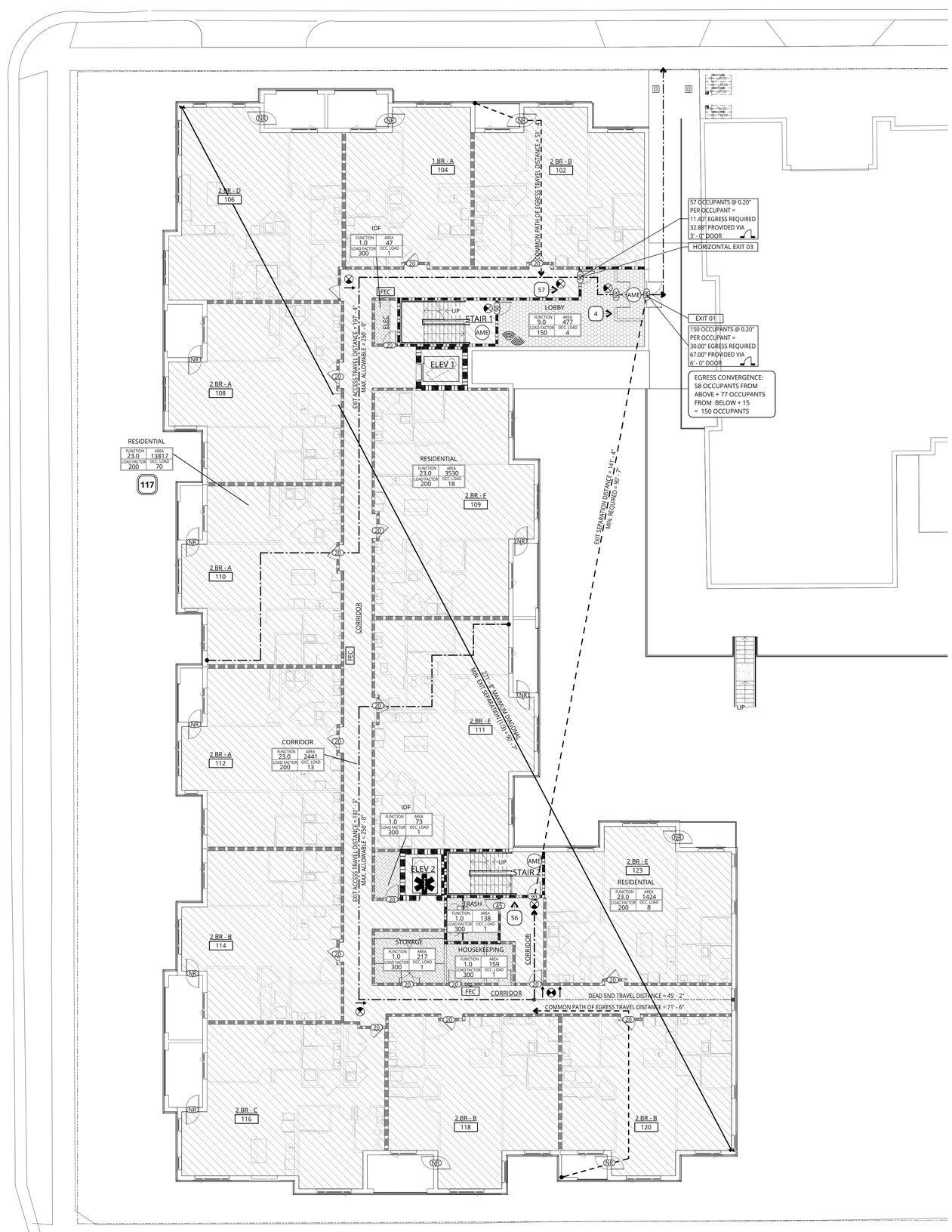

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   - A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET (FE, FEC-S, FEC)

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION X.0 | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING (200)

OCCUPANT LOAD - FLOW (15)

OCCUPANT LOAD - CUMULATIVE (450)

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE (EER)

ACCESSIBLE MEANS OF EGRESS (AME)

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 2

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
LOBBY	B	9.0 BUSINESS	477 SF	150	4
CORRIDOR	R-2	23.0 RESIDENTIAL	2,441 SF	200	13
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	13,817 SF	200	70
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			23,086 SF		118

1 LEVEL 1 - FLS PLAN
3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.22

2/21/2025 5:12:05 PM
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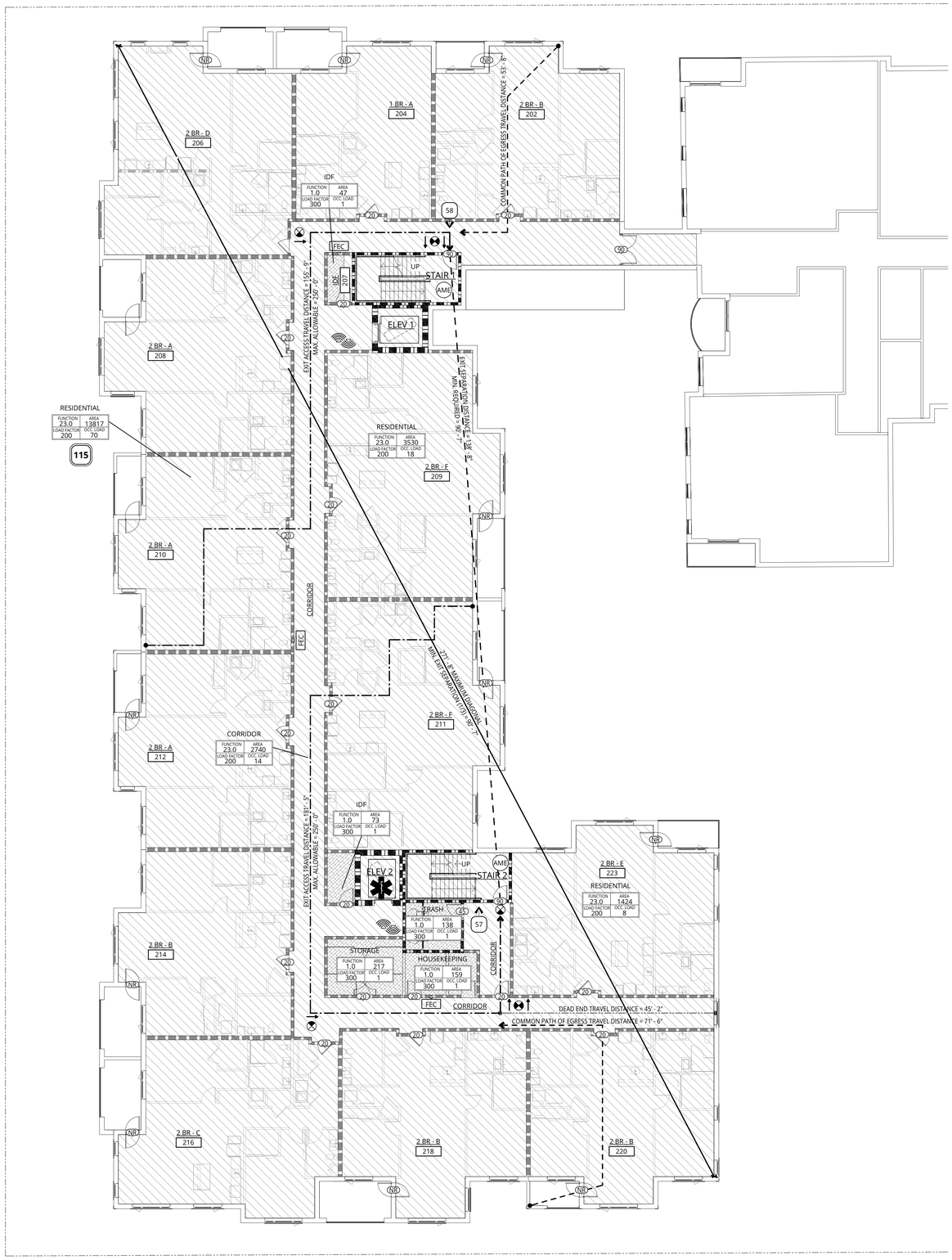

1 LEVEL 2 - FLS PLAN

3/32" = 1'-0" LEVEL OF EXIT DISCHARGE

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
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   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

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OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION X | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

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OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 3

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
CORRIDOR	R-2	23.0 RESIDENTIAL	2,740 SF	200	14
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	13,817 SF	200	70
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
TOTAL OCCUPANT LOAD			22,908 SF		115

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan TM
38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
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BASSETT PLACE
351 West Main Street Madison, WI 53703
PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

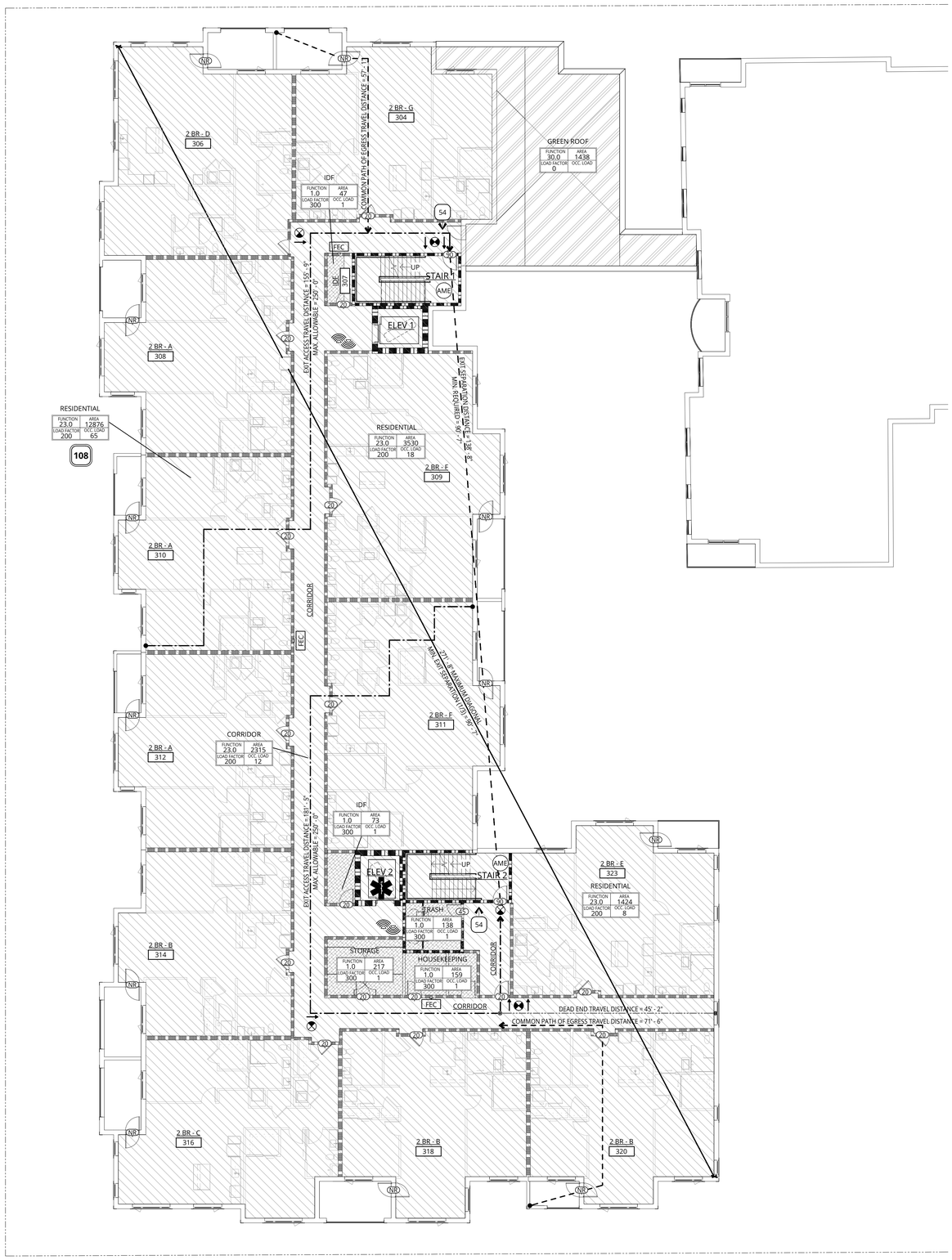
LEVEL 2 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER G2.23

C:\Revit Projects\233810-24-Madison Capitol Lakes\233810-24-Madison Capitol Lakes_jeonm.rvt



1 LEVEL 3 - FLS PLAN
3/32" = 1'-0"

GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   - A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   - B. AISLES & CORRIDORS
   - C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   - D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   - E. EXIT PASSAGEWAYS
   - F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   - G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   - A. ELECTRICAL EQUIPMENT ROOMS
   - B. FIRE COMMAND CENTERS (IF APPLICABLE)
   - C. FIRE PUMP ROOMS
   - D. GENERATOR ROOMS
   - E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
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   - B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   - C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION X | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER
ACCESSIBLE MEANS OF EGRESS AME
ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED
TWO-WAY COMMUNICATION DEVICE & SIGNAGE
ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - LEVEL 4

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
CORRIDOR	R-2	23.0 RESIDENTIAL	2,315 SF	200	12
ELEV 1	R-2	30.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	30.0 NO CLASSIFICATION APPLIES	109 SF		
RESIDENTIAL	R-2	23.0 RESIDENTIAL	12,876 SF	200	65
RESIDENTIAL	R-2	23.0 RESIDENTIAL	3,530 SF	200	18
RESIDENTIAL	R-2	23.0 RESIDENTIAL	1,424 SF	200	8
STAIR 1	R-2	30.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	30.0 NO CLASSIFICATION APPLIES	255 SF		
HOUSEKEEPING	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	159 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	73 SF	300	1
IDF	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	47 SF	300	1
STORAGE	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	217 SF	300	1
TRASH	S-2	1.0 ACCESSORY STORAGE AREAS, MECHANICAL ROOM	138 SF	300	1
GREEN ROOF	U	30.0 NO CLASSIFICATION APPLIES	1,438 SF		
TOTAL OCCUPANT LOAD			22,980 SF		108

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan TM
38 NORTHWEST DAVIS, SUITE 300
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REVISION	DATE	REASON FOR ISSUE

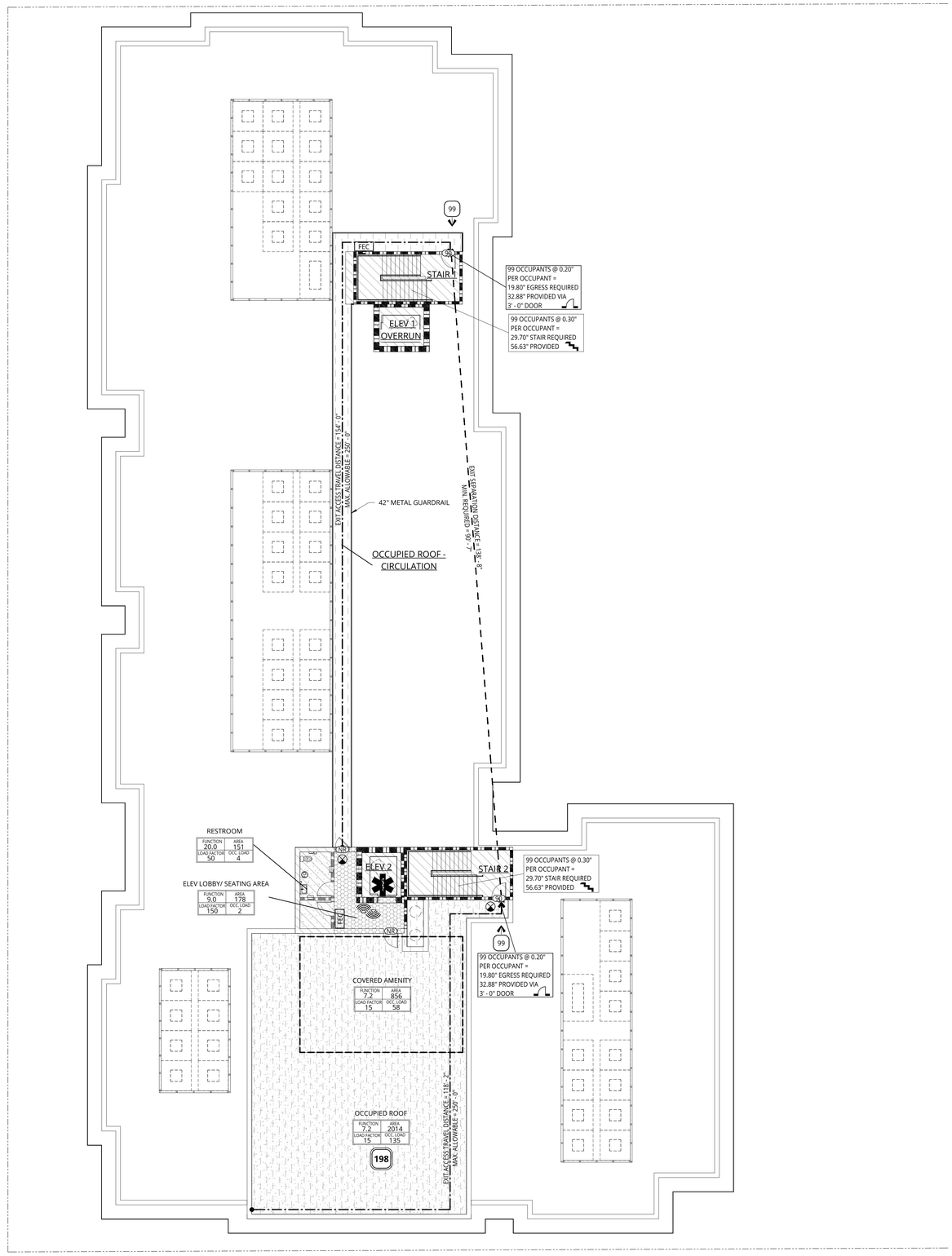
LEVEL 3 - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER G2.24

2/11/2025 5:12:22 PM



GENERAL NOTES - FLS PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PROVIDE EXIT SIGNS LOCATIONS AS SHOWN AND AS REQUIRED BY AHJ. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. MAINTAIN AN AVERAGE OF 1 FC, AND A MINIMUM OF 0.1 FC, ILLUMINATION AT THE WALKING SURFACE ALONG THE PATH OF EGRESS IN THE FOLLOWING LOCATIONS USING EMERGENCY POWER:
   A. ANY SPACE REQUIRING TWO OR MORE MEANS OF EGRESS.
   B. AISLES & CORRIDORS
   C. INTERIOR EXIT ACCESS STAIRWAYS & RAMPS
   D. INTERIOR & EXTERIOR EXIT STAIRWAYS & RAMPS
   E. EXIT PASSAGEWAYS
   F. AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE PER SECTION 1028.1.
   G. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORS.
4. PROVIDE EMERGENCY POWER FOR LIGHTING IN THE FOLLOWING LOCATIONS:
   A. ELECTRICAL EQUIPMENT ROOMS
   B. FIRE COMMAND CENTERS (IF APPLICABLE)
   C. FIRE PUMP ROOMS
   D. GENERATOR ROOMS
   E. PUBLIC RESTROOMS GREATER THAN 300 SF
5. FIRE RATINGS SHOWN ON THESE PLANS REFER TO SECTION 701.1 FOR FIRE-RESISTANCE-RATED CONSTRUCTION TO CONTAIN THE SPREAD OF FIRE AND SMOKE.
6. WALLS REQUIRED TO BE FIRE-RESISTANCE RATED FOR STRUCTURAL PROTECTION PER TABLE 601 ARE CONSTRUCTED AS FOLLOWS:
   A. METAL & WOOD STUD FRAMED WALLS ARE PROTECTED ON BOTH SIDES WITH AT LEAST ONE LAYER OF 5/8" TYPE 'X' GWB. OPENING PROTECTION IS NOT REQUIRED. CONSTRUCT MEMBRANE PENETRATIONS IN ACCORDANCE WITH SECTION 714
   B. CMU WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL WITH SOLID GROUT
   C. CONCRETE WALLS ACHIEVE RATING BY PROTECTION OF THE REINFORCING STEEL BY AT LEAST THE MINIMUM COVERAGE REQUIRED. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILS
7. SMOKE/FIRE RATED CURTAIN AT ALL ELEVATOR OPENINGS. NOT REQUIRED AT LEVEL(S) OF EXIT DISCHARGE

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

OCCUPANCY LEGEND

A-3 | I (Any) | S-2
B | R-2 | U

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION
1-HR SMOKE BARRIER
1-HR FIRE PARTITION
1-HR FIRE BARRIER
2-HR FIRE BARRIER
3-HR FIRE BARRIER
3-HR FIRE WALL/ASSEMBLY
1-HR EXTERIOR RATED ASSEMBLY
2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN - AT DOOR, DIRECTIONAL, DOUBLE DIRECTIONAL

FIRE EXTINGUISHER - CANISTER, FLUSH CABINET, SEMI RECESSED CABINET
FE | FEC-S | FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 | AREA X
LOAD FACTOR Y | OCC. LOAD XY
ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 200

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE: 200 OCCUPANTS FROM ABOVE + 100 OCCUPANTS FROM BELOW + 15 = 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20" PER OCCUPANT = ##.##" EGRESS REQUIRED ##.##" PROVIDED VIA 1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30" PER OCCUPANT = ##.##" STAIR REQUIRED 36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE AMBULANCE GURNEY AS REQUIRED

TWO-WAY COMMUNICATION DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

ADDITIONAL REQUIREMENTS

1. NOTES

EXIT WIDTH SUMMARY PER 1005.1			
EXIT LOCATION:		REQUIRED:	PROVIDED:
EXIT 01	150(0.2in) =	30.00"	6'-0"
EXIT 02	147(0.2in) =	29.40"	3'-0"
HORIZONTAL EXIT 03	57(0.2in) =	11.40"	3'-0"

FLS - OCCUPANCY - ROOF

NAME	OCC. GROUP	FUNCTION	AREA	LOAD FACTOR	OCC. LOAD
COVERED AMENITY	A-3	7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS	856 SF	15	58
OCCUPIED ROOF	A-3	7.2 ASSEMBLY: UNCONCENTRATED-TABLES AND CHAIRS	2,014 SF	15	135
OCCUPIED ROOF - CIRCULATION	A-3	30.0 NO CLASSIFICATION APPLIES	582 SF		
ELEV LOBBY/ SEATING AREA	B	9.0 BUSINESS	178 SF	150	2
ELEV 1	R-2	23.0 NO CLASSIFICATION APPLIES	121 SF		
ELEV 2	R-2	23.0 NO CLASSIFICATION APPLIES	96 SF		
RESTROOM	R-2	20.0 LOCKER ROOMS	151 SF	50	4
STAIR 1	R-2	23.0 NO CLASSIFICATION APPLIES	279 SF		
STAIR 2	R-2	23.0 NO CLASSIFICATION APPLIES	255 SF		
TOTAL OCCUPANT LOAD			4,533 SF		199

1 ROOF - FLS PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

NOT FOR CONSTRUCTION

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

ROOF - FLS PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G2.25

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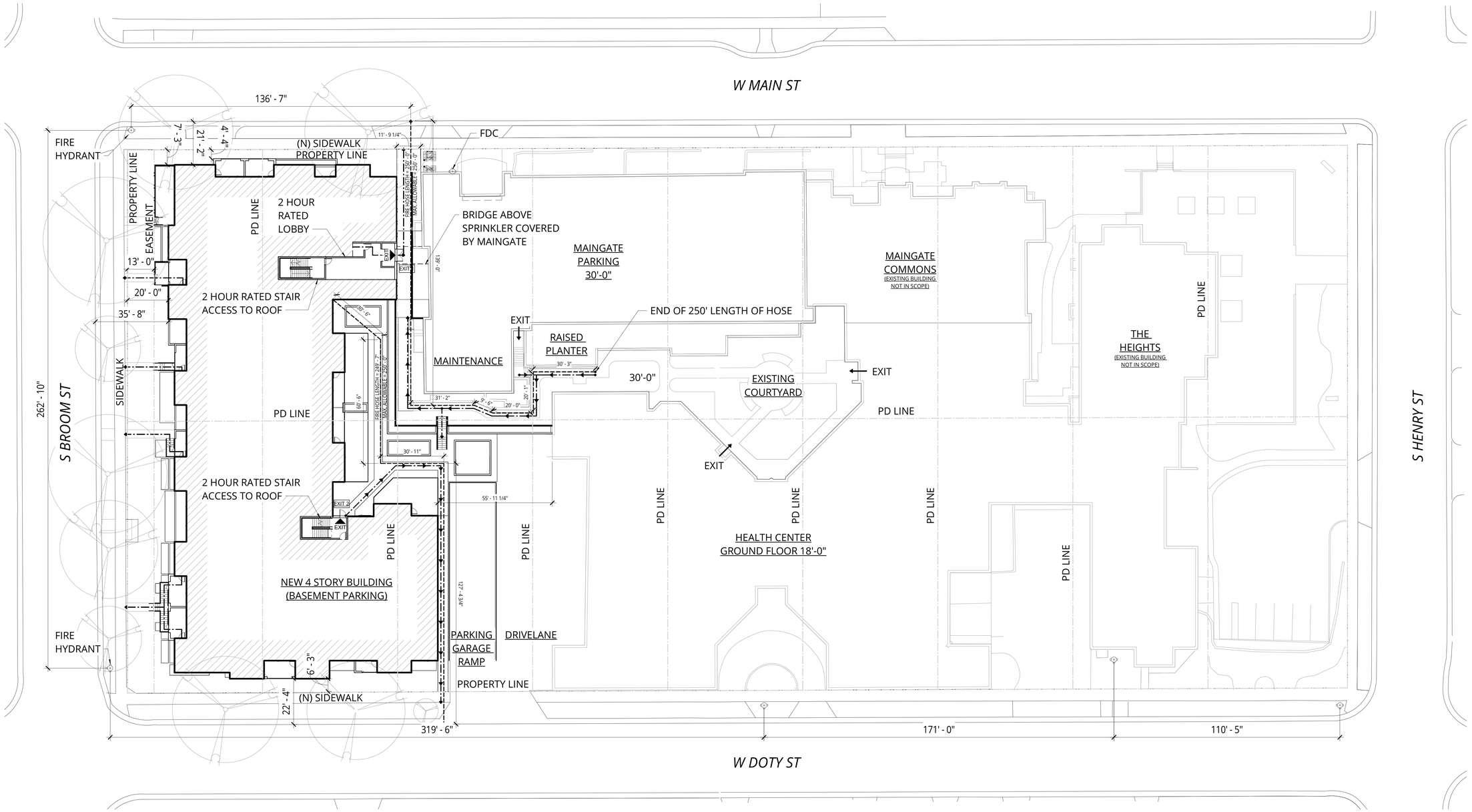
FLS PLAN LEGEND

PATHS

HOSE TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EGRESS PATH

FIRE HYDRANT



1 SITE PLAN - FIRE HOSE LENGTH & FIRE HYDRANT LOCATIONS
1" = 20'-0"

PROJECT TRUE

0 10 20 40 80

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

FIRE ACCESS DIAGRAM

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G4.03

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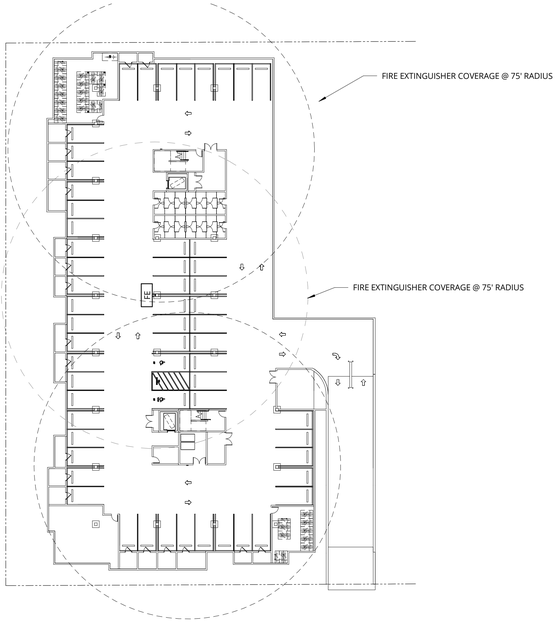
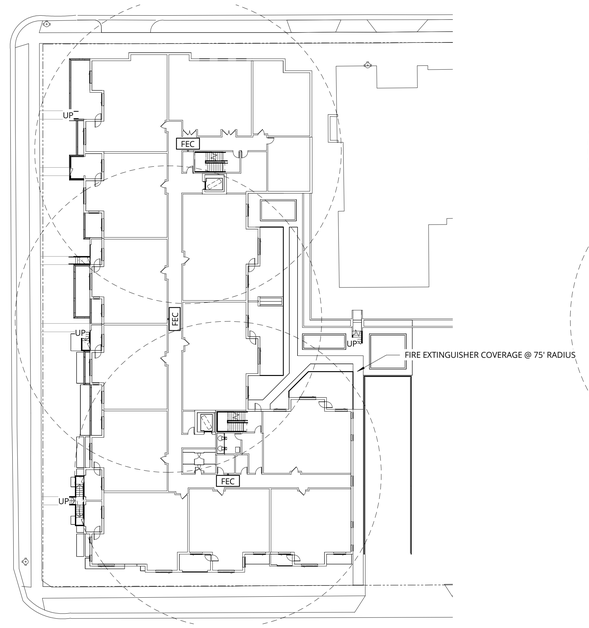
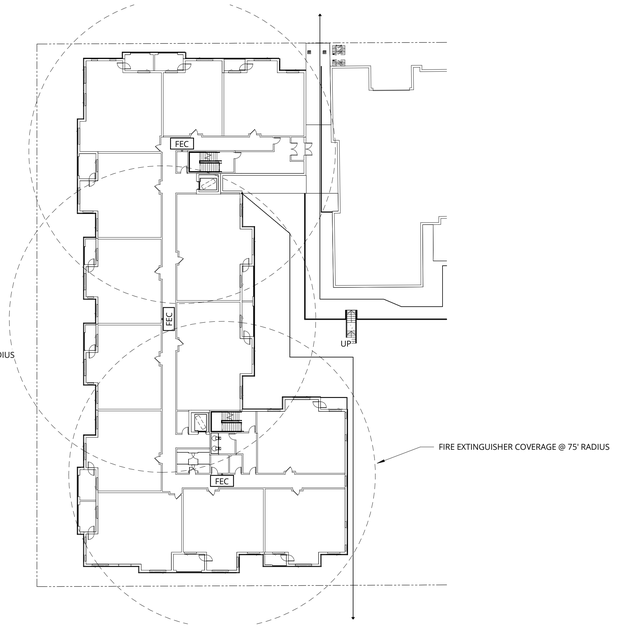


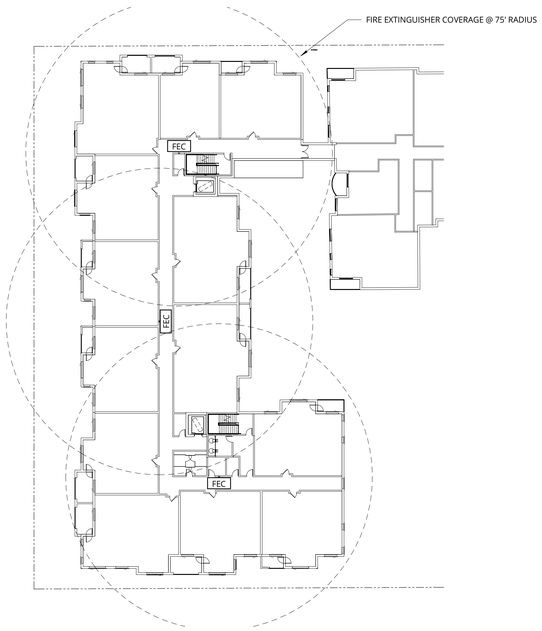
1 P-1 LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



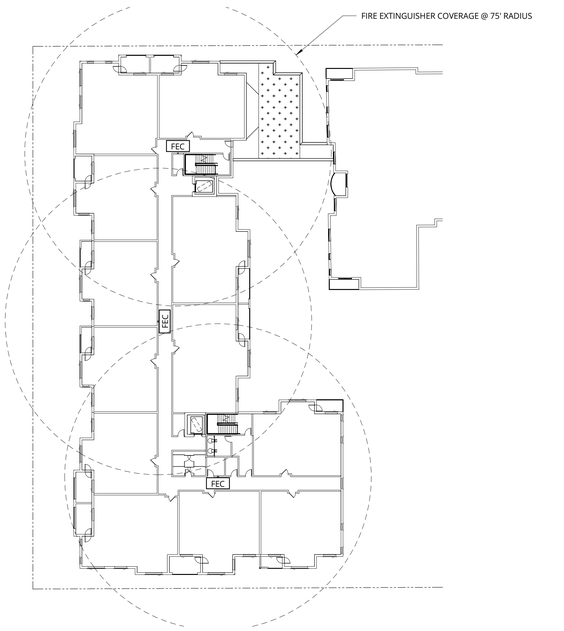
2 LOWER LEVEL - FEC COVERAGE PLANS
1" = 30'-0"



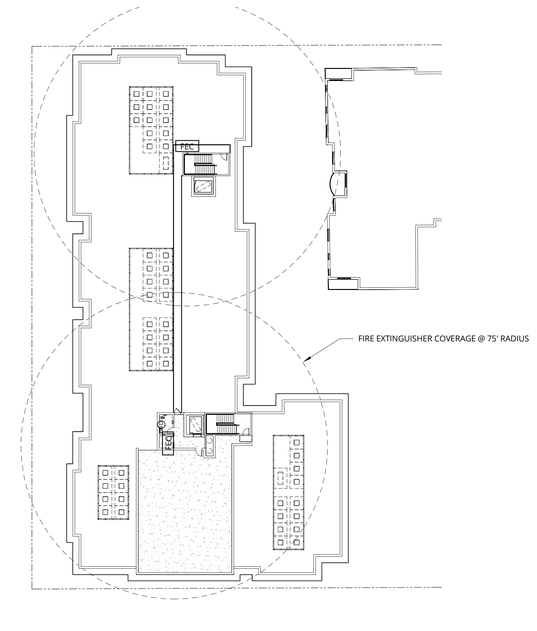
3 LEVEL 1 - FEC COVERAGE PLANS
1" = 30'-0"



4 LEVEL 2 - FEC COVERAGE PLANS
1" = 30'-0"



5 LEVEL 3 - FEC COVERAGE PLANS
1" = 30'-0"



6 ROOF - FEC COVERAGE PLANS
1" = 30'-0"

FLS PLAN LEGEND

ENCLOSING ELEMENTS

SMOKE PARTITION

1-HR SMOKE BARRIER

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE BARRIER

3-HR FIRE BARRIER

3-HR FIRE WALL/ASSEMBLY

1-HR EXTERIOR RATED ASSEMBLY

2-HR EXTERIOR RATED ASSEMBLY

SYMBOLS & ELEMENTS

EXIT SIGN -
AT DOOR, DIRECTIONAL,
DOUBLE DIRECTIONAL

FIRE EXTINGUISHER -
CANISTER, FLUSH CABINET,
SEMI RECESSED CABINET
FE FEC-S FEC

LIFE SAFETY SUMMARY TAG
NAME
FUNCTION 14 AREA X
LOAD FACTOR Y OCC LOAD X/Y

ROOM FUNCTION
OCCUPANT LOAD FACTOR
OCCUPANT AREA (SF)
ROOM OCCUPANT LOAD

DOOR TAG - TYPICAL
FIRE RATING 60

OCCUPANT LOAD - FLOW 15

OCCUPANT LOAD - CUMULATIVE 450

OCCUPANT LOAD - CONVERGENCE
EGRESS CONVERGENCE:
200 OCCUPANTS FROM
ABOVE + 100 OCCUPANTS
FROM BELOW + 15
= 315 OCCUPANTS

DOOR TAG - OCCUPANT
OCCUPANTS @ 0.20"
PER OCCUPANT =
##.##" EGRESS REQUIRED
##.##" PROVIDED VIA
1' - 0" DOOR

STAIR TAG - OCCUPANT
OCCUPANTS @ 0.30"
PER OCCUPANT =
##.##" STAIR REQUIRED
36.00" PROVIDED

EMERGENCY ESCAPE & RESCUE EER

ACCESSIBLE MEANS OF EGRESS AME

ELEVATOR TO ACCOMMODATE
AMBULANCE GURNEY AS REQUIRED

FIRE SERVICE ACCESS ELEVATOR

TWO-WAY COMMUNICATION
DEVICE & SIGNAGE

ACCESSIBLE PATHWAY

BUILDING DIAGONAL

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"

#' - #" MAXIMUM DIAGONAL
MIN. EXIT SEPARATION (1/3) = #' - #"
MIN. EXIT ENCL. (1/4) = #' - #"
OR 30'-0", WHICHEVER IS LESS

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OR 30'-0", WHICHEVER IS LESS

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MIN. EXIT SEPARATION (1/2) = #' - #"

EXIT & EXIT ENCLOSURE SEPARATION & REMOTENESS

EXIT SEPARATION DISTANCE = #' - #"
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EXIT ENCLOSURE REMOTENESS DISTANCE = #' - #"
MIN. REQUIRED = #' - #"

PATHS

COMMON PATH OF EGRESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

EXIT ACCESS TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

SMOKE COMPARTMENT EXIT TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

DEAD END TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

FIRE EXTINGUISHER TRAVEL DISTANCE = #' - #"
MAX. ALLOWABLE = #' - #"

ADDITIONAL REQUIREMENTS

1. NOTES

PROJECT TRUE

0 15 30 60 120

NOT FOR CONSTRUCTION

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BASSETT PLACE
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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

FEC LOCATIONS

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
G4.04

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ABBREVIATIONS

ABBREVIATION	TERM
A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACP	ACOUSTICAL CEILING PANEL
ACST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ASPHALTIC PAVING
APP	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
B #	BASE
BALC	BALCONY
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BLT IN	BUILT-IN
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BRK	BRICK
BSMT	BASEMENT
BTR	BETTER
BU	BUILT-UP
C#	CARPET
C/W	CURTAIN WALL
CAB	CABINET
CB	CATCH BASIN
CC	CUBICLE CURTAIN
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLOS	CLOSET
CLR	CLEAR
CNTR	COUNTER
COILG	COILING
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CWK	CASEWORK
D/W	DISHWASHER
DAAC	DIRECT-APPLIED ACOUSTICAL CEILING
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIMP	DIMPLED PLASTIC
DKG	DECKING
DMFG	DAMPPROOFING
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EPOXY FLOORING, EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXPO	EXPOSED
EXT	EXTERIOR
F	FABRIC, FIBER
F FIN	FACTORY FINISH
FA	FIRE ALARM, FLUID APPLIED
FAB	FABRICATIONS
FB	FLAT BAR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR, FACTORY FINISH
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFAC	FIBER FACED ACOUSTICAL CEILING
FFE	FINISH FLOOR ELEVATION
FG	FULL GLASS
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLDG	FOLDING
FLR	FLOOR

ABBREVIATION	TERM
FLRG	FLOORING
FLS	FIRE AND LIFE SAFETY
FLSHG	FLASHING
FM	FRAME
FMD	FORMED
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOP
FT	FOOT, FEET
FTG	FOOTING
FURRG	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDBD	HARDBOARD
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IFS	INSULATION FINISH SYSTEM
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTG	INTEGRATED
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT, JOINTS
L	LINEN
LAM	LAMINATE
LAV	LAVATORY
LF	LINEAL FEET, LINEAR FOOTAGE
LIB	LIBRARY
LIN	LINEAR
LIN FT	LINEAL FEET
LKR	LOCKER
LP	LIME PLASTER
LT	LIGHT
LV	LIVING
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MB	MACHINE BOLT
MBATH	MASTER BATHROOM
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MCP	MODIFIED CEMENT PLASTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION. MEDICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
NC	NON COMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE, OPPOSITE HAND
ORN	ORNAMENTAL
OZ	OUNCE
P	PAINT
P/L	PROPERTY LINE
PAN	PANTRY
PC	PRECAST
PCTF	PORTLAND CEMENT TERRAZZO FLOORING
PDRM	POWDER ROOM
PED	PEDESTRIAN
PERF	PERFORATED
PGRG	POLYMER GLASS FIBER REINFORCED GYPSUM
PH	PENTHOUSE
PKG	PACKAGE
PKGAR	PARKING GARAGE
PL	PLATE
PL-#	PLASTIC LAMINATE (PLAM)
PLAST	PLASTER, PLASTIC
PNL	PANEL

ABBREVIATION	TERM
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PROP	PROPERTY
PRT BD	PARTICLE BOARD
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PWD	PLYWOOD
R	RISER, RISERS
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REHAB	REHABILITATION
REINF	REINFORCED, REINFORCING
REQ	REQUIREMENTS, REQUIRED
RES	RESIN
RESIL	RESILIENT
RF	RESILIENT FLOORING
RFG	ROOFING
RG	RANGE
RH	ROBE HOOK
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RU	RESILIENT URETHANE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
S/S	SERVICE SINK
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE, SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SDG	SIDING
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SG	SAFETY GLASS
SGL	SINGLE
SH	SHINGLES
SHOT	SHOTCRETE
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SIMU	SIMULATED
SKLT	SKYLIGHT
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
SS#	SOLID SURFACE
ST	STONE
ST SM	STANDING SEAM
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STR	STAIR, STAIRS
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TREAD, TREADS
T#	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T&M	TIME AND MATERIALS
TB	TACK BOARD, TOWEL BAR
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
TOC	TOP OF CURB
TOPL	TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TOILET ROOM
TRAF	TRAFFIC
TRANSL	TRANSLUCENT
TU	TILT-UP
TV	TELEVISION
TYP	TYPICAL
UNDLY	UNDERLAYMENT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEG	VEGETATED
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
VR	VAPOR RETARDER
W/	WITH
W/H	WATER HEATER
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WOOD FLOORING
WH	WALL HUNG

ABBREVIATION	TERM
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WRB	WEATHER RESISTIVE BARRIER
WS	WATERSTOP, WORK SURFACE
WT	WATERTIGHT
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
XPS	EXTRUDED POLYSTYRENE
YD	YARD

ACRONYMS

SECTION NUMBER	ACRONYM TITLE	ACRONYM
03 30 00	CAST-IN-PLACE CONCRETE	CIP
03 49 00	GLASS-FIBER REINFORCED CONCRETE	GFRC
04 20 00	CONCRETE MASONRY UNITS	CMU
04 41 13	SIMULATED STONE VENEER	SSV
04 73 13	CALCIUM SILICATE MASONRY UNITS	CSMU
06 18 00	GLUED-LAMINATED CONSTRUCTION	G-LAM
06 82 05	FIBERGLASS REINFORCED PLASTIC PANELS	FRP
07 13 00	SHEET WATERPROOFING	SW
07 13 56	FLUID INJECTED WATERPROOFING	FIWP
07 14 00	FLUID-APPLIED WATERPROOFING	FAWP
07 17 13	BENTONITE WATERPROOFING	BW
07 18 00	TRAFFIC COATINGS	TC
07 24 00	EXTERIOR INSULATION AND FINISH SYSTEMS	EIFS
07 24 10	EXTERIOR FINISH SYSTEMS	EFS
07 25 03	BUILDING PAPER WEATHER BARRIERS	BPWB
07 25 05	BUILDING WRAP WEATHER BARRIERS	BWWB
07 25 07	FLUID-APPLIED WEATHER BARRIERS	FAWB
07 25 09	SELF-ADHERED MEMBRANE WEATHER BARRIERS	SAMWB
07 25 11	SELF-ADHERED MEMBRANE FLASHINGS	SAM-FLASHINGS
07 31 15	FIBERGLASS REINFORCED SHINGLES	FRS
07 42 13.19	INSULATED METAL WALL PANELS	IMWP
07 42 13.23	METAL COMPOSITE WALL PANELS	MCWP
07 42 15	METAL PLATE WALL PANELS	MPWP
07 42 17	WEATHERING STEEL WALL PANELS	WSWP
07 42 43	WOOD COMPOSITE WALL PANELS	WCWP
07 42 46.01	CEMENTITIOUS COMPOSITE WALL PANEL	CCWP
07 51 00	BUILT-UP BITUMINOUS ROOFING	BUR
07 52 16	SBS-MODIFIED BITUMINOUS ROOFING	SBS - ROOFING
07 53 00	ELASTOMERIC MEMBRANE ROOFING	EDPM
07 54 00	THERMOPLASTIC MEMBRANE ROOFING	TPO
07 54 19	POLYVINYL-CHLORIDE ROOFING	PVC
07 95 13	EXPANSION JOINT COVER	EJC

UNIT TYPES	
Name	Count
1 BR - A	2
2 BR - A	12
2 BR - B	14
2 BR - C	4
2 BR - D	3
2 BR - D.1	1
2 BR - E	4
2 BR - F	8
2 BR - G	1
	49

UNIT ROOM NUMBERS		
Level	Name	Number
LOWER LEVEL	2 BR - D.1	6
LOWER LEVEL	2 BR - A	8
LOWER LEVEL	2 BR - F	9
LOWER LEVEL	2 BR - A	10
LOWER LEVEL	2 BR - F	11
LOWER LEVEL	2 BR - A	12
LOWER LEVEL	2 BR - B	14
LOWER LEVEL	2 BR - C	16
LOWER LEVEL	2 BR - B	18
LOWER LEVEL	2 BR - E	19
LOWER LEVEL	2 BR - B	20
LEVEL 1	2 BR - B	102
LEVEL 1	1 BR - A	104
LEVEL 1	2 BR - D	106
LEVEL 1	2 BR - A	108
LEVEL 1	2 BR - F	109
LEVEL 1	2 BR - A	110
LEVEL 1	2 BR - F	111
LEVEL 1	2 BR - A	112
LEVEL 1	2 BR - B	114
LEVEL 1	2 BR - C	116
LEVEL 1	2 BR - B	118
LEVEL 1	2 BR - E	119
LEVEL 1	2 BR - B	120
LEVEL 2	2 BR - B	202
LEVEL 2	1 BR - A	204
LEVEL 2	2 BR - D	206
LEVEL 2	2 BR - A	208
LEVEL 2	2 BR - F	209
LEVEL 2	2 BR - A	210
LEVEL 2	2 BR - F	211
LEVEL 2	2 BR - A	212
LEVEL 2	2 BR - B	214
LEVEL 2	2 BR - C	216
LEVEL 2	2 BR - B	218
LEVEL 2	2 BR - E	219
LEVEL 2	2 BR - B	220
LEVEL 3	2 BR - G	304
LEVEL 3	2 BR - D	306
LEVEL 3	2 BR - A	308
LEVEL 3	2 BR - F	309
LEVEL 3	2 BR - A	310
LEVEL 3	2 BR - F	311
LEVEL 3	2 BR - A	312
LEVEL 3	2 BR - B	314
LEVEL 3	2 BR - C	316
LEVEL 3	2 BR - B	318
LEVEL 3	2 BR - E	319
LEVEL 3	2 BR - B	320

Total Unit Count: 49

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BASSETT PLACE
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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

DATA SHEET

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A0.02

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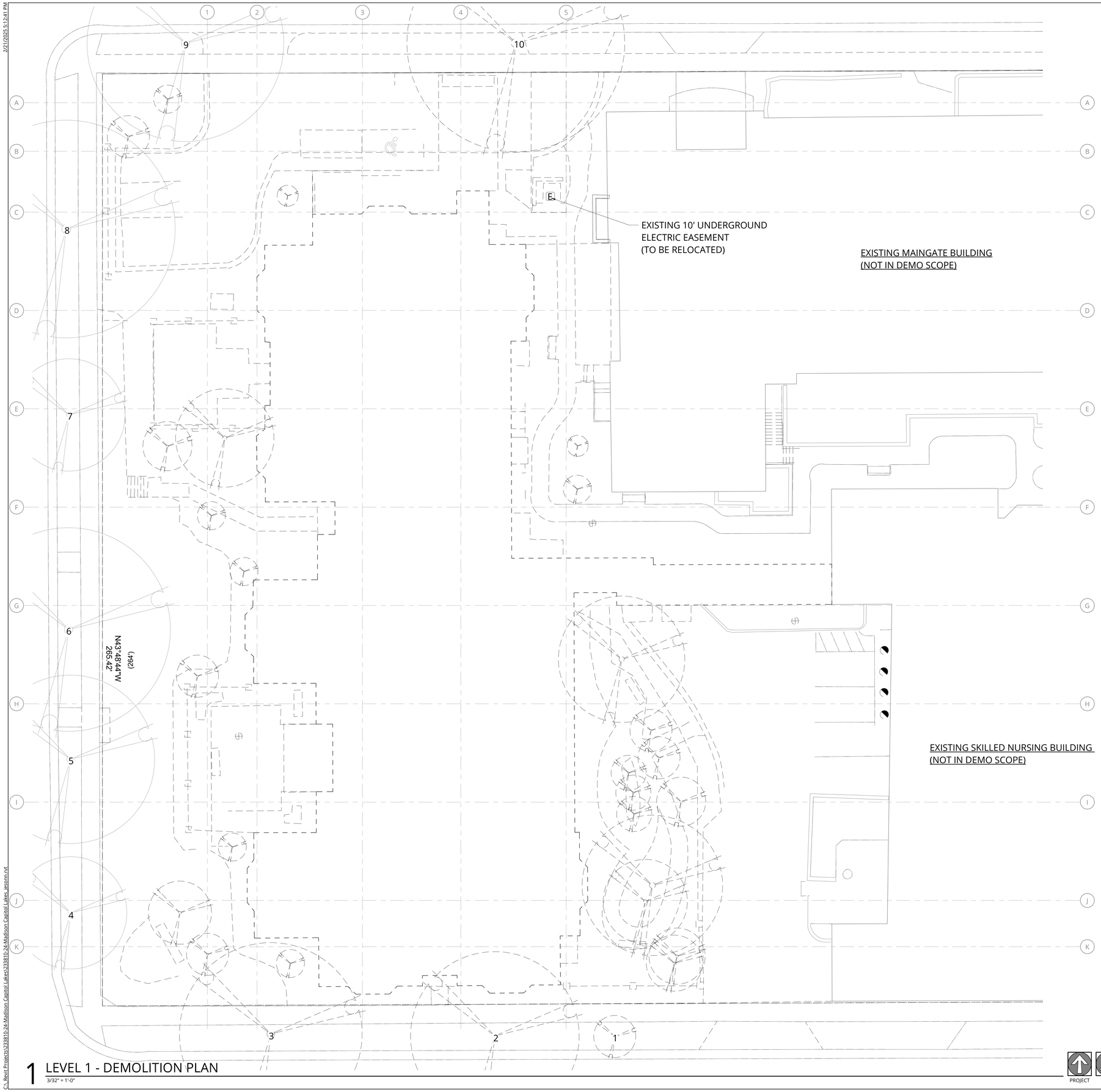

GENERAL NOTES - DEMOLITION PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. CONSTRUCTION SCHEDULED FOR DEMOLITION IS SHOWN DASHED.
3. IN ADDITION TO THE WORK SHOWN IN THE PLAN(S) REMOVE THE FOLLOWING COMPONENTS:
4. WINDOW TREATMENT
5. LAY-IN CEILING TILES (GRID TO REMAIN)
6. LIGHTING FIXTURES
7. GWB SOFFITS
8. REMOVE EXISTING FLOOR FINISH THROUGHOUT THE WORK AREA.

DEMOLITION LEGEND

STRUCTURE TO BE DEMOLISHED – – –

1 LEVEL 1 - DEMOLITION PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE DEMOLITION

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
AD1.01

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SITE INFORMATION

CURRENT ZONE: PLANNED DEVELOPMENT
CURRENT USE: A 44 UNIT COMMUNITY BASED RESIDENTIAL FACILITY
LOCATION: 342 WEST DOTY STREET AND 343-353 WEST MAIN STREET

ALLOWED BUILDING SETBACKS:
FRONT: 13' FT RESERVATION SETBACK
SIDE: 0 FT
REAR: 0 FT
MAXIMUM BUILDING HEIGHT: BUILDING LIMIT TO 4 STORY.
CURRENT BUILDING HEIGHT: 4 STORY BUILDING OVER BASEMENT PARKING

REFUSE COLLECTION DISTRICT: 07C

PROPERTY CLASS: COMMERCIAL

PARCEL NUMBER: 070923121184

LOT SIZE: 53,558 SQ FT (43,632 SQ FT ON ANOTHER SITE)

ADDRESS: 345 W MAIN ST, MADISON WI 53703

ALDER DISTRICT: 4 - MICHAEL VERVEER

DISTRICT: DOWNTOWN CORE

SITE AREA ANALYSIS

RESIDENTIAL USE	AREA (SF)	% OF SITE
SITE AREA	43,790	100
BUILDING AREA	24,409	56
HARDSCAPE	2,656	6
PARKING/ROADS	4,646	11
LANDSCAPE	12,079	28

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
COMMUNITY LIVING ARRANGEMENT	N/A	49 / 96 BEDS	56
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	1 PER DWELLING	49 / 96 BEDS	57
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS			

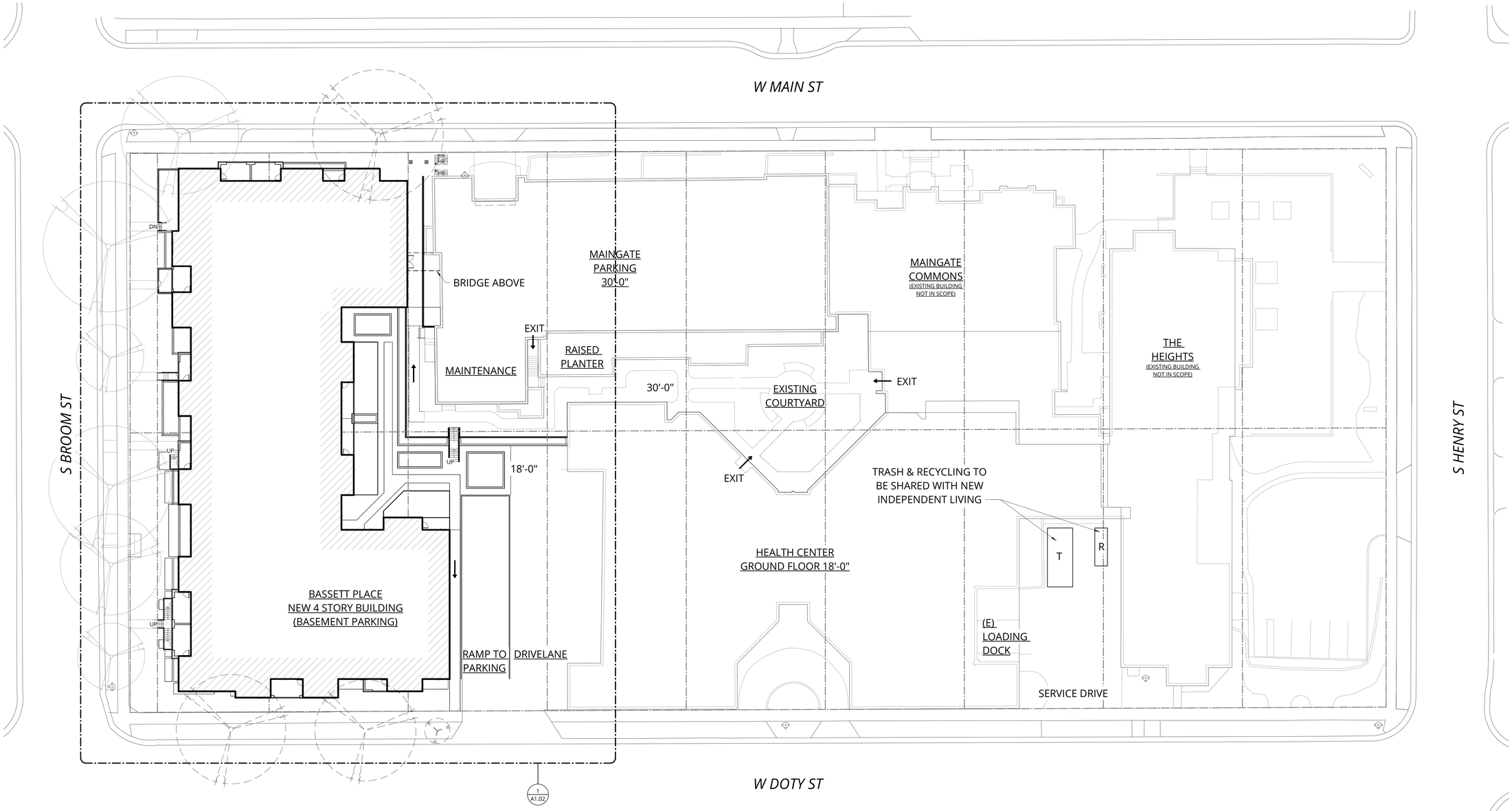
PARKING SCHEDULE		
LEVEL	PARKING STALL TYPE	QUANTITY
P-1 LEVEL	STANDARD 9'-0"x18'0"	56
P-1 LEVEL	ACCESSIBLE 9'-0"x18'-6"	2
TOTAL PARKING		58

BIKE PARKING SCHEDULE - LONG TERM (BIKE ROOM)		
Level	RACK TYPE	BIKE QUANTITY
P-1 LEVEL	HORIZONTAL BIKE PARKING	52
TOTAL BIKES		52

BIKE PARKING SCHEDULE - SHORT TERM		
Level	RACK TYPE	BIKE QUANTITY
LEVEL 1	HORIZONTAL BIKE PARKING	5
TOTAL BIKES		5

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   <ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY



1 SITE PLAN
1" = 20'-0"

PROJECT TRUE
0 10 20 40 80

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A1.01

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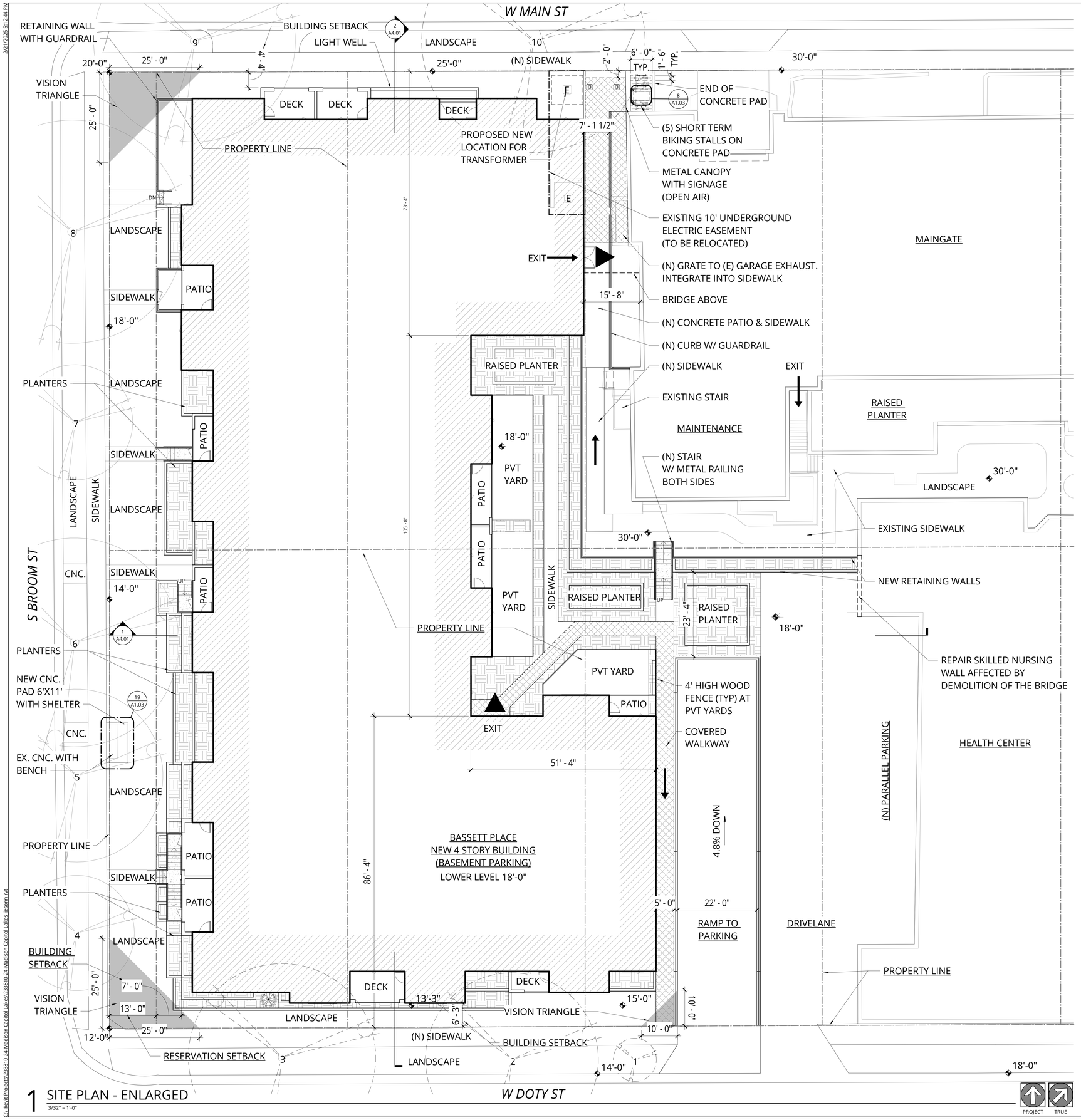

1 SITE PLAN - ENLARGED
3/32" = 1'-0"

0 4 8 16 32

PROJECT TRUE

GENERAL NOTES - SITE PLAN

1. REFER TO SHEET A0.01FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS, NOTES, & DETAILS
3. SEE CIVIL DRAWINGS FOR HORIZONTAL CONTROL DIMENSIONS. **<VERIFY>**
   <ADD THE FOLLOWING FOR SDCI JURISDICTION PROJECTS ONLY>
4. ENCROACHMENTS OF BUILDINGS OVER SIDEWALKS ARE SUBJECT TO APPROVAL BY THE DIRECTOR OF TRANSPORTATION THAT A STREET USE PERMIT WILL BE OBTAINED FOR THE CANOPIES THAT EXTEND INTO THE STREET RIGHT OF WAY
5. REFER TO SDOT STREET IMPROVEMENT PLAN **#XXXX** FOR WORK IN THE RIGHT OF WAY

SHORT TERM BIKE PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	N/A	49 / 96 BEDS	3
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 3 STANDARD STALLS, 2 ACCESSIBLE = 5 TOTAL SHORT TERM BIKE PARKING			

TREE INVENTORY

#	COMMON NAME	CONDITION
1	CALLERY PEAR	GOOD
2	WHITE ASH	POOR
3	GREEN ASH	FAIR
4	ELM HYBRID	FAIR
5	GREEN ASH	GOOD
6	GREEN ASH	GOOD
7	ELM HYBRID	GOOD
8	GREEN ASH	FAIR
9	GREEN ASH	POOR
10	NORTHERN HACKBERRY	FAIR

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

ENLARGED SITE PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A1.02

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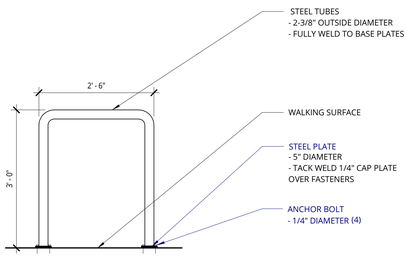
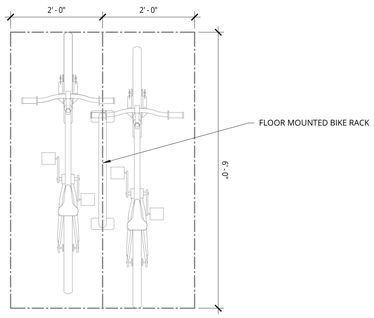
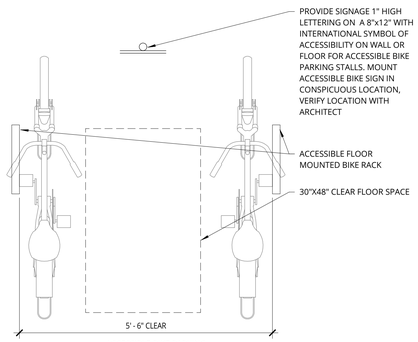


6 BIKE RACK
3/4" = 1'-0"



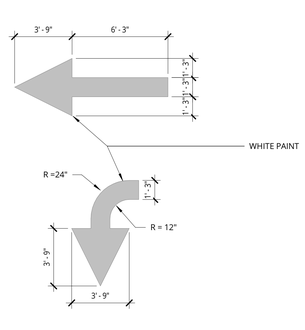
STANDARD BIKE PARKING

7 STANDARD BIKE PARKING
3/4" = 1'-0"

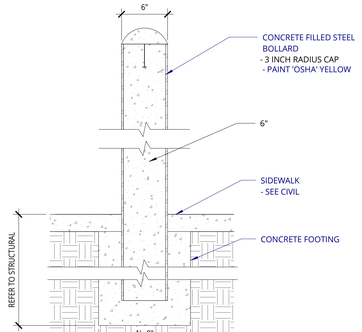


ACCESSIBLE BIKE PARKING

8 ACCESSIBLE BIKE PARKING
3/4" = 1'-0"

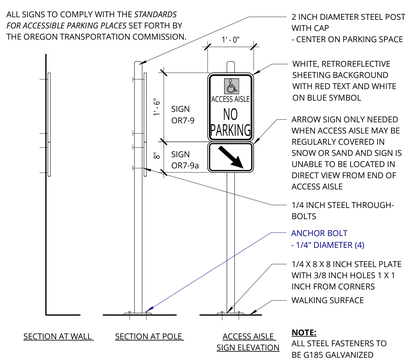


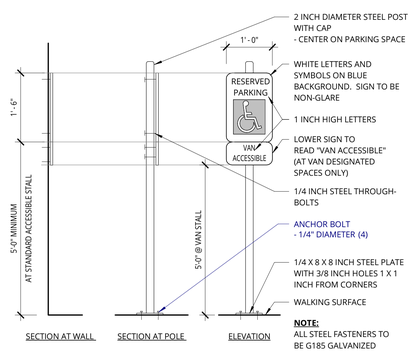
9 TRAFFIC ARROW DETAILS
1/4" = 1'-0"

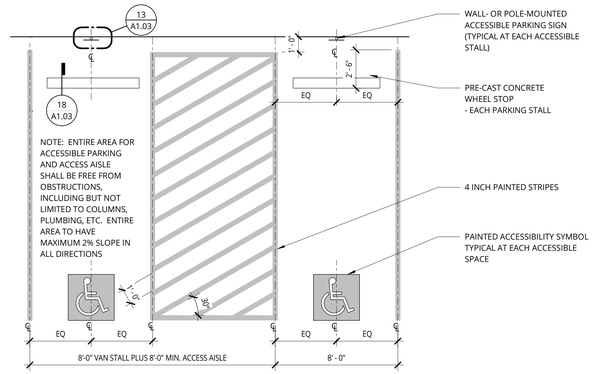


10 BOLLARD ON PAVING
1 1/2" = 1'-0"

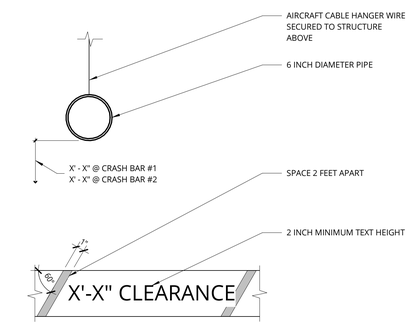
ALL SIGNS TO COMPLY WITH THE *STANDARDS FOR ACCESSIBLE PARKING PLACES* SET FORTH BY THE OREGON TRANSPORTATION COMMISSION.



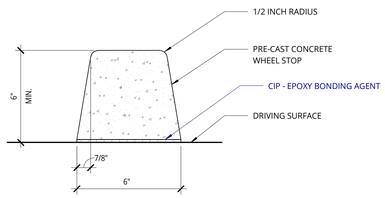




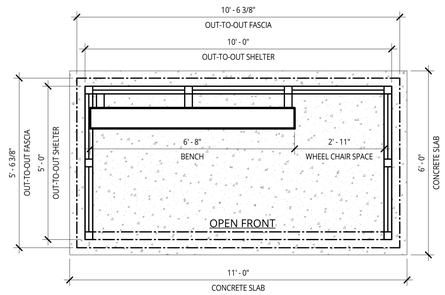
12 ACCESSIBLE ACCESS AISLE SIGNAGE
3/4" = 1'-0"



13 PARKING SIGNAGE - ICC/ADA
3/4" = 1'-0"



14 PARKING STALL - ICC/ADA
1/4" = 1'-0"



PLAN VIEW

17 CRASH BAR
1 1/2" = 1'-0"

18 PRE-CAST CONCRETE WHEEL STOP
3" = 1'-0"

19 BUS SHELTER
1/2" = 1'-0"

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

SITE DETAILS - PARKING

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A1.03

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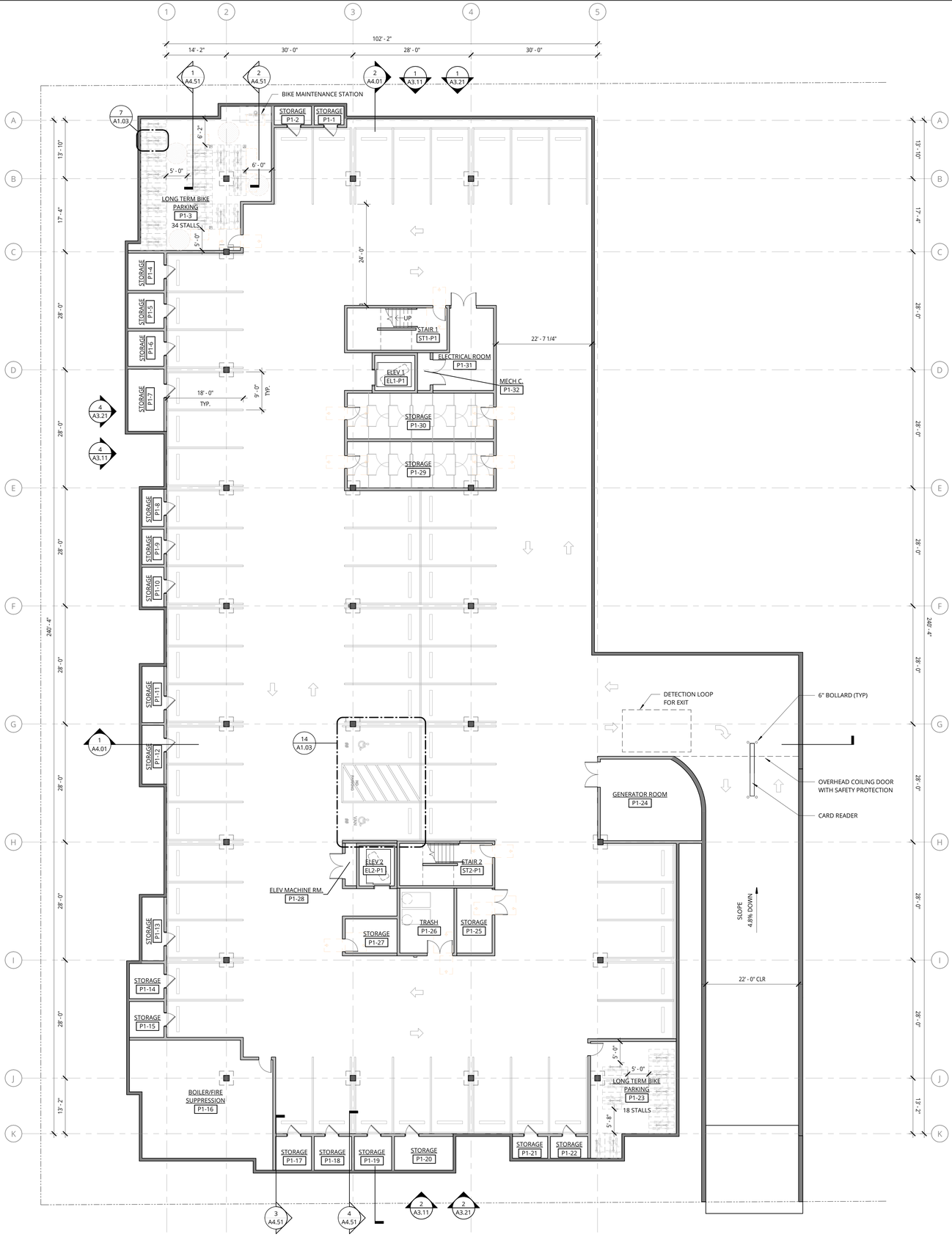

1 LEVEL P1 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.

PARKING

RESIDENTIAL USE	REQUIREMENT	UNIT/BEDS	PARKING PROVIDED
COMMUNITY LIVING ARRANGEMENT	N/A	49 / 96 BEDS	56
ACCESSIBLE STALLS	N/A	49 / 96 BEDS	2
BICYCLE PARKING	1 PER DWELLING	49 / 96 BEDS	57
TOTAL REQUIRED: N/A			
TOTAL PROVIDED: 56 STANDARD STALLS, 2 ACCESSIBLE = 58 TOTAL PARKING STALLS			

NOT FOR CONSTRUCTION

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL P1 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025

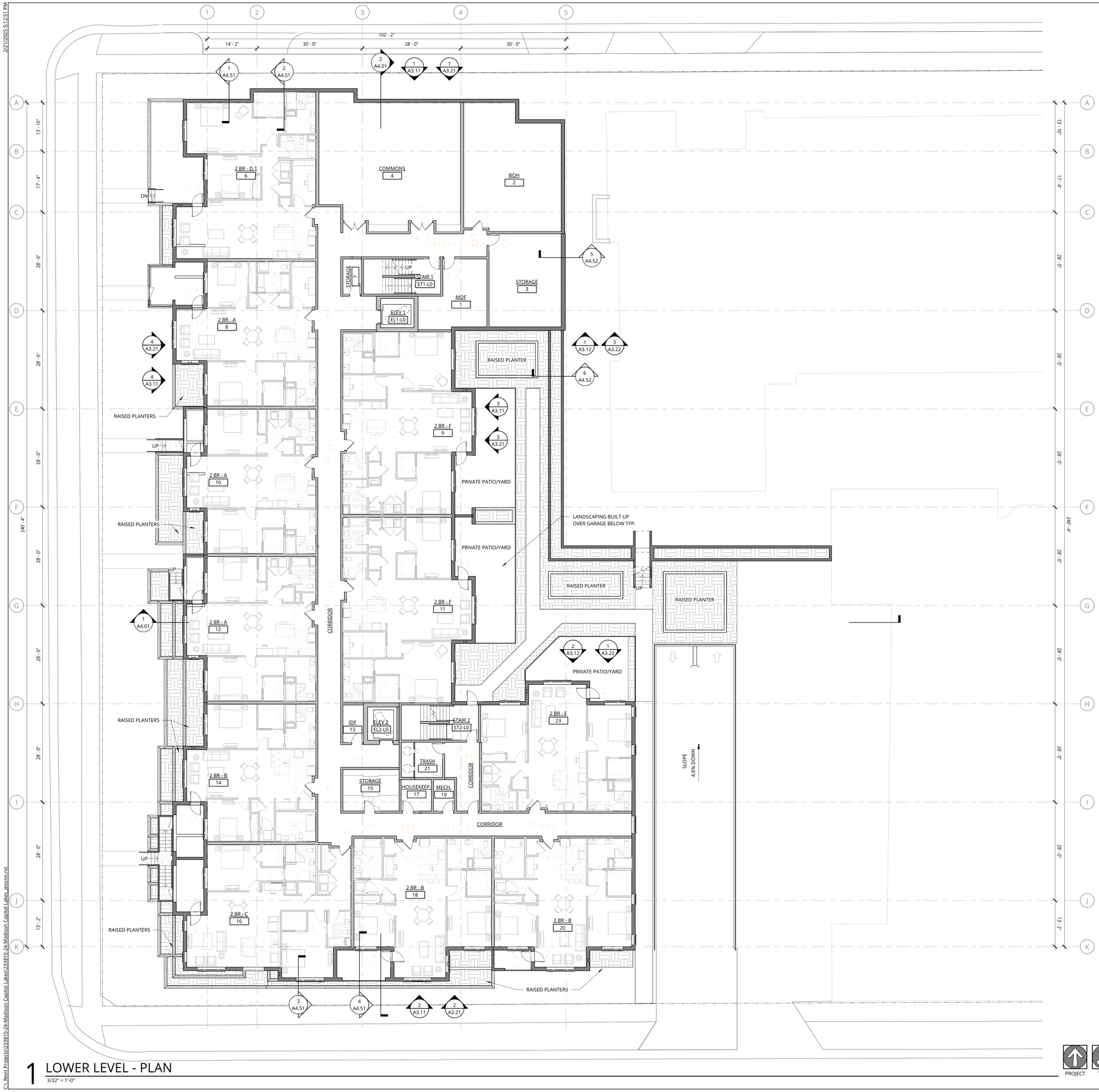
PROJECT NUMBER 233810

SHEET NUMBER A2.P1

C:\Revit Projects\233810-24-Madison Capitol Lakes\233810-24-Madison Capitol Lakes_jeonn.rvt

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. PRIOR TO FRAMING VERIFY THAT FINAL APPLIANCE AND PLUMBING FIXTURE SIZES/CLEARANCES MATCH THOSE USED AS BASIS OF DESIGN SHOWN ON DRAWING **AX.XX**. REFER TO SLAB LAYOUT PLANS FOR CONCRETE AND MASONRY WALL LOCATIONS. COORDINATE WITH STRUCTURAL DRAWINGS.
3. SEE SHEETS A0.11 & A0.21 FOR WALL ASSEMBLIES.
4. SEE SHEET A0.41 FOR TYPICAL FRAMING AND ACOUSTICAL DETAILS.
5. SEE ENLARGED PLANS FOR DETAILED DIMENSIONS, WALL TAGS AND DOOR TAGS.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
7. SEE SHEETS BEGINNING ON A5.01 FOR TYPICAL ACCESSIBILITY CLEARANCES.
8. REFER TO ENLARGED UNIT PLANS (**AX.X** SERIES) FOR DETAILED INFORMATION WITHIN EACH RESIDENTIAL UNIT
9. CONTROL JOINTS TO BE SPACED NO MORE THAN 30'-0" OC IN EACH CONTINUOUS PLANE OF GYPSUM WALLBOARD. FIRE RATING OF ASSEMBLIES TO BE MAINTAINED THROUGH MINIMUM GYPSUM WALLBOARD CONTINUITY PER THE ASSEMBLIES.



1 LOWER LEVEL - PLAN
3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LOWER LEVEL FLOOR PLAN

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A2.01

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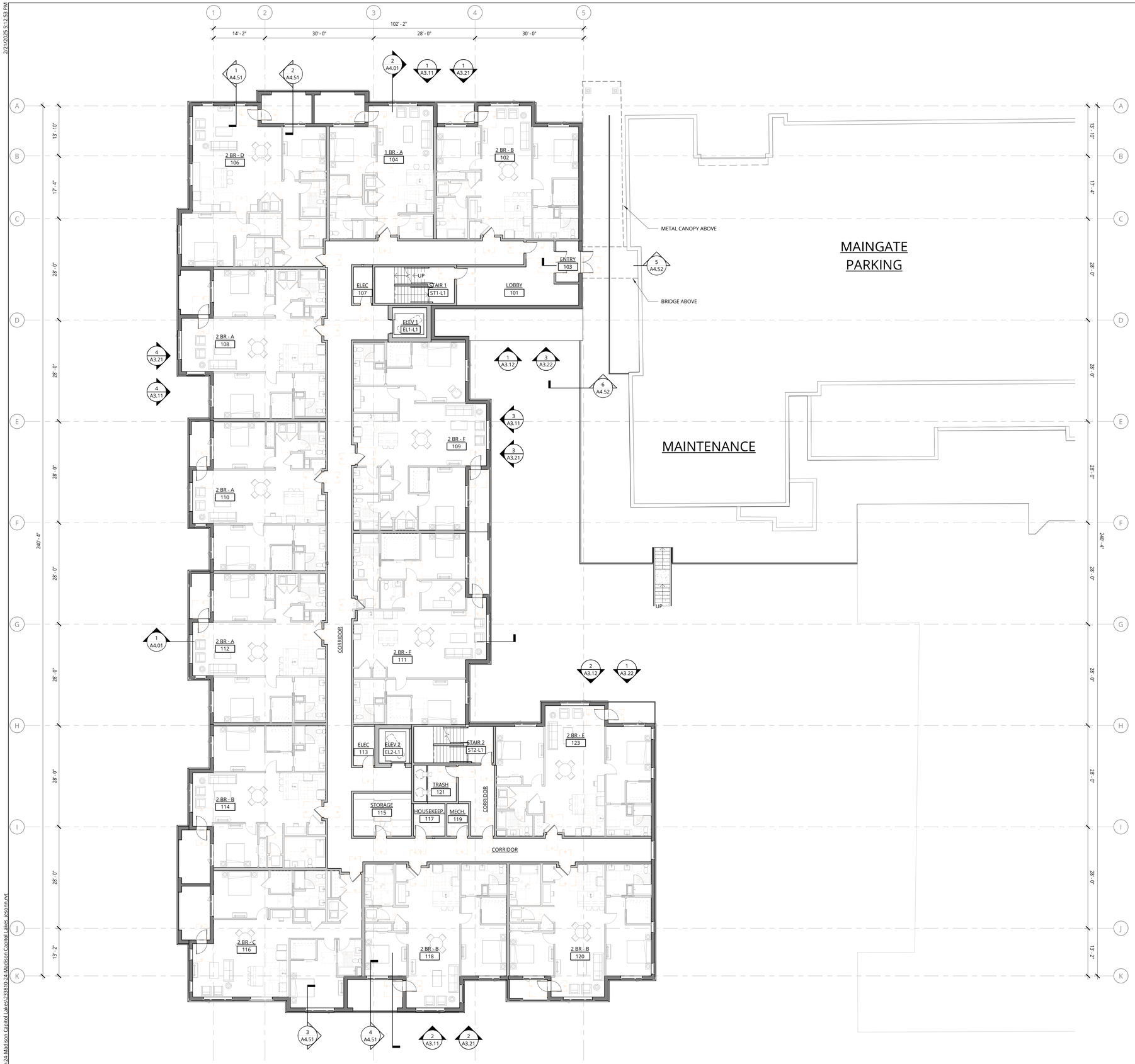

1 LEVEL 1 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 1 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.02

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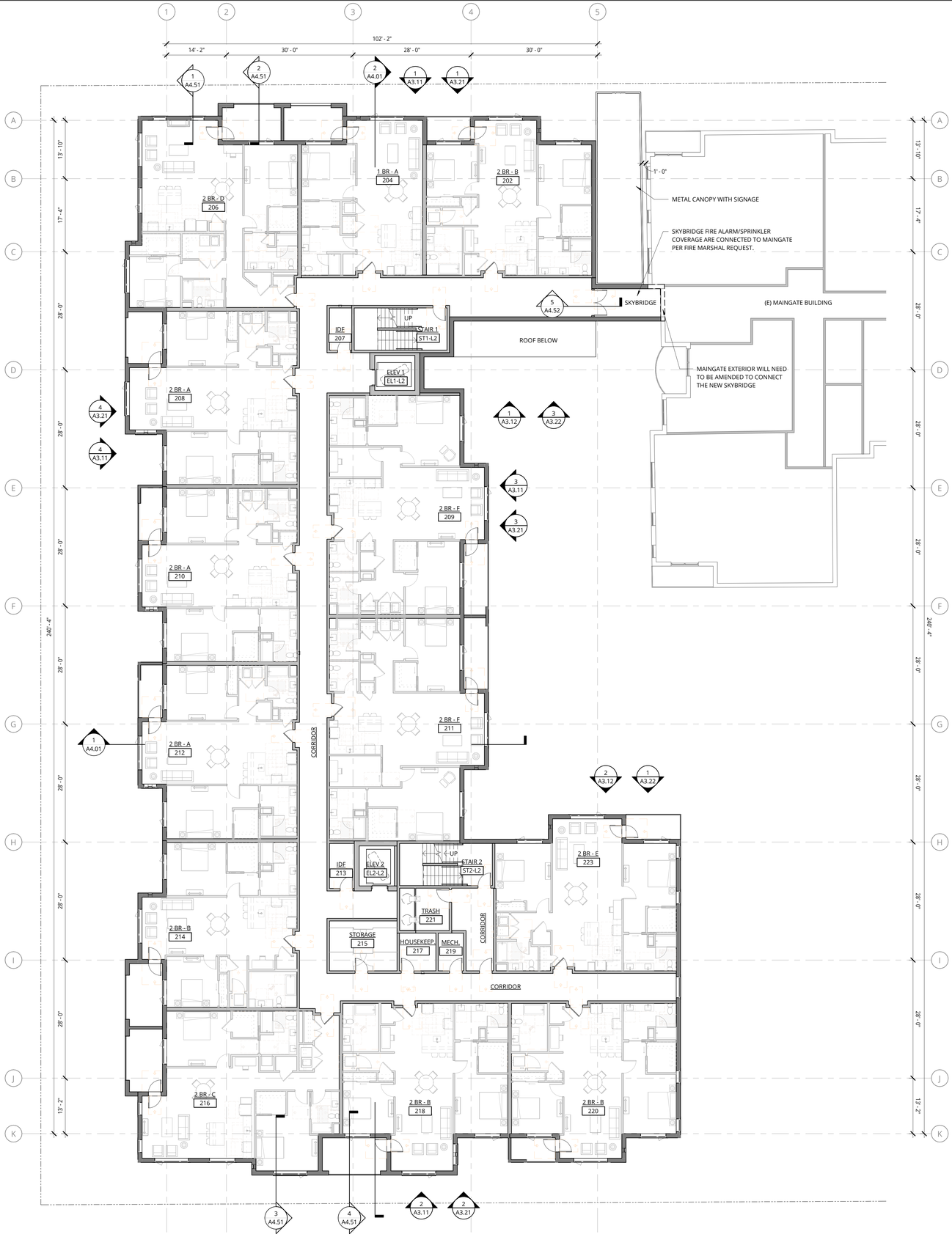

1 LEVEL 2 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 2 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.03

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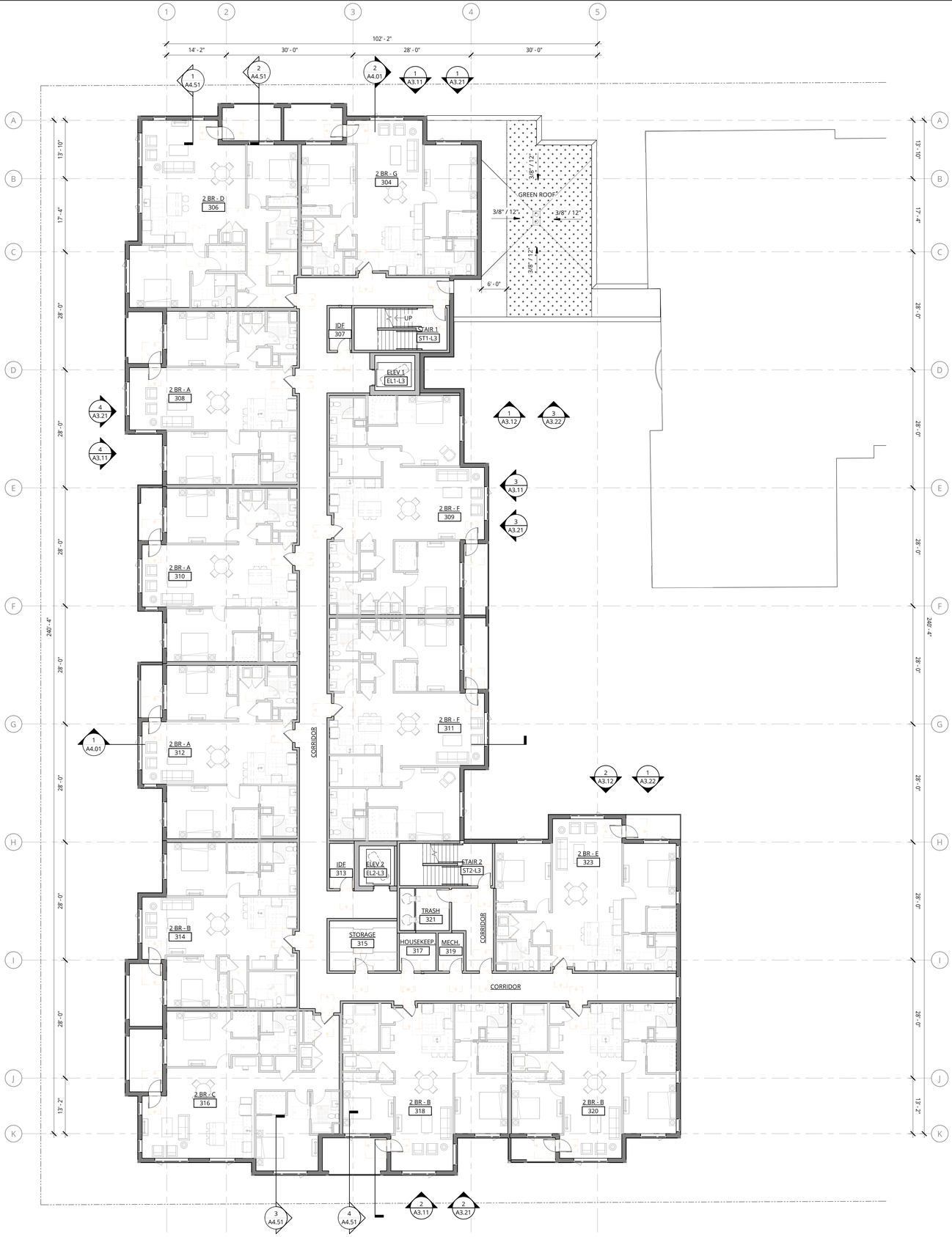

1 LEVEL 3 - PLAN

3/32" = 1'-0"

PROJECT TRUE

0 4 8 16 32

GENERAL NOTES - FLOOR PLANS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

LEVEL 3 FLOOR PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.04

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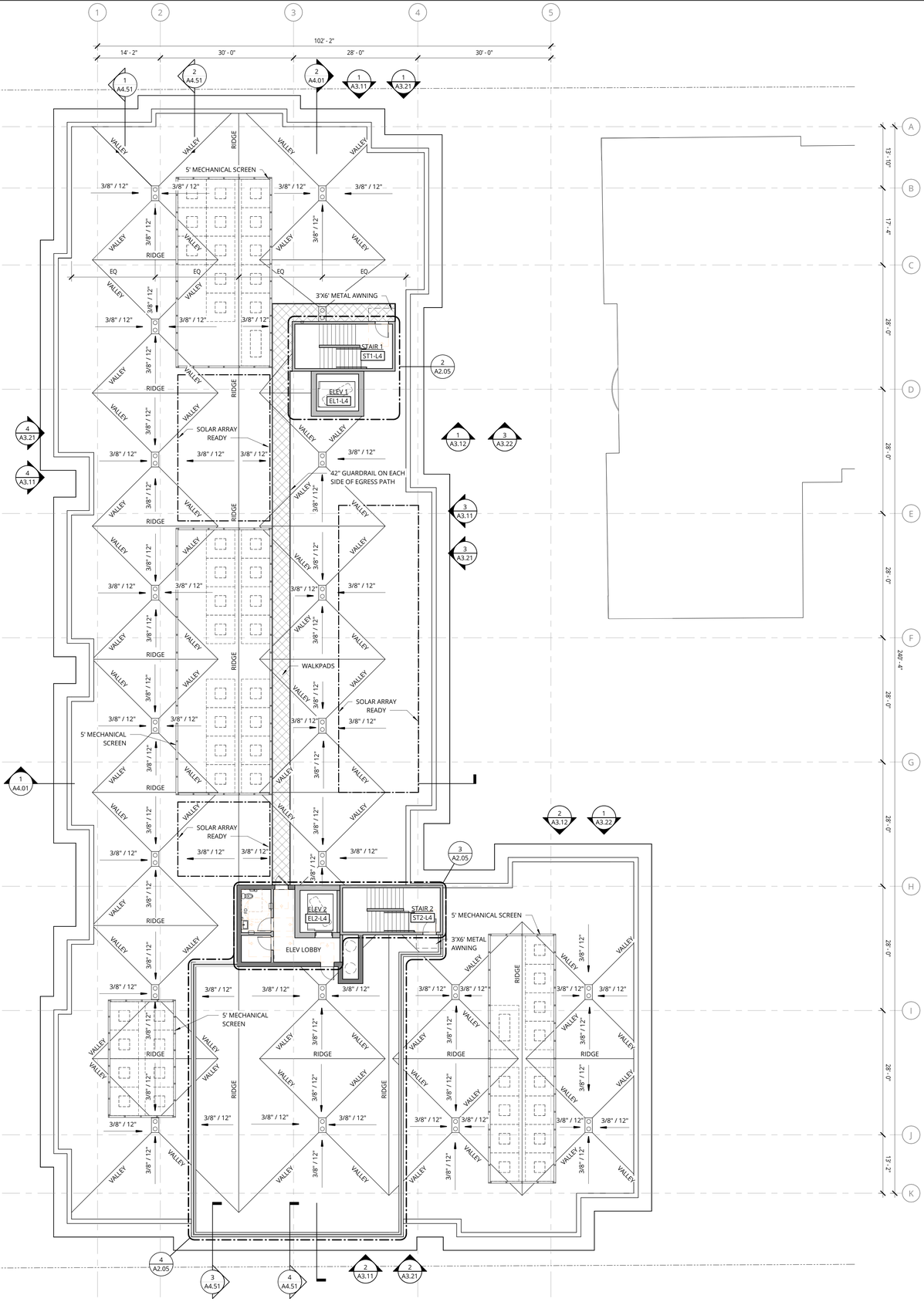
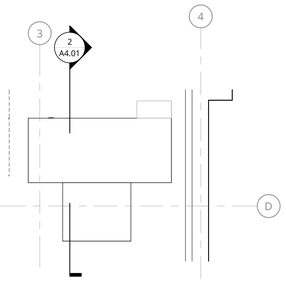


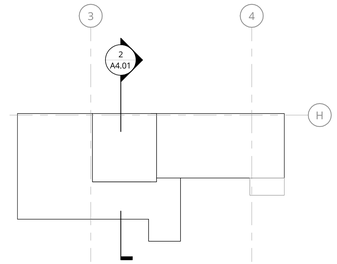
1 ROOF PLAN

3/32" = 1'-0"



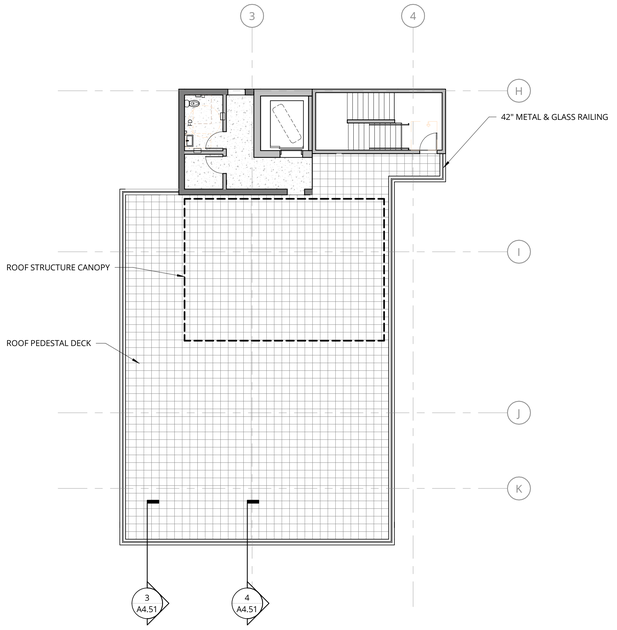
2 STAIR 1 & ELEV 1 - ROOF PLAN

3/32" = 1'-0"



3 STAIR 2 & ELEV 2 - ROOF PLAN

3/32" = 1'-0"



4 ROOF TERRACE PLAN

3/32" = 1'-0"

GENERAL NOTES - FLOOR PLANS

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

ROOF PLAN

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A2.05

PROJECT TRUE

0 4 8 16 32

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1 NORTH ELEVATION - COLOR

3/32" = 1'-0"

2 SOUTH ELEVATION - COLOR

3/32" = 1'-0"

3 EAST ELEVATION - COLOR

3/32" = 1'-0"

4 WEST ELEVATION - COLOR

3/32" = 1'-0"

0 4 8 16 32

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE
14	MECHANICAL SCREEN

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.11

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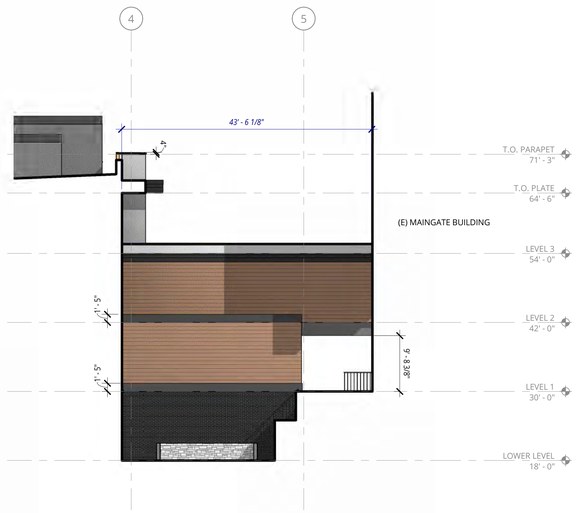
GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL - WHITE
- FIBER CEMENT LAP SIDING - TAN
- BRICK - GRAY
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
14	MECHANICAL SCREEN



1 NORTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

2 SOUTH ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

3 EAST ELEVATION - COURTYARD - COLOR
3/32" = 1'-0"

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS - COLOR

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.12

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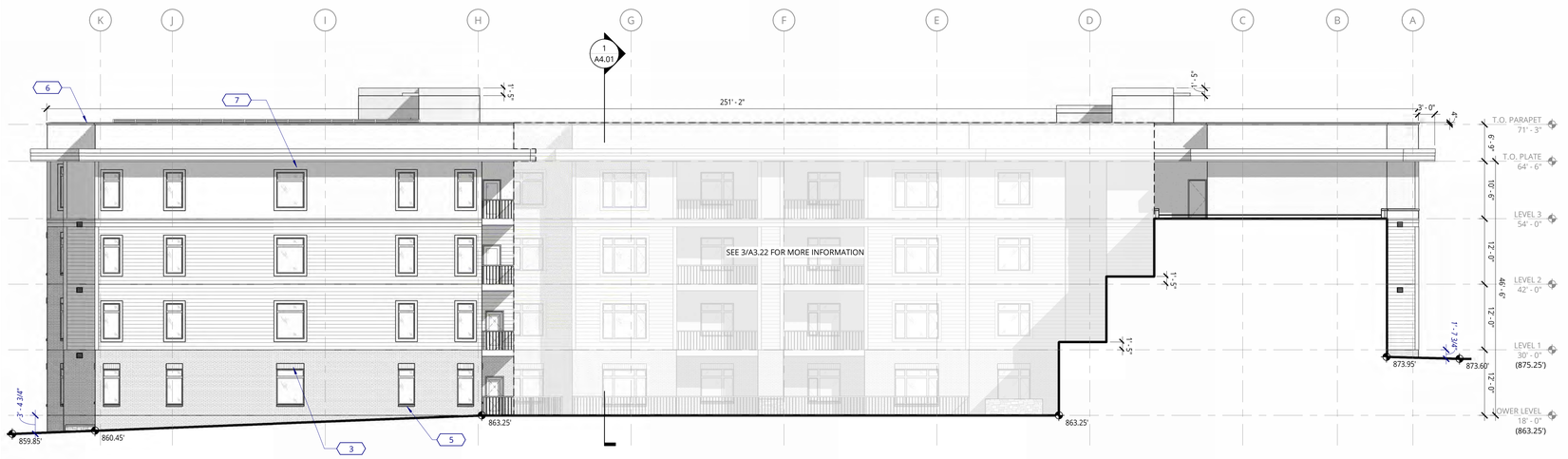
1 NORTH ELEVATION

3/32" = 1'-0"

2 SOUTH ELEVATION

3/32" = 1'-0"



3 EAST ELEVATION

3/32" = 1'-0"

4 WEST ELEVATION

3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
10	METAL CANOPY WITH SIGNAGE
14	MECHANICAL SCREEN

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.21

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GENERAL NOTES - EXTERIOR ELEVATIONS

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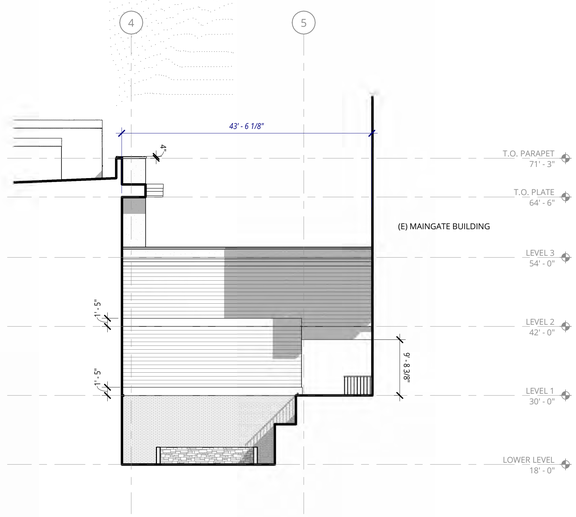
2. SEE SHEET **AX.XX** FOR WINDOW AND LOUVER INFORMATION.

EXTERIOR ELEVATIONS LEGEND

- FIBER CEMENT PANEL
- FIBER CEMENT LAP SIDING
- BRICK
- EXPOSED CONCRETE

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
1	ALUMINUM GUARDRAIL
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
14	MECHANICAL SCREEN



3 NORTH ELEVATION - COURTYARD
3/32" = 1'-0"

1 SOUTH ELEVATION - COURTYARD
3/32" = 1'-0"

4 EAST ELEVATION - COURTYARD
3/32" = 1'-0"

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BUILDING ELEVATIONS

DESIGN DEVELOPEMENT

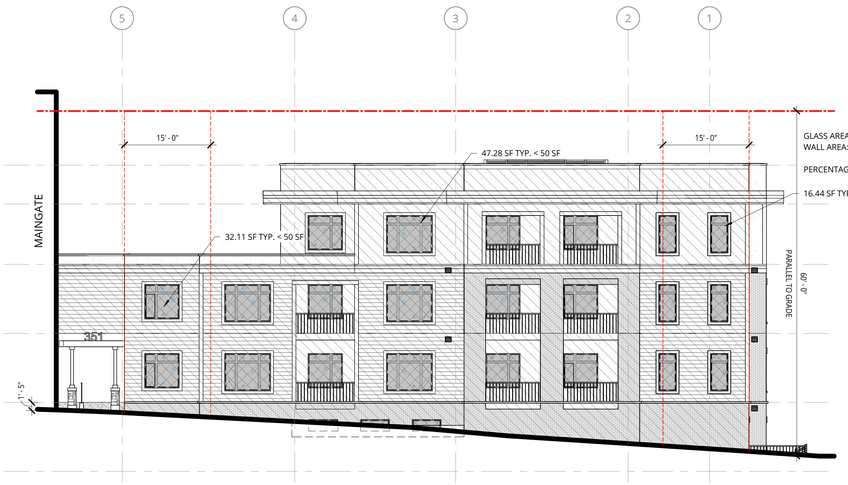
DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER
A3.22

EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129



2 NORTH ELEVATION
3/32" = 1'-0"

3 SOUTH ELEVATION
3/32" = 1'-0"

4 EAST ELEVATION
3/32" = 1'-0"

1 WEST ELEVATION
3/32" = 1'-0"

0 4 8 16 32

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PACIFIC RETIREMENT SERVICES

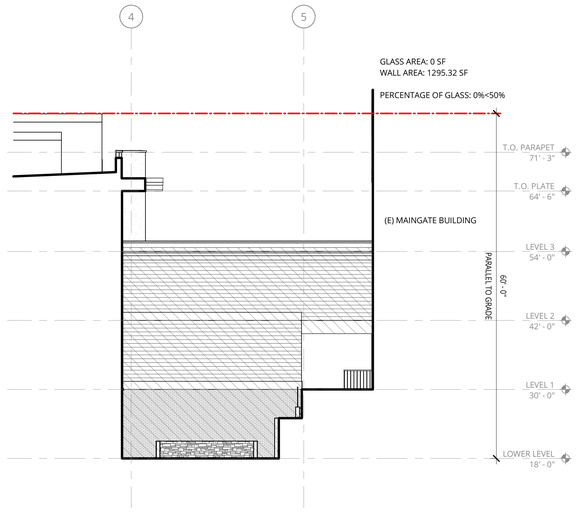
REVISION	DATE	REASON FOR ISSUE

BIRD-SAFE GLASS DIAGRAMS

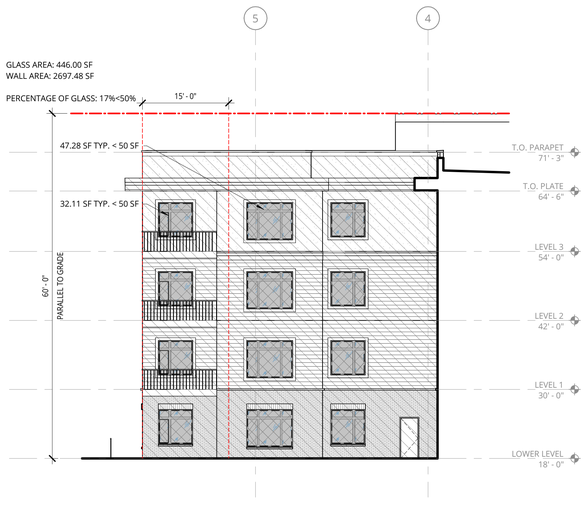
DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.31



1 NORTH ELEVATION - COURTYARD
3/32" = 1'-0"



2 SOUTH ELEVATION - COURTYARD
3/32" = 1'-0"

3 EAST ELEVATION - COURTYARD
3/32" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

- EXTERIOR WALL AREAS
- EXTERIOR GLASS AREAS
- BIRD-SAFE GLASS
- FIRST SIXTY (60) FEET PARALLEL FROM GRADE PER SECTION 28.129
- GLASS CORNER GRAPHIC PER SECTION 28.129

0 4 8 16 32

NOT FOR CONSTRUCTION

Ankrom Moisan TM

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

115 SANSOME ST. SUITE 1005
SAN FRANCISCO, CA 94104
415.252.7063

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BASSETT PLACE
351 West Main Street Madison, WI 53703

PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

BIRD-SAFE GLASS DIAGRAMS

DESIGN DEVELOPEMENT

DATE 02/24/2025
PROJECT NUMBER 233810

SHEET NUMBER
A3.32

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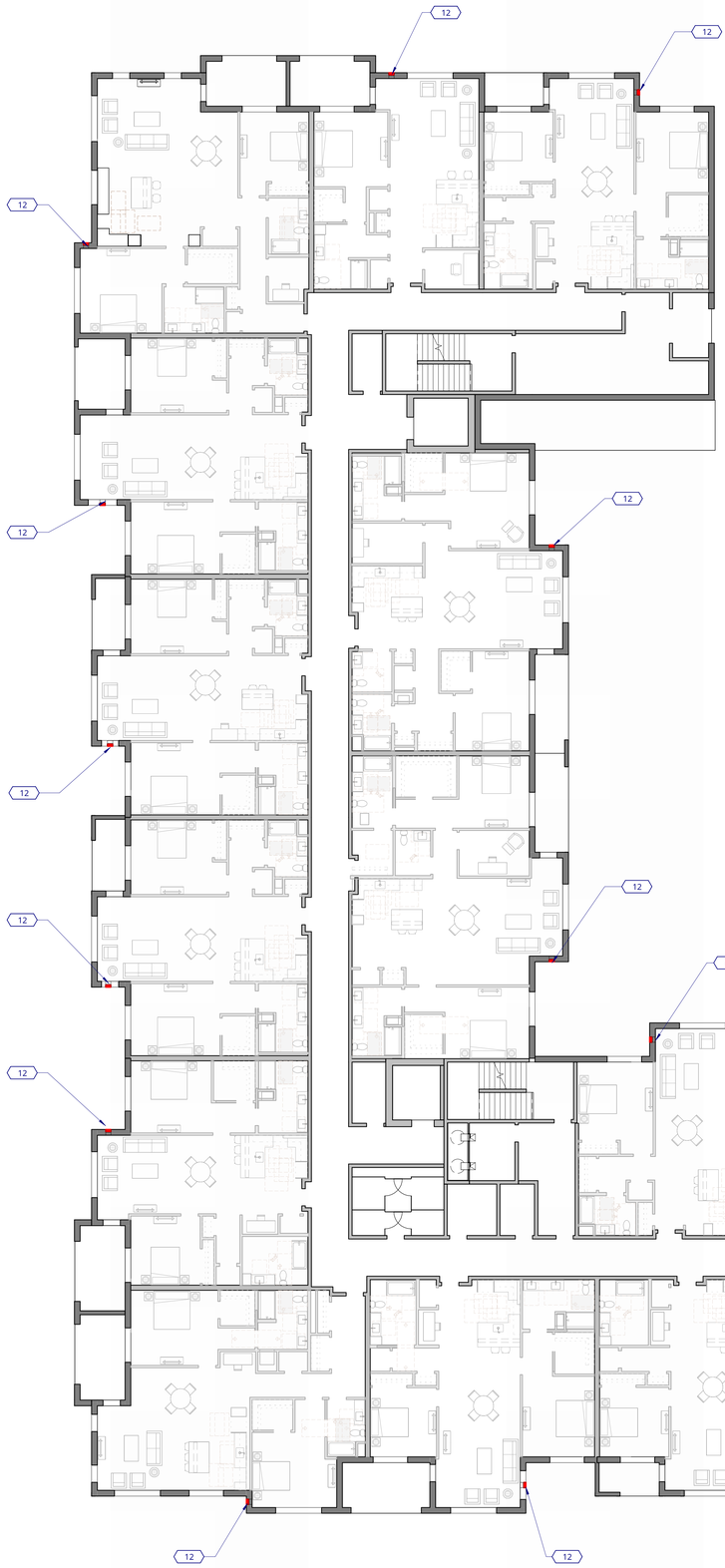
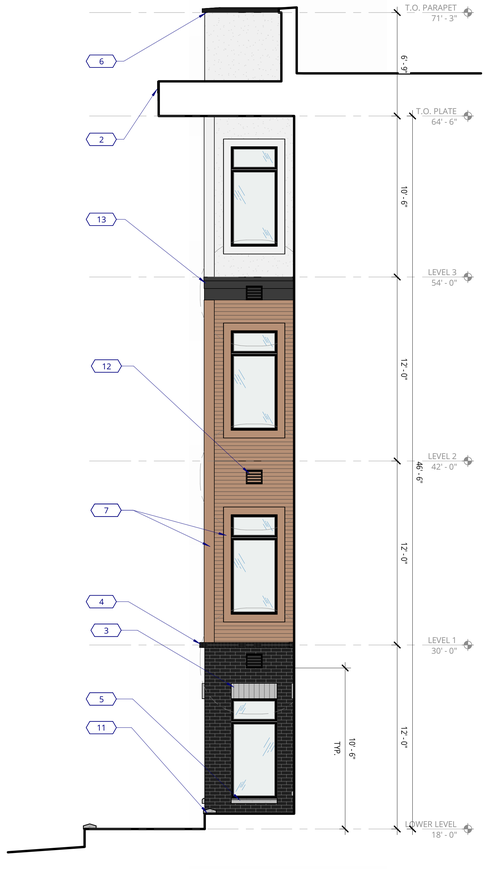


1 EXHAUST LOUVER PLAN - TYP.
3/32" = 1'-0"

PROJECT TRUE



2 ENLARGED ELEVATION - EXHAUST LOUVER TYP.
1/4" = 1'-0"

3 ISOMETRIC - EXHAUST LOUVERS TYP.

0 4 8 16 32

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
2	5/4" CEMENT BOARD FASCIA - PAINTED
3	BRICK SOLDIER COURSE @ HEAD
4	BRICK SOLDIER COURSE @ MATERIAL TRANSITION
5	C.I.P CONCRETE @ WINDOW SILL
6	PARAPET CAP
7	FIBER CEMENT TRIM
11	PLANTER WALLS W/ CONCRETE SLOPED CAP
12	EXHAUST LOUVER - PAINT TO MATCH SIDING
13	5/4" CEMENT BOARD @ MATERIAL TRANSITION

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

ENLARGED ELEVATIONS - EXHAUST LOUVERS

DESIGN DEVELOPEMENT

DATE	PROJECT NUMBER
02/24/2025	233810

SHEET NUMBER
A3.51

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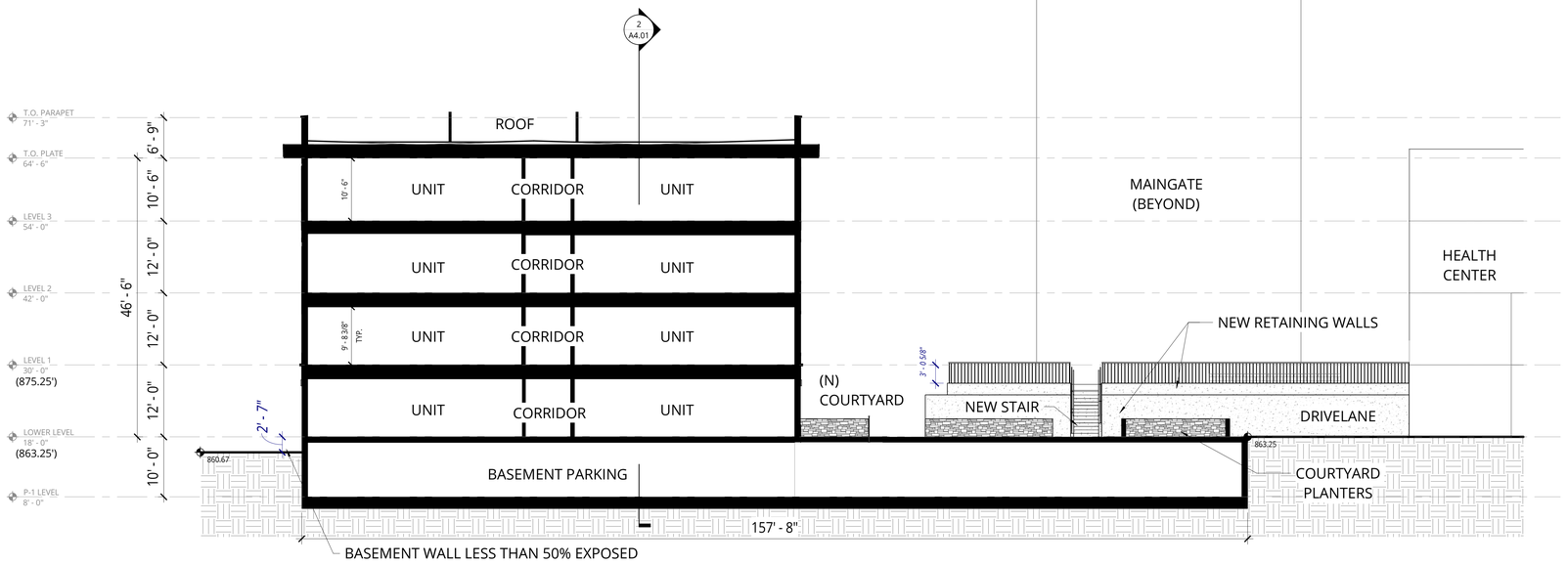
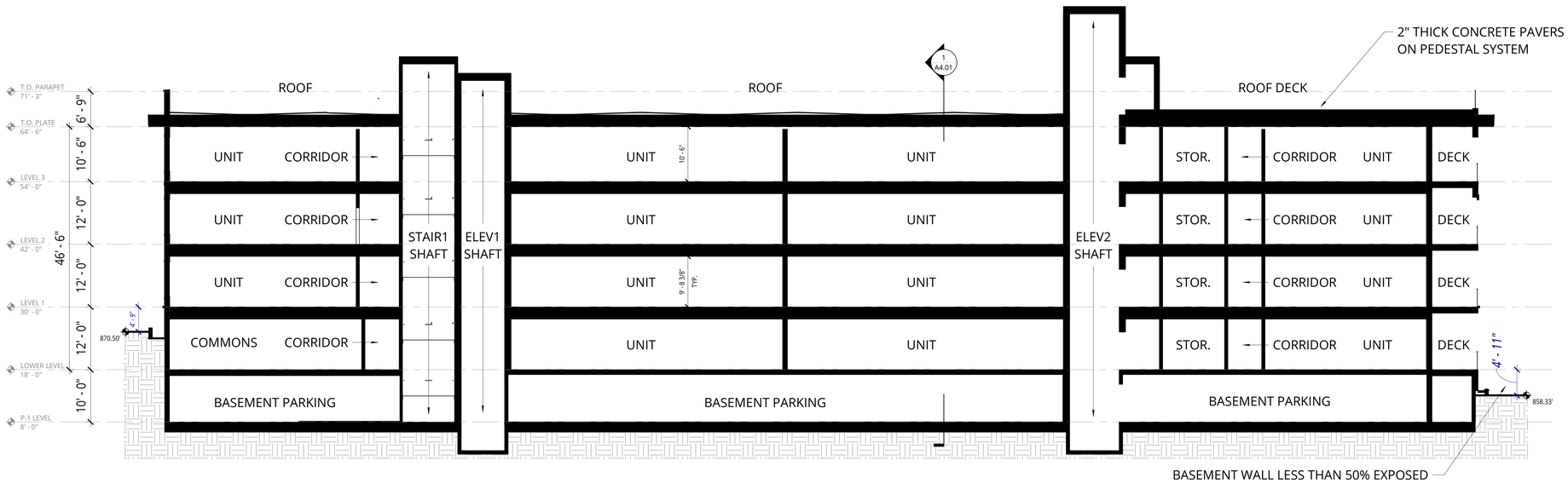
GENERAL NOTES - BUILDING SECTIONS

1. REFER TO SHEET A0.01 FOR 'PROJECT NOTES' APPLICABLE TO ALL PORTIONS OF THE WORK.
2. SEE SHEET ***A12.21*** FOR WINDOW ELEVATIONS / SCHEDULE.
3. SEE ENLARGED ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL EXTERIOR DETAILS.



1 W-E BUILDING SECTION - SOUTH

1" = 10'-0"



2 N-S BUILDING SECTION - WEST

1" = 10'-0"

0 5 10 20 40

NOT FOR CONSTRUCTION

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PACIFIC RETIREMENT SERVICES

REVISION	DATE	REASON FOR ISSUE

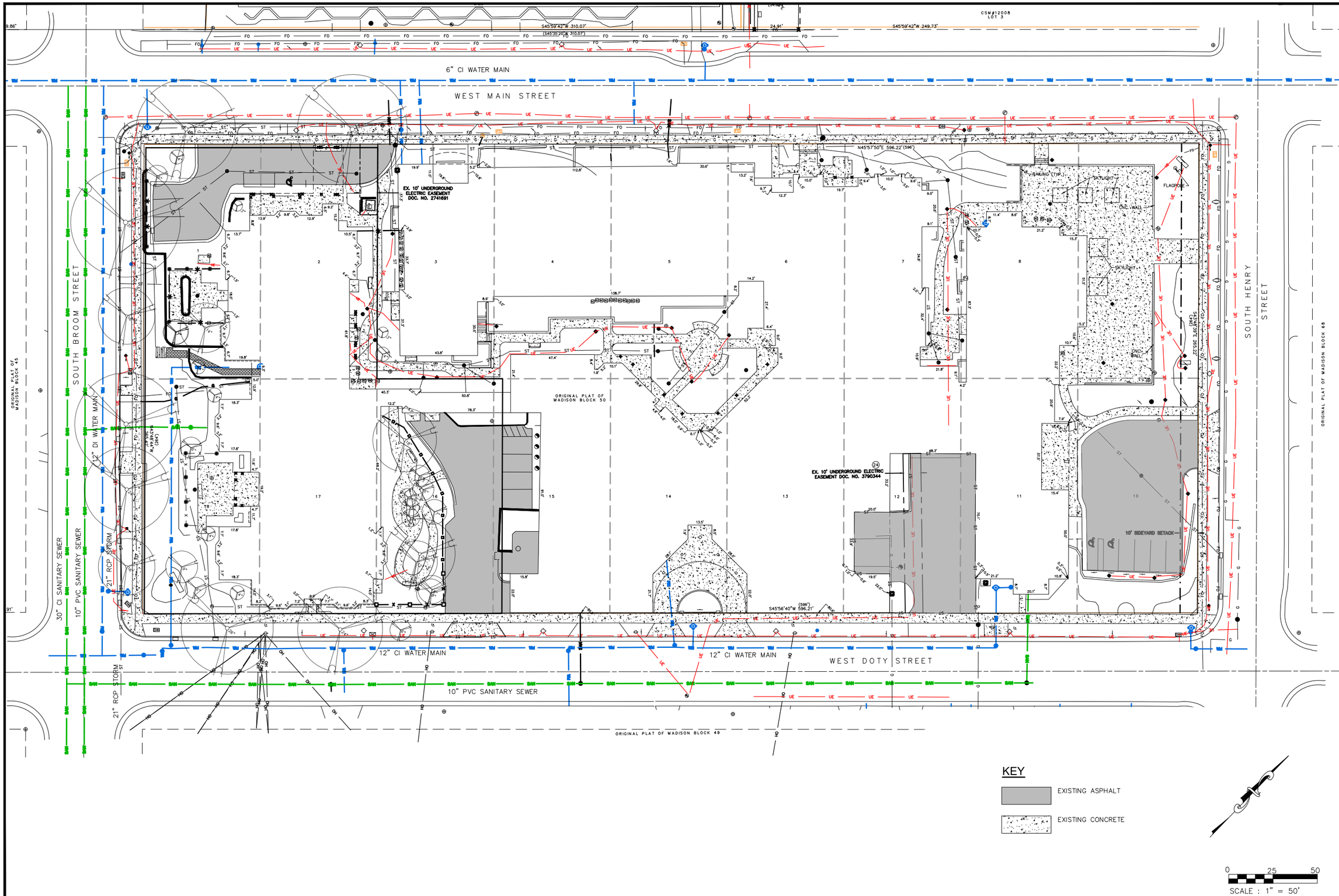
BUILDING SECTIONS

DESIGN DEVELOPEMENT

DATE 02/24/2025

PROJECT NUMBER 233810

SHEET NUMBER A4.01



ISSUANCE/REVISION	DATE
SD	12-23-24

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Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
OVERALL EXISTING CONDITIONS

345 WEST MAIN STREET
MADISON, WISCONSIN

C100

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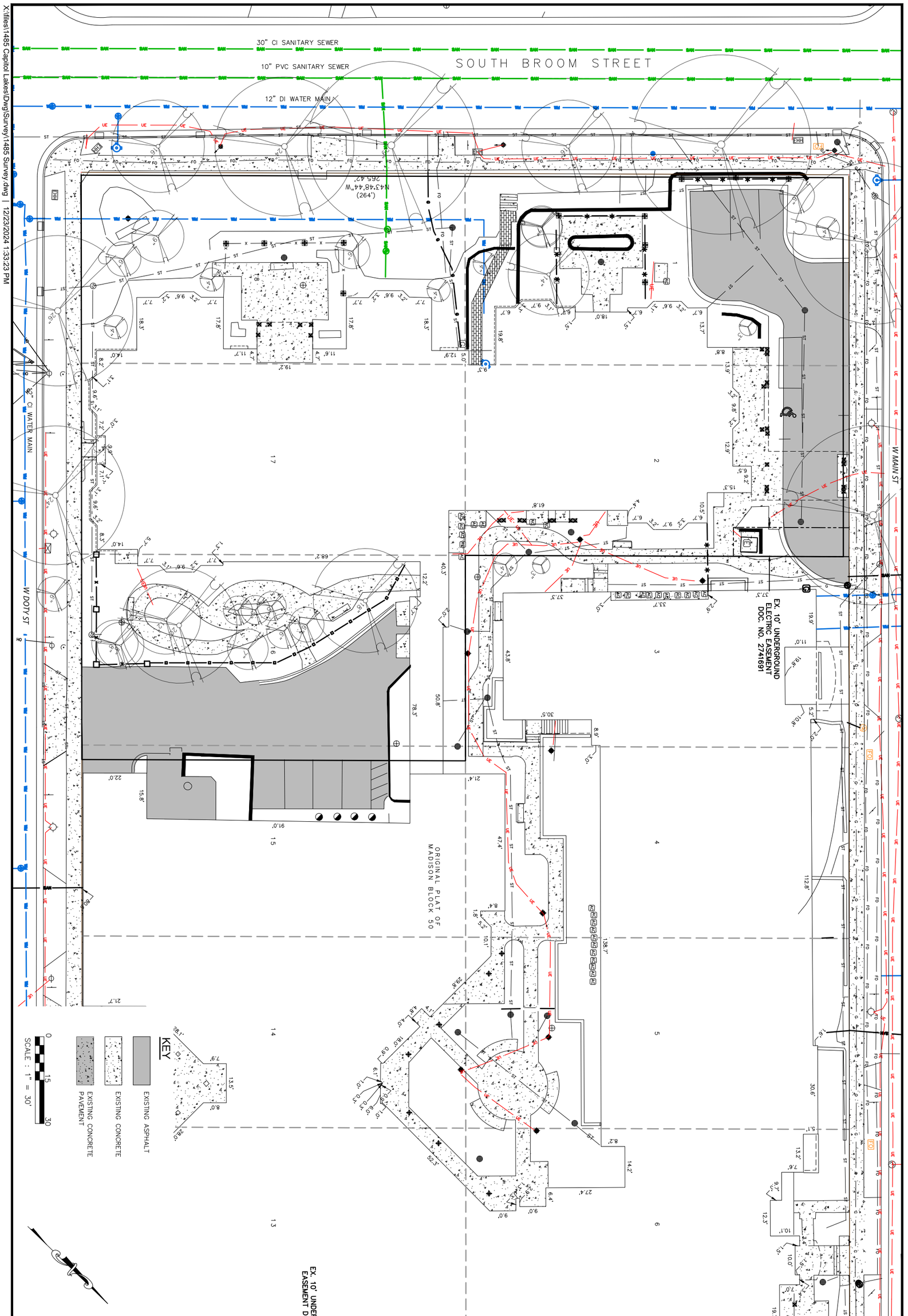

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PRS - CAPITOL LAKES
EXISTING CONDITIONS

345 WEST MAIN STREET — MADISON, WISCONSIN

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ISSUANCE/REVISION	DATE
SD	12-23-24

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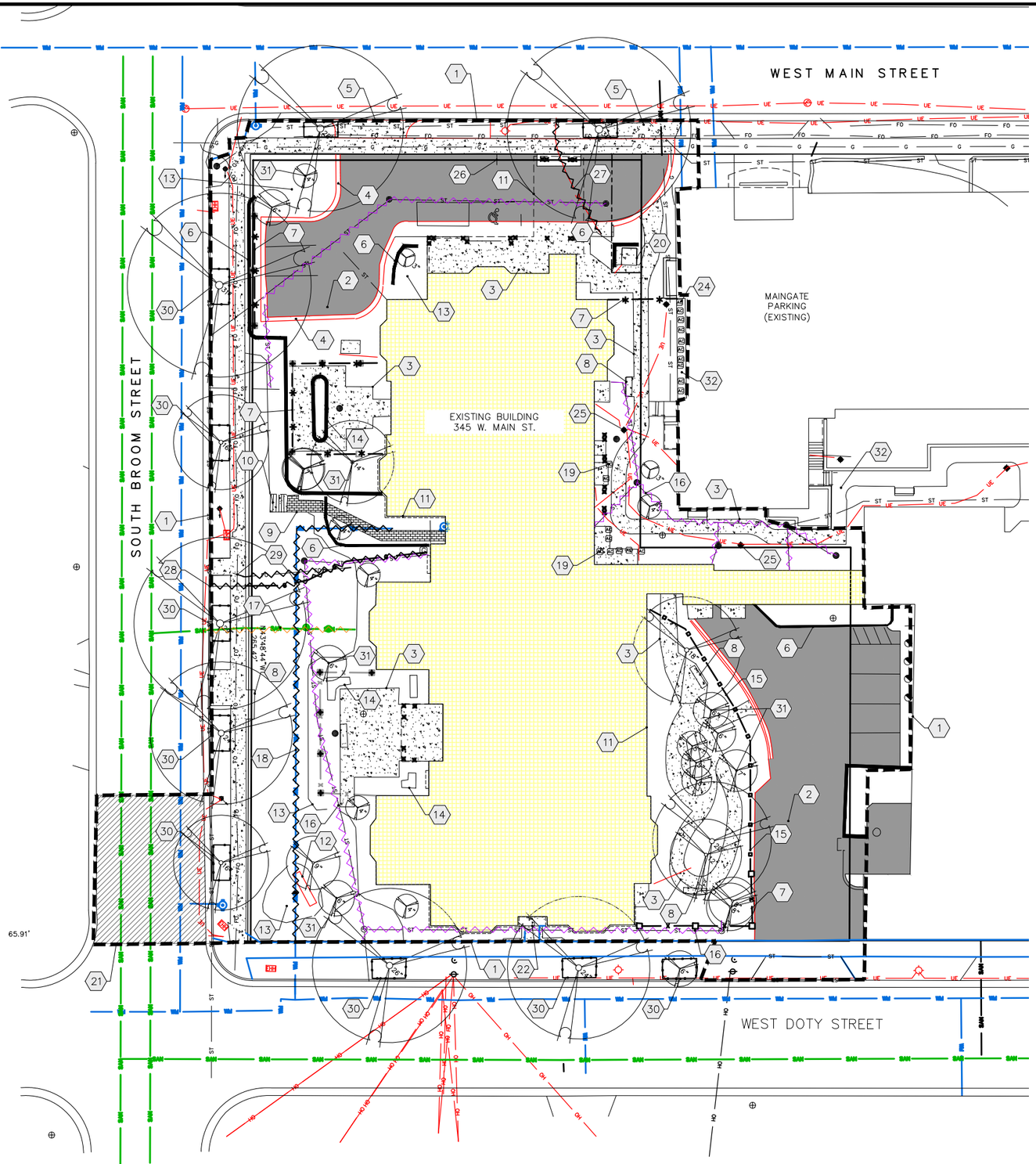

NOTES:

A. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING DEMOLITION OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/ CONSTRUCTION. CONTRACTOR TO PAY FOR PRIVATE LOCATES.

B. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING TREES, STUMPS, ROOTS, AND OTHER ITEMS THAT ARE NOT NOTED TO REMAIN PER THE CONSTRUCTION DRAWINGS AND WHICH INTERFERE WITH NEW CONSTRUCTION.

C. GENERAL CONTRACTOR TO DISPOSE OF ALL DEMOLITION / CONSTRUCTION MATERIALS OFF SITE IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED.

D. ALL MATERIALS, UTILITIES, AND SIDEWALK DAMAGED BY THE CONTRACTOR AS A RESULT OF THE DEMOLITION OPERATIONS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

E. CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES (INCLUDING BUT NOT LIMITED TO ELECTRICAL, WATER, SANITARY, SIDEWALK, ETC.) THAT ARE TO REMAIN.

F. RESTORATION OF LAWN AREAS WITHIN THE PROJECT LIMITS IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE SITE IMPROVEMENTS.

STREET TREE NOTES:

1. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT
2. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.
3. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.
4. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
5. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.
6. 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

- REMOVE EXISTING ASPHALT
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING BUILDING
- REMOVE CURB AND GUTTER/CURB

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 20 40
SCALE : 1" = 40'

PLAN KEY

1. CONSTRUCTION LIMITS
2. REMOVE ASPHALT
3. REMOVE CONCRETE, TYPICAL
4. REMOVE CURB AND GUTTER
5. EXISTING DRIVEWAY TO BE ABANDONED IN ACCORDANCE WITH CITY STANDARDS W/ CURB REPLACED & TERRACE RESTORED
6. REMOVE RETAINING WALL
7. REMOVE IRON FENCE
8. REMOVE BENCH
9. REMOVE PAVERS
10. REMOVE WOOD STEPS
11. REMOVE BUILDING AND OVERHANG
12. REMOVE SIGN
13. REMOVE EXISTING LANDSCAPING, TYPICAL
14. REMOVE PLANTER, TYPICAL
15. REMOVE WOOD FENCE
16. REMOVE EXISTING STORM SEWER, TYPICAL
17. REMOVE EXISTING SANITARY SEWER IN ACCORDANCE WITH CITY STANDARD
18. REMOVE EXISTING WATER SERVICE IN ACCORDANCE WITH CITY STANDARDS
19. REMOVE AC UNITS, TYPICAL
20. REMOVE/RELOCATE EXISTING TRANSFORMER. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
21. UTILITY PATCH PER CITY REQUIREMENTS (SEE UTILITY PLAN)
22. REMOVE STAIRS, TYPICAL
23. REMOVE CONCRETE WALL
24. AC UNITS SERVING EXISTING BUILDING TO REMAIN
25. REMOVE LIGHT POLE AND BASE, TYPICAL
26. REMOVE SIGNAGE, TYPICAL
27. REMOVE/ABANDON ELECTRIC LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH ELECTRIC UTILITY.
28. REMOVE/ABANDON GAS LINE, TYPICAL. CONTRACTOR TO COORDINATE WORK WITH GAS UTILITY.
29. REMOVE/ABANDON COMMUNICATION LINE/PEDESTAL TYPICAL. CONTRACTOR TO COORDINATE WORK WITH TELECOM UTILITY.
30. PRESERVE AND PROTECT STREET TREES (SEE STREET TREE NOTE)
31. REMOVE TREES AND LANDSCAPING WITHIN THE PROPERTY AND CONSTRUCTION LIMITS, TYPICAL. THIS DOES NOT INCLUDE TREES IN THE RIGHT OF WAY
32. CONCRETE TO REMAIN

ISSUANCE/REVISION	DATE
SD	12-23-24

818 N Meadowbrook Ln
Waunakee, WI 53597
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www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES DEMOLITION PLAN

MADISON, WISCONSIN

345 WEST MAIN STREET

C102

99.86'

S45°59'42"W 310.07'

24.91'

S45°59'42"W 249.73'

WEST MAIN STREET

SOUTH BROOM STREET

SOUTH HENRY STREET

N45°57'50"E 596.22'

PROPOSED
4 STORY
BUILDING

MAINGATE
PARKING
(EXISTING)

MAINGATE
COMMONS
(EXISTING)

THE
HEIGHTS
BUILDING
(EXISTING)

HEALTH CENTER
(EXISTING)

S45°56'40"W 596.21'

65.91'

WEST DOTY STREET

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 25 50

SCALE : 1" = 50'

ISSUANCE/REVISION	DATE
SD	12-23-24

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818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
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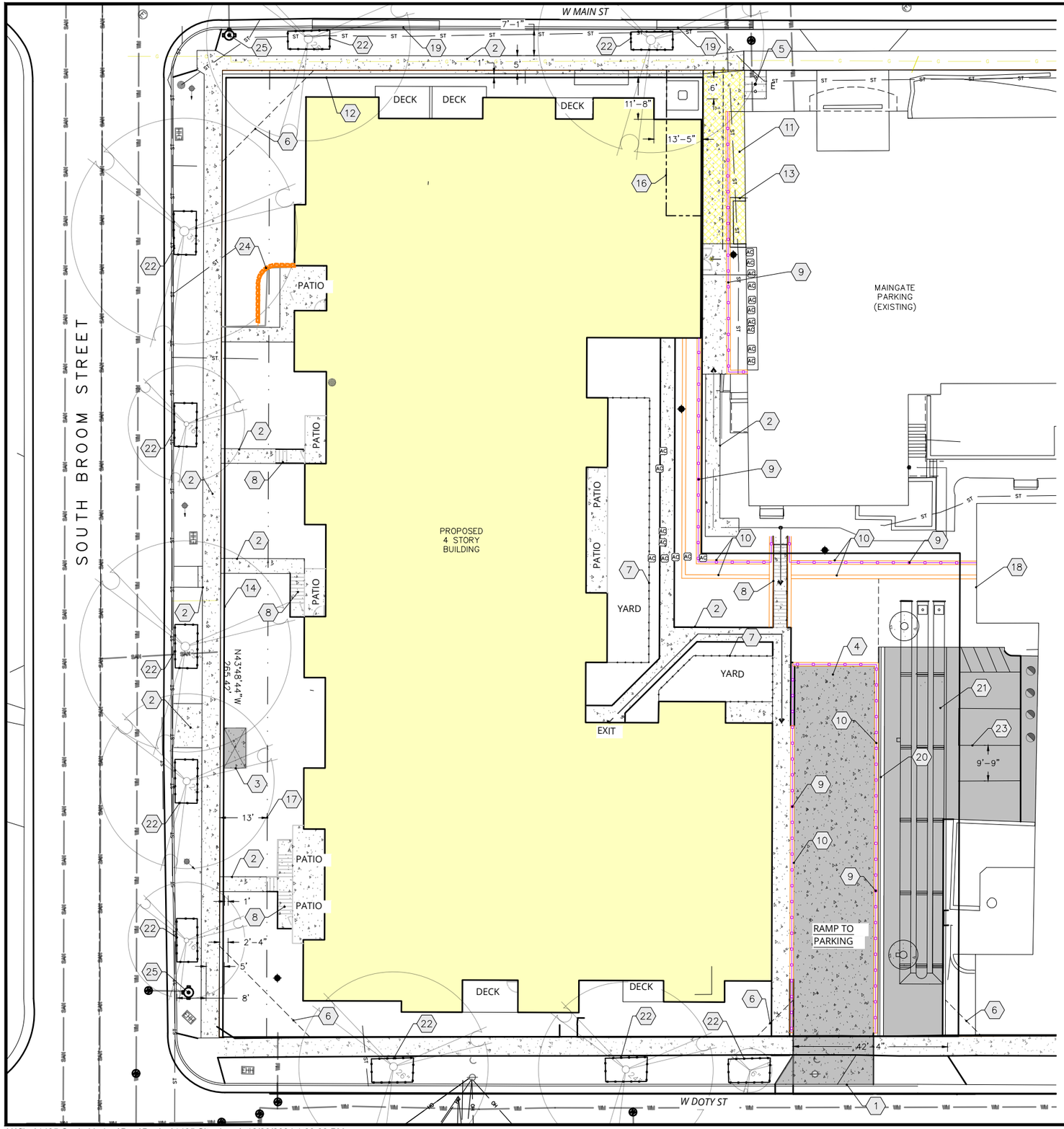
PRS - CAPITOL LAKES
OVERALL SITE PLAN

345 WEST MAIN STREET
MADISON, WISCONSIN

C200



STREET TREE NOTES:

A. STREET TREE ZONING FENCING IS REQUIRED FOR THIS PROJECT

B. FENCING SHALL BE ERECTED PRIOR TO DEMOLITION, GRADING OR CONSTRUCTION BEGINS.

C. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF THE TERRACE, AND EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK.

D. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.

E. CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE.

F. 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 (608) 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.

KEY

- ASPHALT PAVEMENT
- CONCRETE
- CONCRETE PAVEMENT
- EX CONCRETE

SITE INFORMATION

SITE ADDRESS: 1609 PARK STREET

SITE ACREAGE TOTAL: 43,927 SF (1.01 ACRES)

NUMBER OF BUILDING STORIES = 1

BUILDING AREA = 24,425 GSF

EXISTING IMPERVIOUS AREA = 30,101 SF

EXISTING IMPERVIOUS SURFACE % = 68.5%

PROPOSED IMPERVIOUS AREA = 32,494 SF
BUILDING = 24,425 SF
PAVEMENT/SIDEWALK = 8,069 SF

IMPERVIOUS SURFACE % = 74.0%

NUMBER OF PARKING STALLS: 60

TOTAL BIKE PARKING: 6 STALLS

PLAN KEY

1. NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY STANDARDS. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
2. CONCRETE SIDEWALK, TYP.
3. BUS SHELTER
4. CONCRETE PAVEMENT
5. BIKE RACK TO BE DERO PART# BH-FT-EPX BIKE RACKS SURFACE MOUNT POWDER COAT FINISH
6. VISION TRIANGLE
7. 4' HIGH WOOD FENCE
8. STAIR W/METAL RAILING BOTH SIDES
9. METAL GUARDRAIL
10. CONCRETE RETAINING WALL
11. METAL CANOPY WITH SIGNAGE (OPEN AIR)
12. 2' PROPERTY LINE ADJUSTMENT
13. EXISTING GRATE FOR GARAGE EXHAUST TO REMAIN
14. 1' PROPERTY LINE ADJUSTMENT
15. TRANSFORMER
16. EXISTING 10' WIDE ELECTRIC EASEMENT TO BE RELOCATED
17. 13' RESERVATION SETBACK
18. REPAIR SKILLED NURSING WALL AFFECTED BY BRIDGE DEMOLITION
19. 30" CURB AND GUTTER
20. 18" CURB AND GUTTER
21. UNDERGROUND RETENTION SYSTEM
22. PRESERVE AND PROTECT STREET TREE (SEE STREET TREE NOTES)
23. 4" PAVEMENT STRIPING WITH TWO COATS OF TRAFFIC GRADE LATEX PAINT, TYP
24. SEGMENTAL RETAINING WALL
25. EXISTING HYDRANT

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 15 30
SCALE : 1" = 30'

ISSUANCE/REVISION	DATE
SD	12-23-24

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phone (608) 849-9378
www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES
SITE PLAN

345 WEST MAIN STREET
MADISON, WISCONSIN

C201

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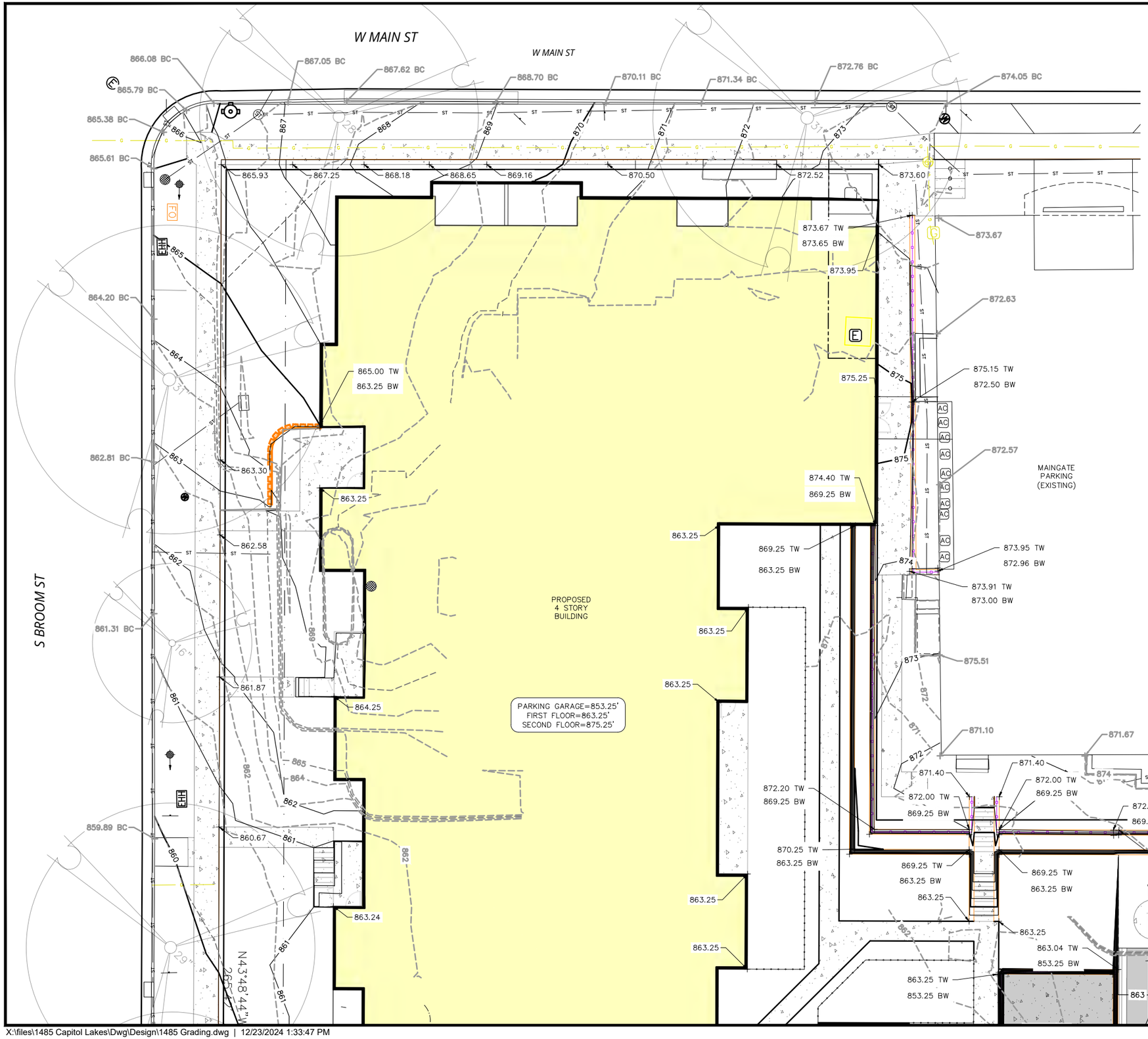

GRADING NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL MATCHING PAVEMENT AND STORM SEWER ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).

GRADING LEGEND

– – – –	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TW	TOP OF RETAINING WALL ELEVATION
× 1000.00 BW	BOTTOM OF RETAINING WALL ELEVATION

NOTE:

RIGHT–OF–WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

0 10 20
SCALE : 1" = 20'

ISSUANCE/REVISION	DATE
SD	12-23-24

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www.pe-wi.com

PRS - CAPITOL LAKES
GRADING PLAN

MADISON, WISCONSIN

345 WEST MAIN STREET

C300

PARKING GARAGE=853.25'
FIRST FLOOR=863.25'
SECOND FLOOR=875.25'

PROPOSED
4 STORY
BUILDING

S BROOM ST

W DOTY ST

N43°48'44"W
265.47'

GRADING LEGEND

– – – –	EXISTING CONTOUR
———	PROPOSED CONTOUR
× 1000.00 P	PAVEMENT ELEVATION
× 1000.00 FL	FLOW LINE ELEVATION
× 1000.00 TW	TOP OF RETAINING WALL ELEVATION
× 1000.00 BW	BOTTOM OF RETAINING WALL ELEVATION

0 10 20
SCALE : 1" = 20'

NOTE:

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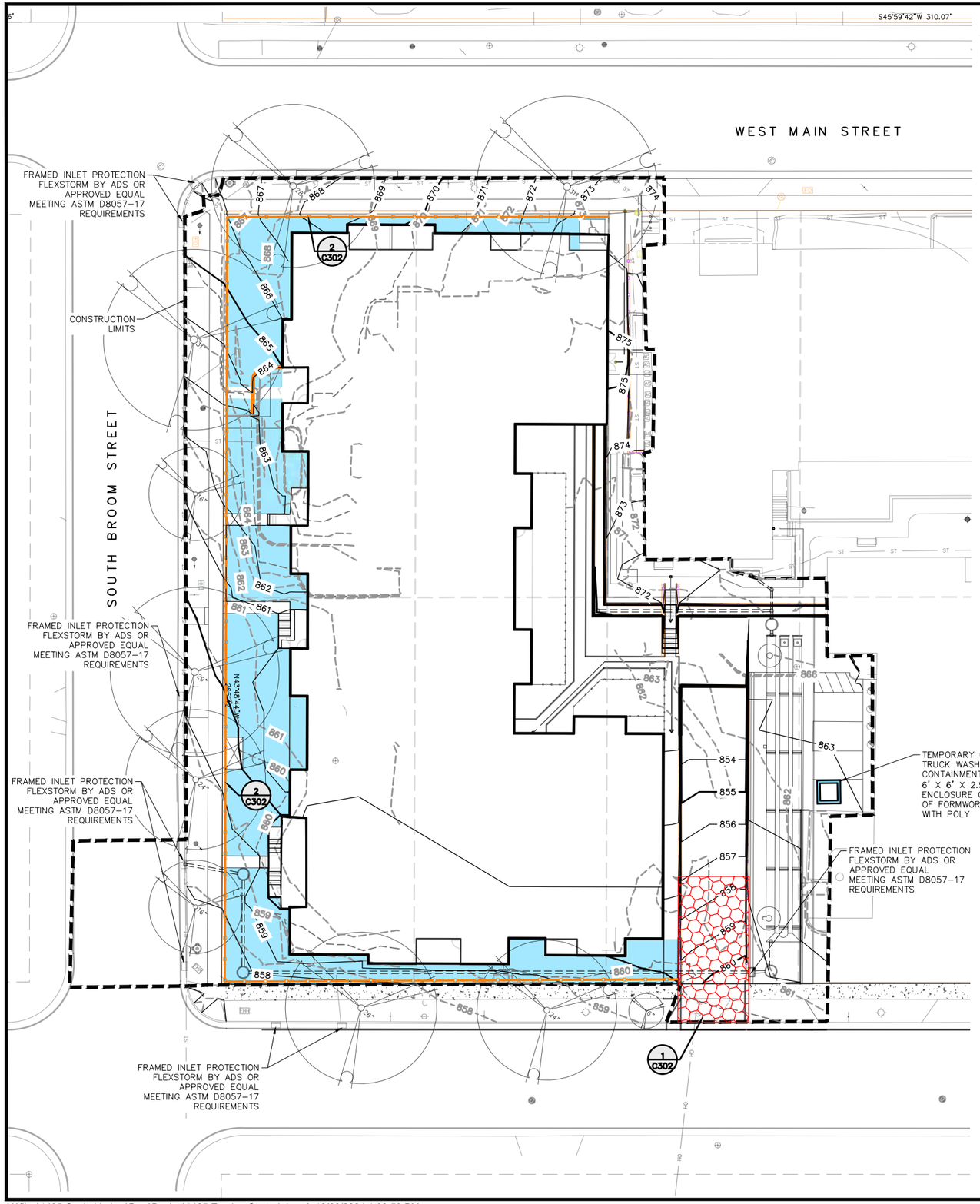
PRS - CAPITOL LAKES
GRADING PLAN

MADISON, WISCONSIN

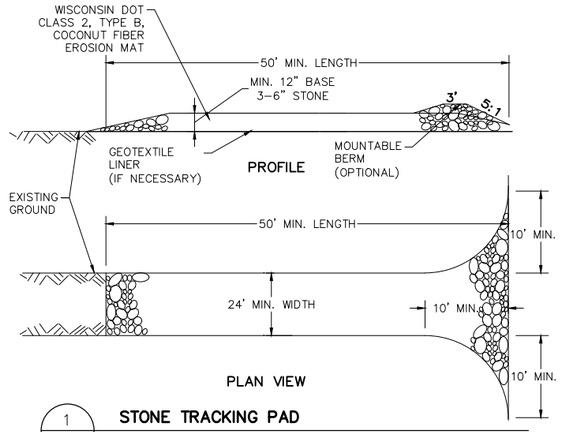
345 WEST MAIN STREET

C301

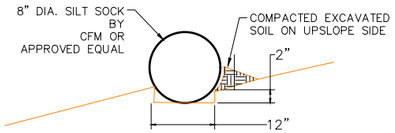


EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING. RIGHT–OF–WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY.
4. RESTORATION. RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE COUNTY.
5. INSPECTION. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH FRAMED INLET PROTECTION MEETING ASTM D8057–17 REQUIREMENTS. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
7. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT AS NOTED.
8. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
9. STABILIZATION. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 14 DAYS OF LAST ACTIVITY. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADING.
10. TOPSOIL. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
11. SEEDING. LAWN AREAS SHALL BE FINISH GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1,000 SQ. FT. BASIS OF DESIGN: MADISON PARKS LAWN SEED MIX. EARTHCARPET CORPORATION. (WWW.SEEDSOLUTIONS.COM). ALL STRAW MULCH MUST BE CRIMPED IN.
12. STOCKPILES. ALL STOCKPILES MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF LAST ACTIVITY AND PROTECTED WITH PERIMETER CONTROL INSTALLED 5' FROM THE TOE OF THE PILE.



1 C302 **STONE TRACKING PAD** NTS



2 C302 **SILT SOCK** NTS

KEY

SILT SOCK

WISCONSIN DOT CLASS 1, URBAN, TYPE A, EROSION MAT

ISSUANCE/REVISION	DATE
SD	12–23–24

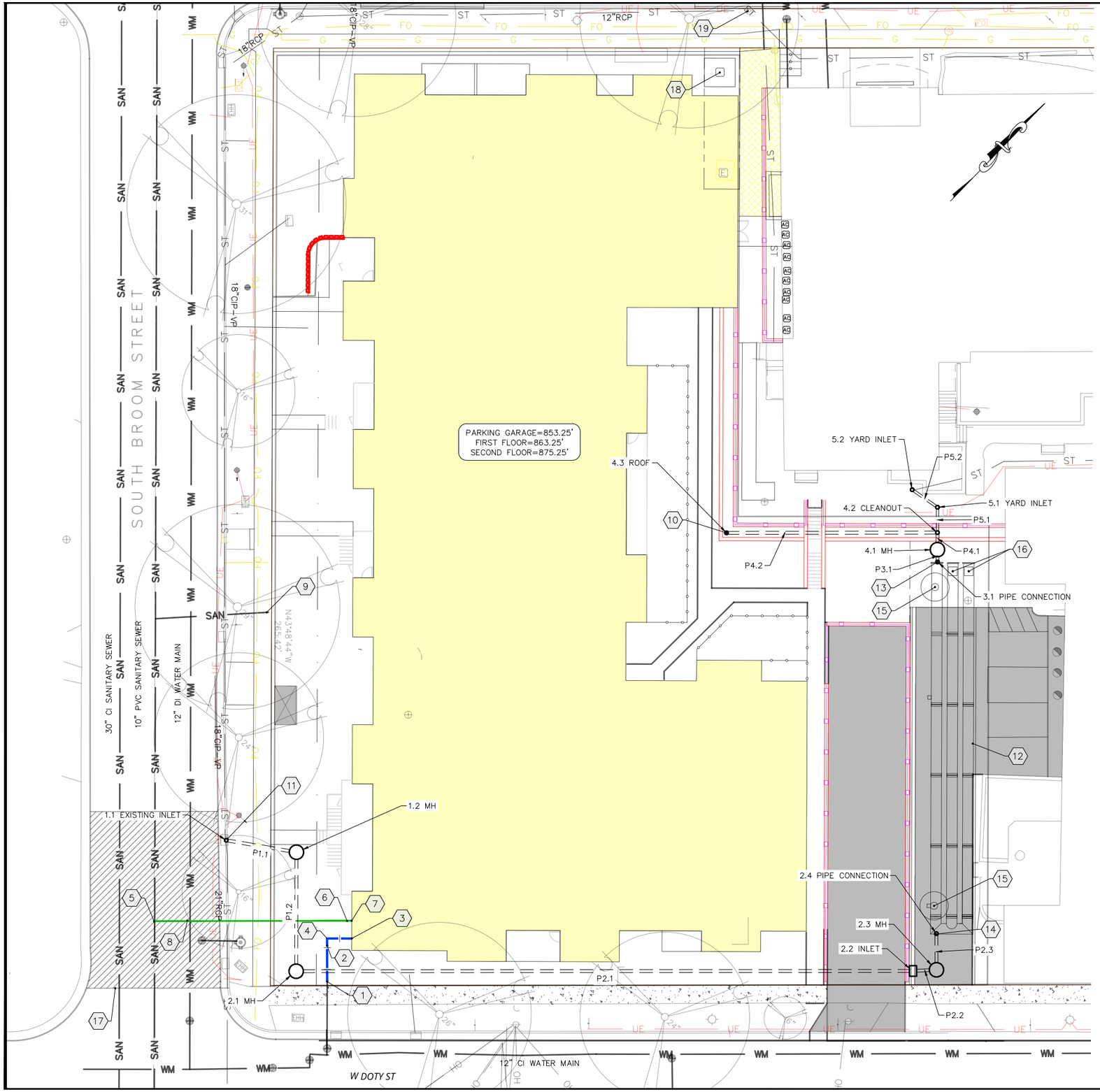
PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
EROSION CONTROL PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C302



UTILITY NOTES

A. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

B. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF PREVIOUS PLANS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

C. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MADISON STANDARD SPECIFICATIONS.

D. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.

E. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF MADISON PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.

F. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.

G. ALL STORM SEWER PIPE TO BE ADS N-12 OR SDR-35 PIPE AS NOTED ON THE STORM SEWER SCHEDULE. ALL BRANCH CONNECTIONS TO BE WYES WITH 45 DEGREE BENDS.

H. DRAIN BASINS 18" IN DIAMETER OR SMALLER TO BE ADS NYLOPLAST OR APPROVED EQUAL. NYLOPLAST DRAIN BASIN GRATES TO BE BRONZE

I. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.

J. ALL WATER MAIN 4" AND LARGER SHALL BE DUCTILE IRON. FITTINGS TO HAVE MEGA-LUG CONNECTIONS. WATER SERVICES 2" AND SMALLER SHALL BE TYPE K, COPPER.

K. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC. MANHOLES TO BE PRECAST WITH RUBBER BOOTS.

L. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.

M. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.

N. UTILITIES SERVING PROPOSED BUILDINGS SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.

O. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.

P. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.

Q. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

R. CLEANOUTS WILL REQUIRE FROST SLEEVES.

S. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL FOR WORK IN THE RIGHT-OF-WAY

PLAN KEY

1. CONNECT TO EXISTING 6" WATER LATERAL PER CITY STANDARDS
2. 6" D.I. WATER SERVICE, VERIFY SIZE WITH ARCHITECT
3. CONNECT TO BUILDING WATER SERVICE, SEE PLUMBING PLANS
4. WATER BEND, TYPICAL
5. CONNECT TO EXISTING 10" SANITARY MAIN IN ACCORDANCE WITH CITY STANDARDS
6. SANITARY CLEANOUT, TYPICAL
7. CONNECT TO SANITARY BUILDING SEWER, SEE PLUMBING PLANS
8. 6" SANITARY SEWER AT 1.1% SLOPE MINIMUM, VERIFY SIZE WITH ARCHITECT
9. ABANDON EXISTING 4" SANITARY LATERAL IN ACCORDANCE WITH CITY STANDARDS
10. CONNECT TO ROOF DRAINAGE SYSTEM. CONTRACTOR TO VERIFY WITH FINAL DRAIN LOCATION WITH ARCHITECT PRIOR TO CONNECTING
11. CONNECT TO STORM SEWER IN ACCORDANCE WITH CITY STANDARDS
12. UNDERGROUND STORAGE CHAMBERS
13. CONNECT TO 10" INLET PIPE STUB
14. CONNECT TO 10" OUTLET PIPE STUB
15. 24" RISER, WITH NEENAH R-1556-A SOLID LID
16. 6" CLEANOUT
17. UTILITY PATCH IN ACCORDANCE WITH CITY STANDARDS W/CURB AND ASPHALT REPLACED AND TERRACE RESTORED
18. TRANSFORMER. COORDINATE FINAL LOCATION WITH MG&E
19. REPLACE EXISTING STORM INLET AS NEEDED TO MATCH NEW GRADE

0 15 30
SCALE : 1" = 30'

NOTE:

RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS

ISSUANCE/REVISION	DATE
SD	12-23-24

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PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES
UTILITY PLAN

345 WEST MAIN STREET

MADISON, WISCONSIN

C400

STRUCTURE TABLE

STRUCTURE NAME	SIZE	RIM*	PIPES IN	PIPES OUT	CASTING
1.1 EXISTING INLET	EXISTING STRUCTURE	854.88	P1.1, 10" INV IN =854.00		
1.2 MH	4-FT DIA. CB	858.69	P1.2, 10" INV IN =854.60	P1.1, 10" INV OUT =854.60	NEENAH R-1550
2.1 MH	4-FT DIA. CB	857.68	P2.1, 10" INV IN =854.93	P1.2, 10" INV OUT =854.93	NEENAH R-1550
2.2 INLET	2X3-FT	860.57	P2.2, 10" INV IN =856.68	P2.1, 10" INV OUT =856.68	NEENAH R-3067
2.3 MH	4-FT DIA. CB	861.05	P2.3, 10" INV IN =856.75	P2.2, 10" INV OUT =856.75	NEENAH R-1550
2.4 PIPE CONNECTION	CONNECT TO STORAGE CHAMBERS	861.26		P2.3, 10" INV OUT =856.80	
3.1 PIPE CONNECTION	CONNECT TO STORAGE CHAMBERS	863.20	P3.1, 10" INV IN =859.00		
4.1 MH	4-FT DIA. CB	863.23	P4.1, 10" INV IN =859.29	P3.1, 10" INV OUT =859.29	NEENAH R-1550
4.2 CLEANOUT	CLEANOUT	866.03	P4.2, 10" INV IN =859.34 P5.1, 8" INV IN =865.00	P4.1, 10" INV OUT =859.34	
4.3 ROOF	CONNECT TO ROOF DRAIN	860.93		P4.2, 10" INV OUT =860.00	
5.1 YARD INLET	8" BASIN	872.67	P5.2, 8" INV IN =867.00	P5.1, 8" INV OUT =865.07	8" GRATE
5.2 YARD INLET	8" BASIN	872.27		P5.2, 8" INV OUT =867.09	8" GRATE

*RIM IS FLOW LINE FOR CURB INLETS, RIM FOR CATCH BASINS AND YARD DRAINS, AND GROUND SURFACE FOR OTHERS.

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INVERT ELEVATION	END INVERT ELEVATION
P1.1	10"	21'	3.00%	SDR 35	854.60'	854.00'
P1.2	10"	34'	0.98%	SDR 35	854.93'	854.60'
P2.1	10"	175'	1.00%	SDR 35	856.68'	854.93'
P2.2	10"	7'	1.08%	SDR 35	856.75'	856.68'
P2.3	10"	11'	0.53%	SDR 35	856.80'	856.75'
P3.1	10"	4'	8.28%	SDR 35	859.29'	859.00'
P4.1	10"	5'	1.10%	SDR 35	859.34'	859.29'
P4.2	10"	60'	1.10%	SDR 35	860.00'	859.34'
P5.1	8"	8'	1.00%	SDR 35	865.07'	865.00'
P5.2	8"	9'	1.00%	SDR 35	867.09'	867.00'

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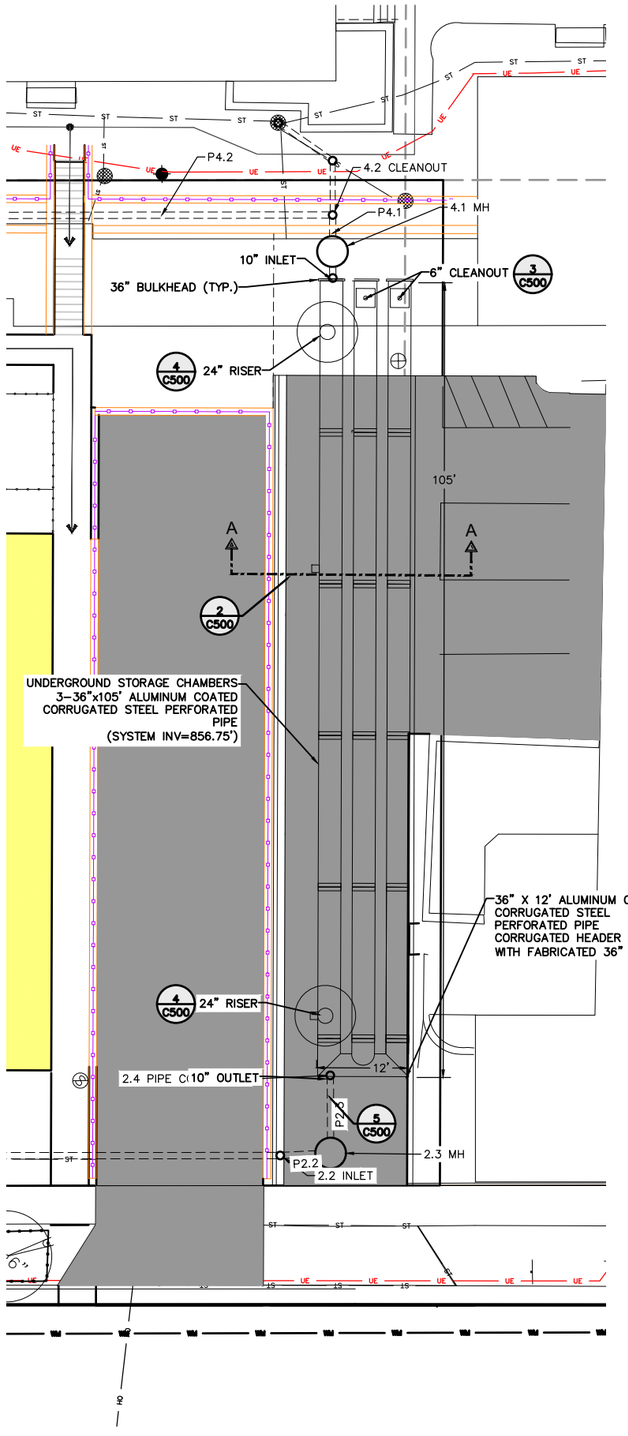
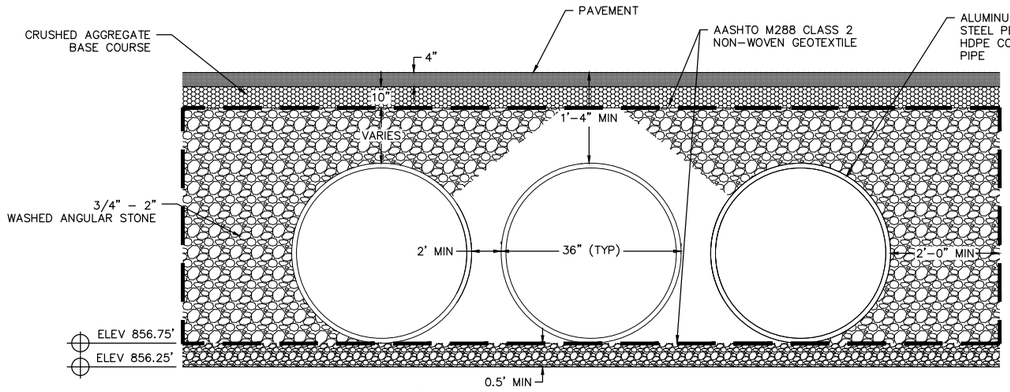
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES
STORM SEWER SCHEDULE
345 WEST MAIN STREET
MADISON, WISCONSIN

C401

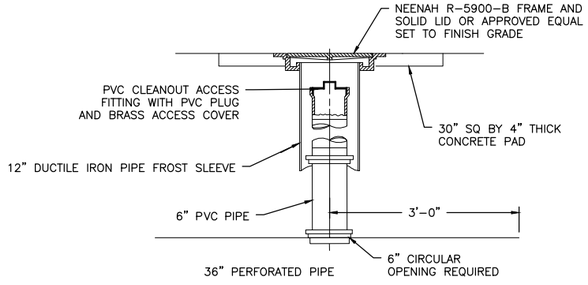


1 C500 UNDERGROUND STORAGE CHAMBERS
1"=20' (11x17)

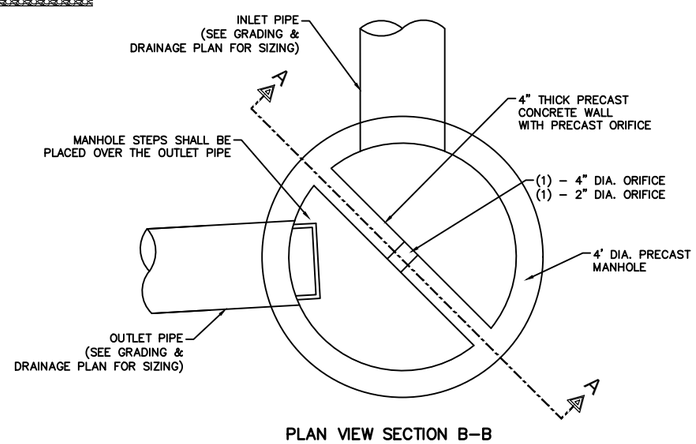


2 C500 UNDERGROUND RETENTION CROSS SECTION A-A
NTS

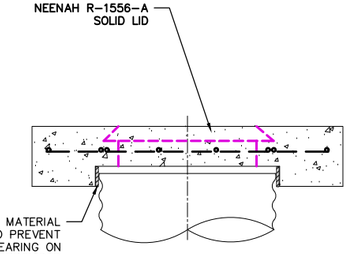
GENERAL NOTES:
1. PIPE PERFORATIONS SHALL BE 3/8" DIA. HOLES.
2. FIRMLY JOINT PIPE SECTIONS TOGETHER PER THE SPECIFICATIONS
3. SYSTEM ELEMENTS SHALL BE DESIGNED AT A MINIMUM TO RESIST HS20 LOADING
4. UNDERGROUND RETENTION SYSTEM MIN. PIPE STORAGE VOLUME SHALL BE 2375 CF.
5. UNDERGROUND RETENTION SYSTEM MIN. STONE STORAGE VOLUME SHALL BE 935 CF (ASSUMES 40% STONE POROSITY).



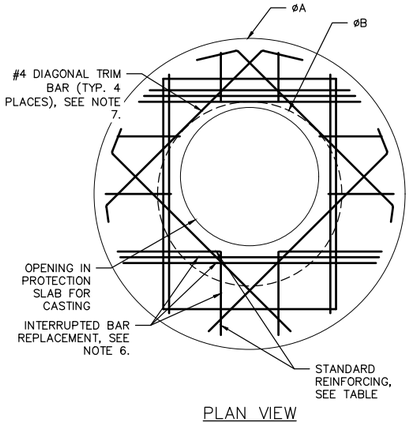
3 C500 CLEANOUT DETAIL
NTS



PLAN VIEW SECTION B-B

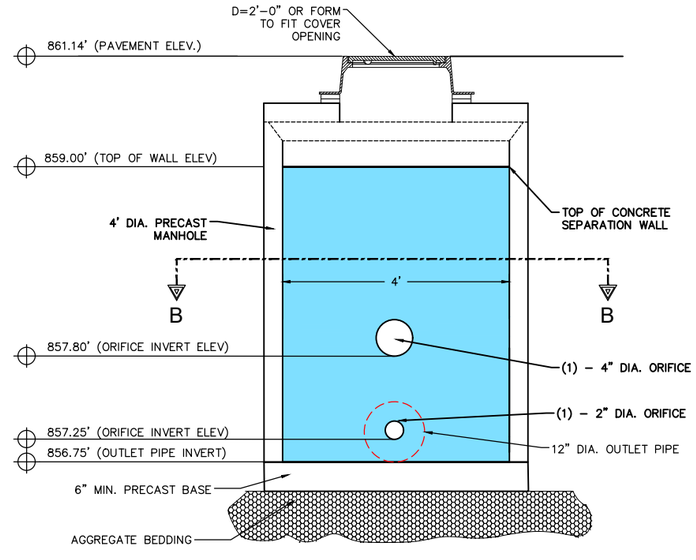


SECTION VIEW



PLAN VIEW

REINFORCING TABLE				
ø CMP RISER	A	ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780



SECTION A - A
UNDERGROUND RETENTION OUTLET STRUCTURE
NTS

4 C500 RISER DETAIL
NTS

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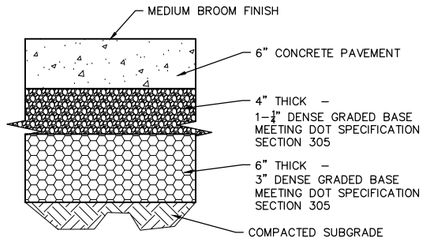
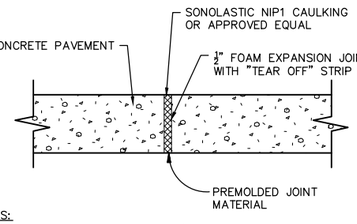
PRS - CAPITOL LAKES
SITE DETAILS
345 WEST MAIN STREET
MADISON, WISCONSIN

C500



1 / C501 CONCRETE PAVEMENT SECTION

NTS



NOTES:

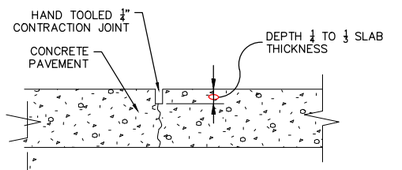
1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. PLACE WHERE INDICATED OR WHERE PAVEMENT ABUTS FOUNDATIONS, CURBS COLUMNS OR OTHER IMMOVABLE OBJECTS, OR WHERE OPERATIONS ARE STOPPED FOR MORE THAN ½ HOUR. PLACE IN MANNER CONSISTENT WITH CONTROL JOINT LAYOUT.

3. CAULKING OF ALL EXTERIOR SITE WORK BY SITE CONTRACTOR.

3 / C501 EXPANSION JOINT – SECTION

NTS



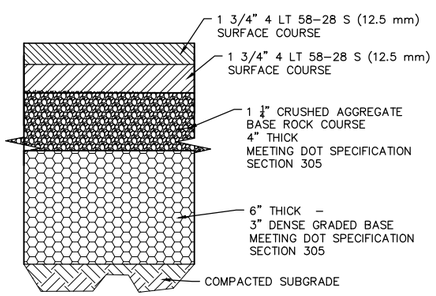
NOTES:

1 ALL JOINTS TO BE TOOLED WITH ½" RADIUS UNLESS SAW CUT

2. DO NOT SEAL OR FILL CONTRACTION JOINTS.

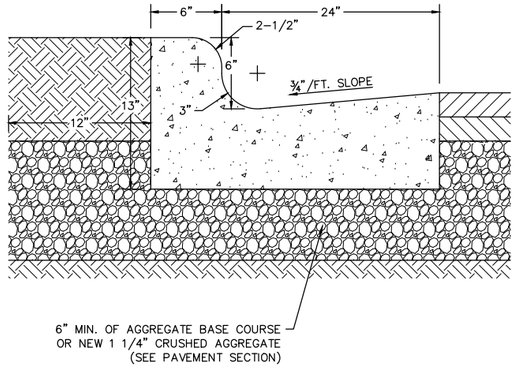
4 / C501 CONTRACTION JOINT

NTS

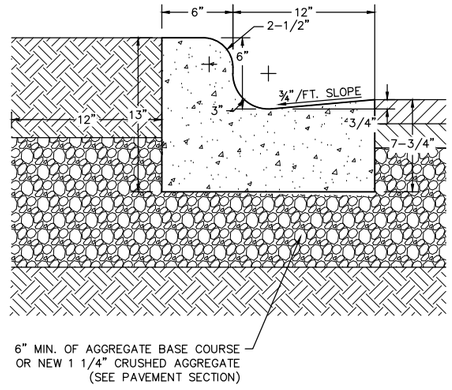


5 / C501 PAVEMENT SECTION

NTS



STANDARD 30" CONCRETE CURB

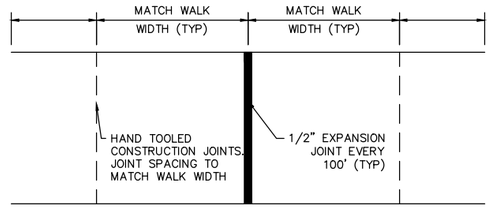


STANDARD 18" CONCRETE CURB

GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15', NOT LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF 200' OF LESS, AND AT ANGLE POINTS, OR AS DIRECTLY BY THE ENGINEER. THE EXPANSION JOINT SHALL BE ALONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

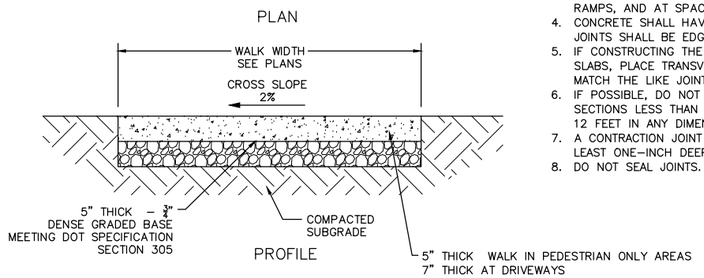
2 / C501 CURB & GUTTER

NTS



NOTES:

1. COMPACT SUBGRADE TO 95% MOD. PROCTOR



6 / C501 SIDEWALK SECTION

NTS

GENERAL NOTES:

1. FOR SIDEWALK OF UNIFORM WIDTH, CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE SIDEWALK CENTERLINE, AND CONSTRUCT LONGITUDINAL JOINTS PARALLEL TO THE CENTERLINE, UNLESS SPECIFIED OTHERWISE. FOR SIDEWALKS OF VARIABLE OR TAPERING WIDTHS, MAKE THE TRANSVERSE AND LONGITUDINAL JOINTS AT RIGHT ANGLES TO EACH OTHER, IF POSSIBLE, AND CONSTRUCT THE JOINTS AS THE ENGINEER LAID THEM OUT IN THE FIELD.
2. USE CONTRACTION JOINTS TO DIVIDE THE SIDEWALK INTO SECTIONS.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, CURB RAMPS, AND AT SPACING NOT TO EXCEED 100'.
4. CONCRETE SHALL HAVE A BROOM FINISH, ALL JOINTS SHALL BE EDGED.
5. IF CONSTRUCTING THE SIDEWALK IN PARTIAL WIDTH SLABS, PLACE TRANSVERSE JOINTS SO THEY MATCH THE LIKE JOINTS IN ADJACENT SLABS.
6. IF POSSIBLE, DO NOT DIVIDE SIDEWALKS INTO SECTIONS LESS THAN 3 FEET OR GREATER THAN 12 FEET IN ANY DIMENSION.
7. A CONTRACTION JOINT IN SIDEWALK SHALL BE AT LEAST ONE–INCH DEEP AND ¼–INCH WIDE.
8. DO NOT SEAL JOINTS.

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SD	12-23-24

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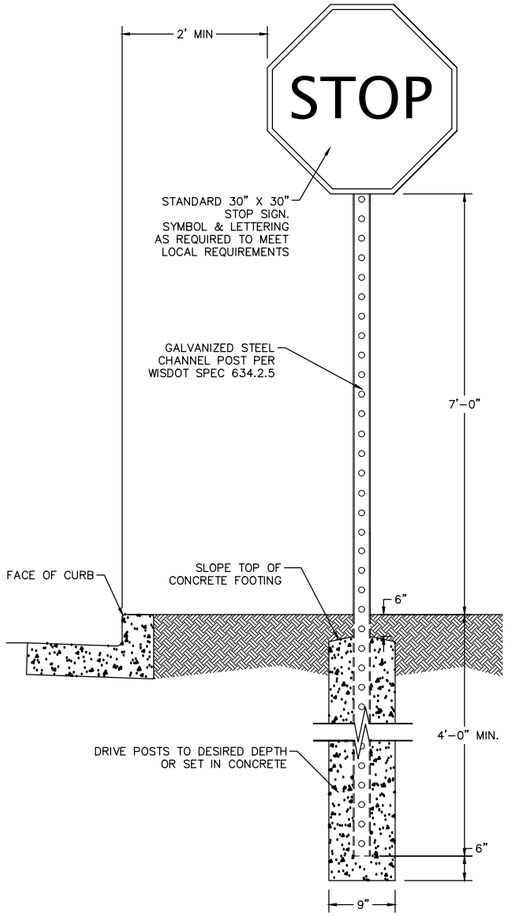
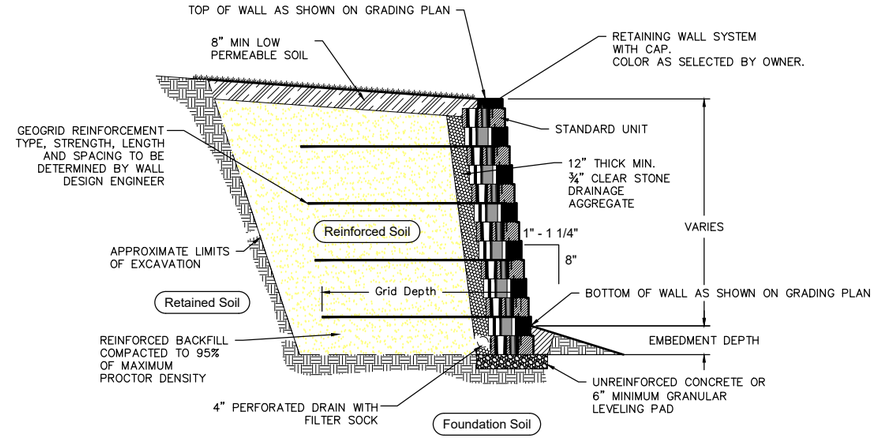
PRS - CAPITOL LAKES
SITE DETAILS

345 WEST MAIN STREET
MADISON, WISCONSIN

C501



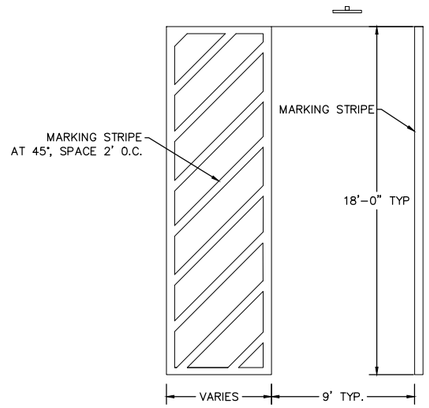
1 C502 STOP SIGN
NTS



NOTE:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION DRAWINGS AND DESIGN CALCULATIONS FOR THE RETAINING WALL SYSTEM PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.
2. COLOR TO BE SELECTED BY OWNER.
3. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF GEOGRIDS MANUFACTURED SPECIFICALLY FOR SOIL REINFORCEMENT APPLICATIONS AND SHALL BE MANUFACTURED FROM HIGH TENACITY POLYESTER YARN OR HIGH DENSITY POLYETHYLENE.

2 C502 SEGMENTAL RETAINING WALL SECTION
NTS

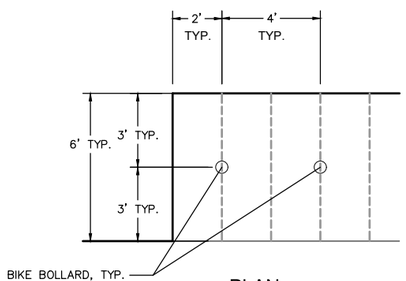


PARKING SPACE

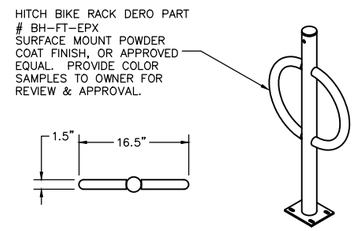
NOTES:

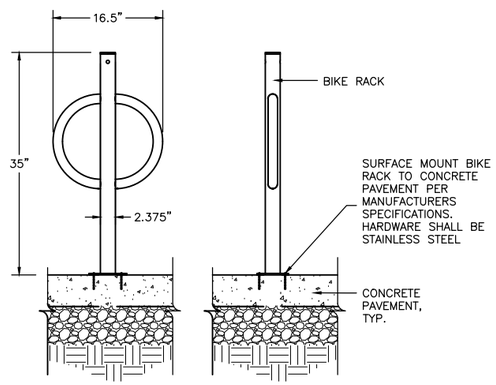
1. PAINT MARKINGS TO BE 4" WIDE TYP.
2. PAINT COLOR TO BE YELLOW
3. MARKINGS SHALL BE THICK ENOUGH TO NOT ALLOW PAINTED MATERIAL TO SHOW THROUGH PAINT SURFACE
4. PAINT TO BE TRAFFIC GRADE HIGH VISIBILITY (LATEX) PAINT
5. ADA MARKINGS SHALL INCLUDE REFLECTIVE BEADS
6. ALL MARKINGS SHALL RECEIVE 2 COATS OF PAINT

3 C502 PAVEMENT MARKING
NTS

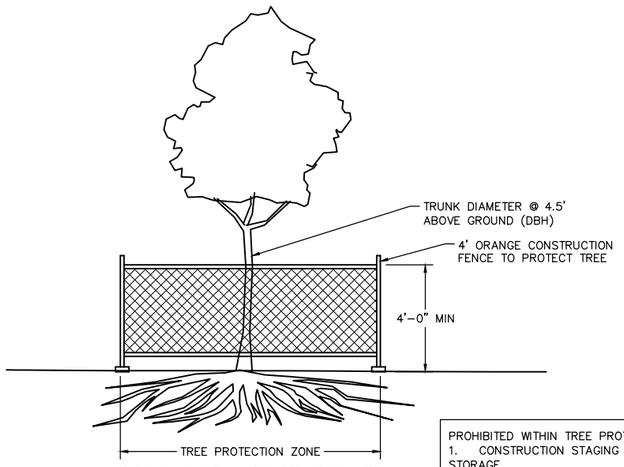


PLAN





4 C502 BICYCLE RACK BOLLARD LAYOUT
NTS



3 X DBH IN INCHES = TREE PROTECTION ZONE DIAMETER IN FEET OR AS SHOWN ON DRAWINGS

IN NO CASE SHALL FENCE BE CLOSER THAN 5' FROM THE TRUNK OF ANY TREE

PROHIBITED WITHIN TREE PROTECTION ZONE:
1. CONSTRUCTION STAGING OR MATERIALS STORAGE
2. DISPOSAL OF CONSTRUCTION MATERIALS, BYPRODUCTS, OR SOLUTIONS
3. GRADING, EXCAVATION, AND TRENCHING ONLY AS DESCRIBED IN SPECIFICATIONS

5 C502 TREE PROTECTION DETAIL
NTS

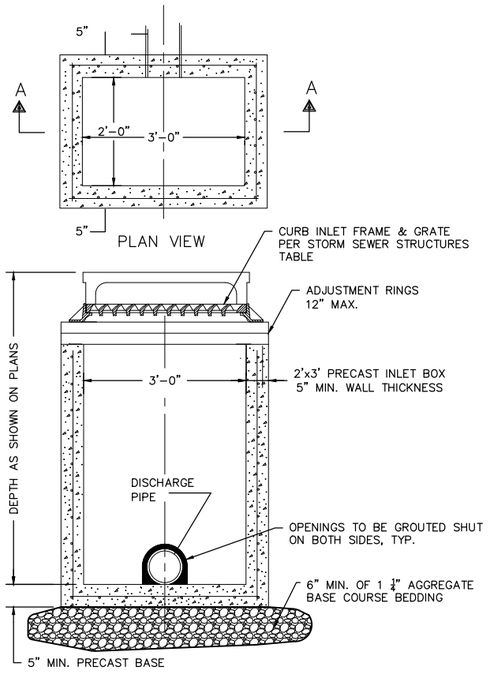
ISSUANCE/REVISION	DATE
SD	12-23-24

818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com
PROFESSIONAL ENGINEERING LLC

PRS - CAPITOL LAKES
SITE DETAILS

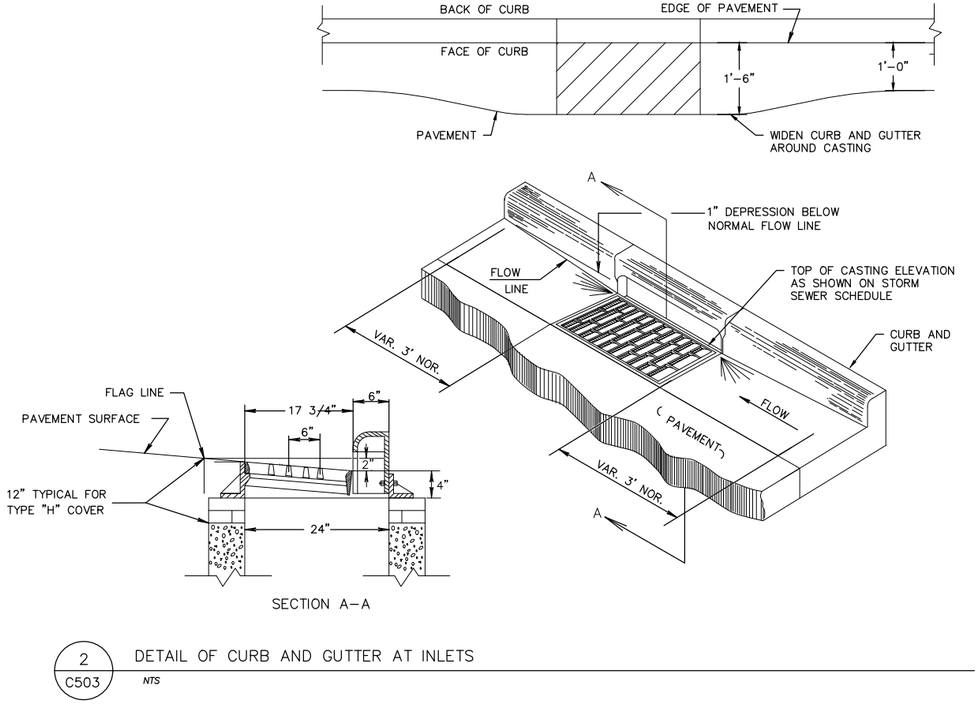
345 WEST MAIN STREET
MADISON, WISCONSIN

C502



1 C503 PRECAST CURB INLET

NTS



2 C503 DETAIL OF CURB AND GUTTER AT INLETS

NTS

NOTES:

ALL STORM AND SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

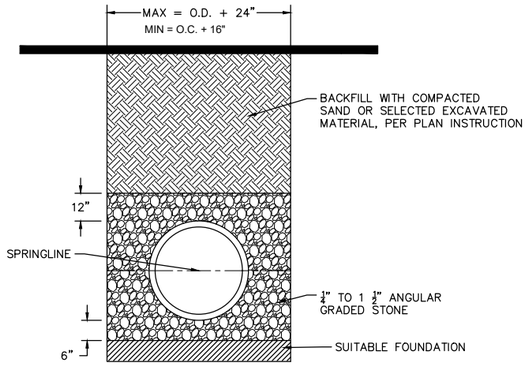
UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.

THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE. FOR PLASTIC PIPES, THE BEDDING INCLUDES THE HAUNCHING, BEDDING & INITIAL BACKFILL ZONES. THE BEDDING SHALL BE INSTALLED & COMPACTED IN 6" MAXIMUM LIFTS.

ALL TRENCHES SHALL BE HAND BACKFILLED TO A POINT 12" ABOVE THE TOP OF THE PIPE. ALL BEDDING SHALL BE MECHANICALLY COMPACTED.

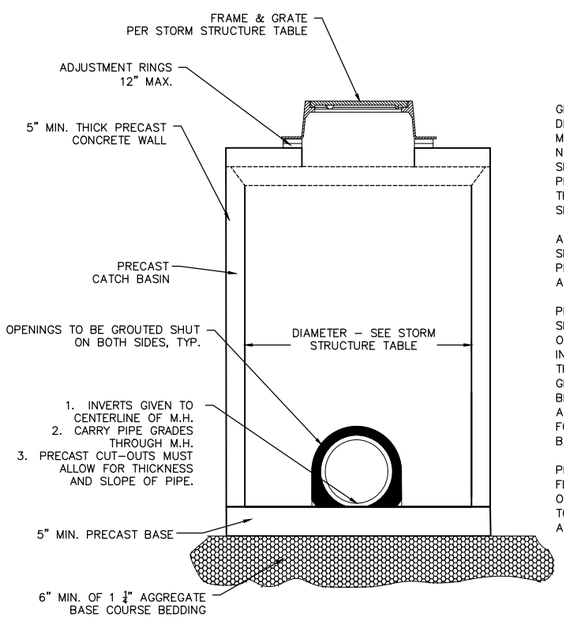
THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24" AND MINIMUM OF OD + 16" AS SPECIFIED, AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST. THE TYPE OF BEDDING SHALL BE DETERMINED BY THE ENGINEER.

O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE.



3 C503 PVC OR HDPE BEDDING DETAIL

NTS



GENERAL NOTES:
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

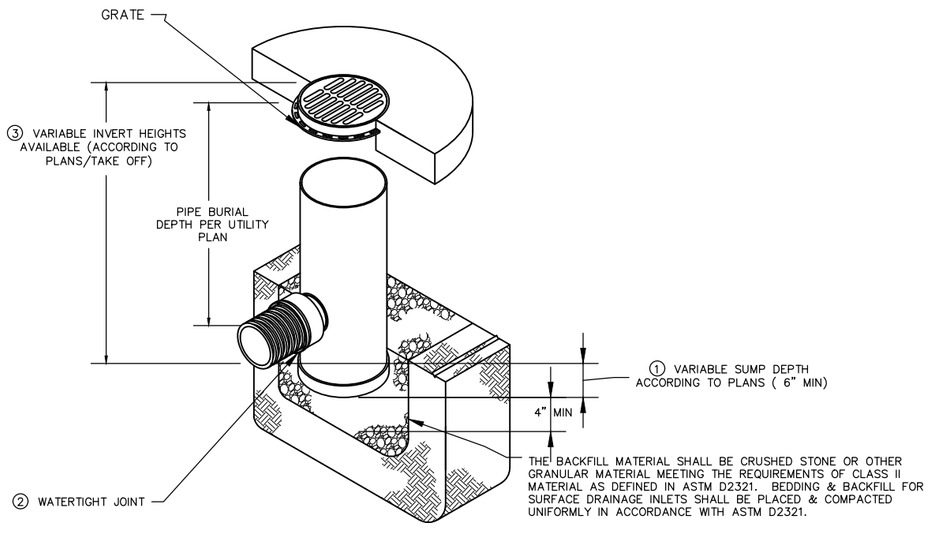
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199.

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 5 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE

PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

4 C503 STORM CATCH BASIN/MANHOLE DETAIL

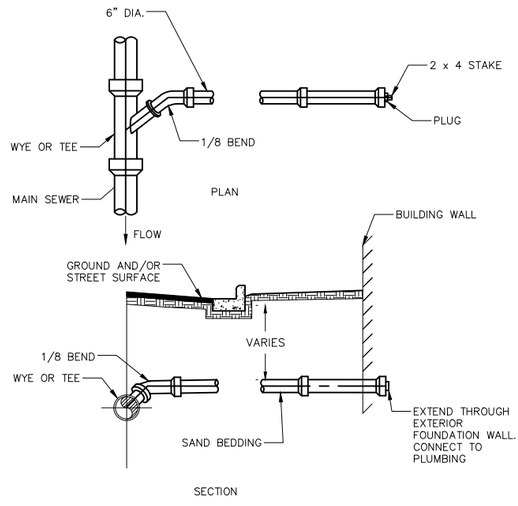
NTS



① - DRAIN BASIN TO BE MANUFACTURED ACCORDING TO PLAN DETAILS.
② - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE & SDR 35 PVC-110-013.

5 C503 YARD DRAIN DETAIL

NTS



NOTES:
1. LATERAL AND CONNECTION SHALL CONFORM TO CITY OF MADISON STANDARD SPECIFICATIONS
2. INSTALL MANUFACTURED WYE FITTING PER STANDARD
3. BACKFILL TO CONFORM TO MAIN SEWER
4. MIN. SLOPE: 1/8 INCH PER FOOT

6 C503 STANDARD SEWER LATERAL

NTS

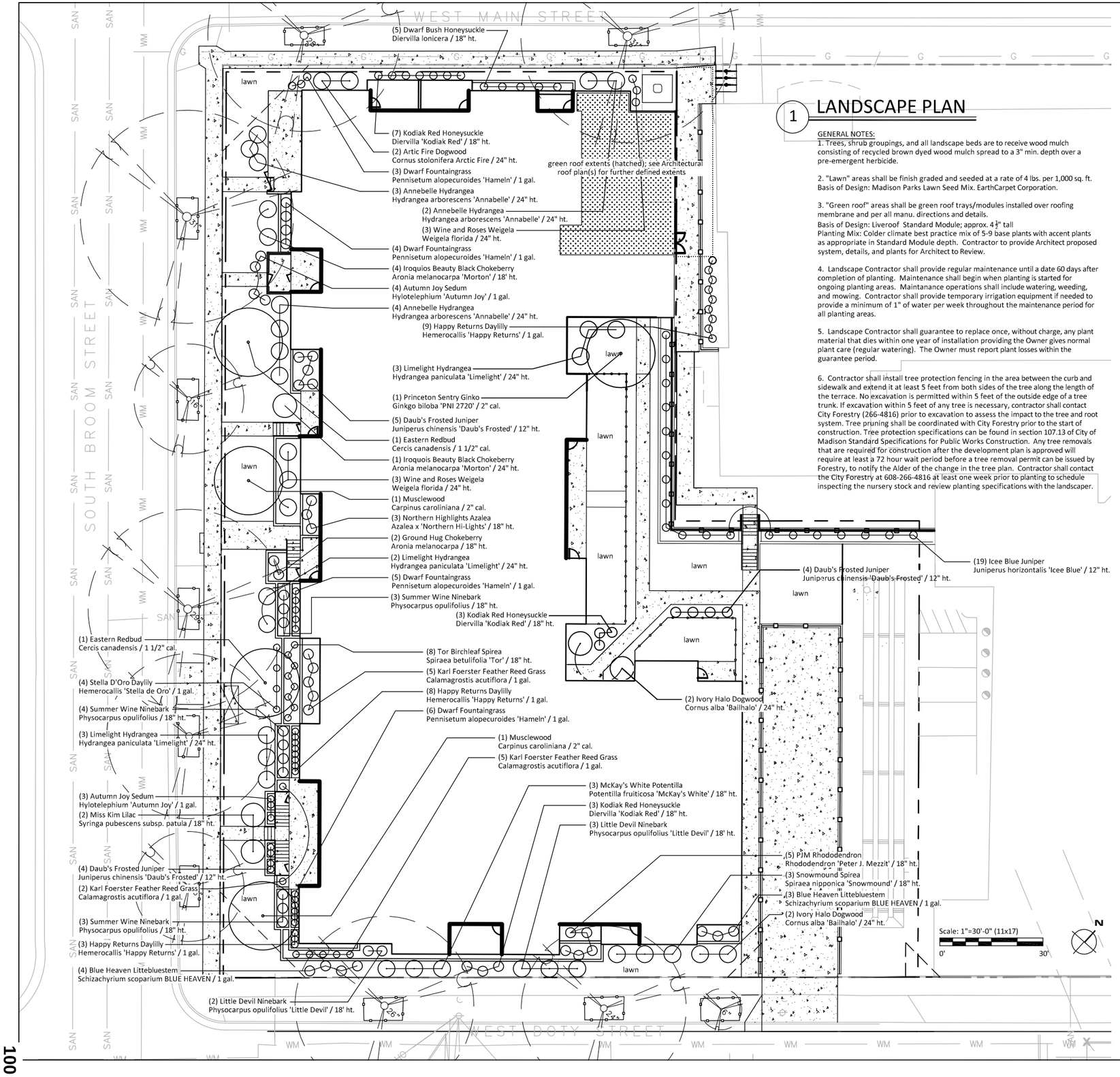
ISSUANCE/REVISION	DATE
SD	12-23-24

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
SITE DETAILS

345 WEST MAIN STREET
MADISON, WISCONSIN

C503



1 LANDSCAPE PLAN

GENERAL NOTES:

1. Trees, shrub groupings, and all landscape beds are to receive wood mulch consisting of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.

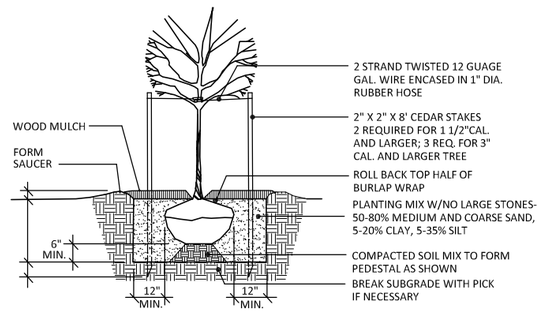
2. "Lawn" areas shall be finish graded and seeded at a rate of 4 lbs. per 1,000 sq. ft. Basis of Design: Madison Parks Lawn Seed Mix. EarthCarpet Corporation.

3. "Green roof" areas shall be green roof trays/modules installed over roofing membrane and per all manu. directions and details.
Basis of Design: Liveroof Standard Module; approx. 4 ½" tall
Planting Mix: Colder climate best practice mix of 5-9 base plants with accent plants as appropriate in Standard Module depth. Contractor to provide Architect proposed system, details, and plants for Architect to Review.

4. Landscape Contractor shall provide regular maintenance until a date 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintanance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

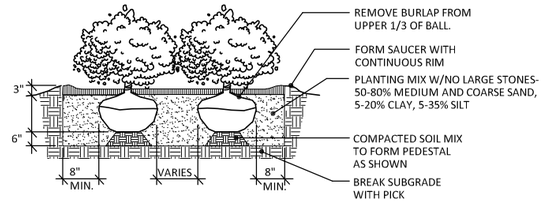
5. Landscape Contractor shall guarantee to replace once, without charge, any plant material that dies within one year of installation providing the Owner gives normal plant care (regular watering). The Owner must report plant losses within the guarantee period.

6. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry prior to the start of construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard Specifications for Public Works Construction. Any tree removals that are required for construction after the development plan is approved will require at least a 72 hour wait period before a tree removal permit can be issued by Forestry, to notify the Alder of the change in the tree plan. Contractor shall contact the City Forestry at 608-266-4816 at least one week prior to planting to schedule inspecting the nursery stock and review planting specifications with the landscaper.



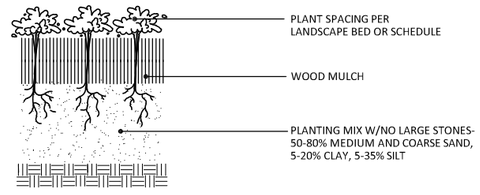
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



4 PERENNIAL PLANTING

NTS

ISSUANCE/REVISION	DATE
Review	02-02-25

PROFESSIONAL ENGINEERING LLC
818 N Meadowbrook Ln
Waunakee, WI 53597
phone (608) 849-9378
www.pe-wi.com

PRS - CAPITOL LAKES
SITE PLAN

345 WEST MAIN STREET
MADISON, WISCONSIN

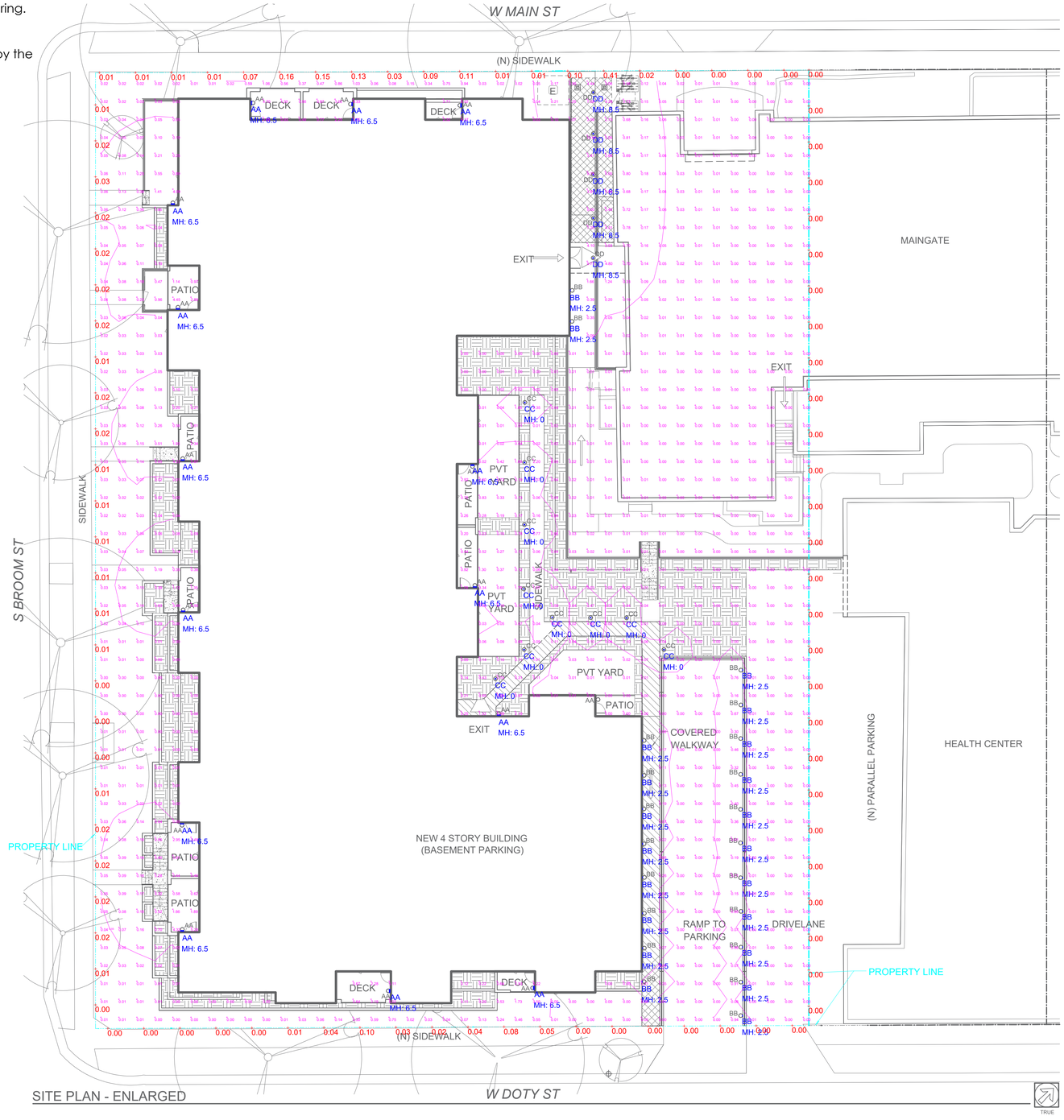
L100

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
PROPERTY LINE	Illuminance	Fc	0.02	0.41	0.00	N.A.	N.A.
SITE	Illuminance	Fc	0.35	14.20	0.00	N.A.	N.A.

Luminaire Schedule								
Qty	**Label**	**Arrangement**	**LLF**	**MFR**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
14	AA	Single	0.950	WAC	WS-25612-27-(Finish)	28.7	401.8	1170
21	BB	Single	1.000	WAC	4011-xxK-BK	4	84	17
10	CC	Single	0.950	WAC	6651-27BK	5.3424	53.424	111
5	DD	Single	0.950	WAC	FM-W2605-3000K-90CRI-AL	16.8	84	802



SITE PLAN - ENLARGED

ENTERPRISE Lighting & Control

#	DATE	COMMENTS

REVISIONS

DRAWN BY : DC

DATE : FEB 12, 2025

SCALE : 1/16" = 1'-0"

PRS- CAPITOL LAKES

MADISON, WISCONSIN

SITE LAYOUT

Fixture Type:

Catalog Number:

Project:

Location:

Blok

12" Wall Sconce

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-25612 12"	❍ 3000K	❍ BK Black ◉ SN Satin Nickel ◉ WT White	29W	1479	1162

Example: **WS-25612-WT-EM**•For alternate color temperature, special order adding 27 or 35: WS-25612-27-BK

For custom requests please contact customs@waclighting.com

DESCRIPTION

Safety and style. Emergency battery backup concealed within.

FEATURES

• Up & down light
• Emergency battery back up option (special order) is not title 20 compliant
• For emergency battery backup option, special order adding -EM: WS-25612-SN-EM
• Driver concealed within the fixture
• 5 year warranty

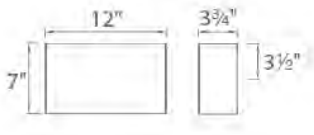
SPECIFICATIONS

Color Temp:	3000K
Input:	120-277V,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	70,000 Hours
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Damp Location Listed
Construction	Aluminum hardware with glass diffuser

FINISHES:

Black Satin Nickel White

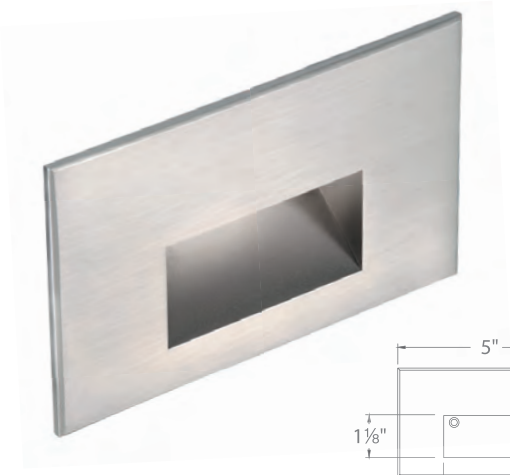
LINE DRAWING:

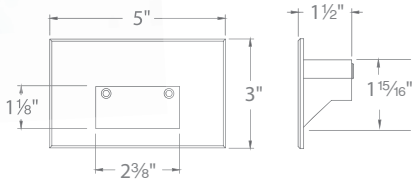


RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA (Use VA value for sizing the transformer and calculate voltage drop.)
CRI: 90
Mounting: Fits into 2″ × 4″ J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp		CRI	Finish		Lumens
4011	*12V*	**27**	*2700K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
		30	*3000K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
					SS	*Cast Stainless Steel*	*23*
		AM	*Amber*	*-*	**BBR**	*Bronze on Brass*	*11*
					BK	*Black on Aluminum*	*11*
					BZ	*Bronze on Aluminum*	*11*
					WT	*White on Aluminum*	*23*
					SS	*Cast Stainless Steel*	*14*

4011-_____

Example: **4011-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. *AUG 2024*

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS	**9150-TRN-SS**	**9300-TRN-SS**	**9600-TRN-SS**
75W Max	*150W Max*	*300W Max*	*600W Max*

TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

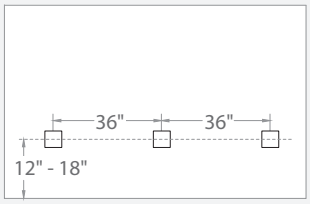
Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
4011	*Lutron*	*Diva*	*DVLV-600*	*600W*	*23% - 100%*	
		Skylark	*SLV-600P*	*600W*	*17% - 100%*	*Best performance*
		Skylark	*S-10P*	*1000W*		*Not recommended*

*Low end of this range is determined by output current which may not directly translate to the perceived light output

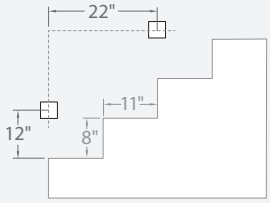
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

Spacing Recommendations for Optimal Light Distribution

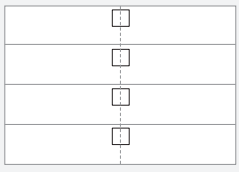
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible. For best results use one light per step for steps narrower than 5 feet

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters, East Manufacturing Facility
44 Harbor Park Drive
Port Washington, NY 11050

South East Manufacturing Facility
1600 Distribution Ct
Lithia Springs, GA 30122

Central Manufacturing Facility
1700 South J Elmer Freeway, Ste 100
Cedar Hill, TX 75104

West Manufacturing Facility
1750 S Archibald Ave
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

GATE LED BOLLARD/PATH

6651

WAC

LANDSCAPE LIGHTING

Shown without plate

Shown with plate

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential: 7 to 9ft; Commercial: 5 to 7ft
- Mounting stake, 6 foot lead wire, and detachable back plate included
- UL & cUL 1838 Listed

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 7W / 7.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: Up to 115 lm
CRI: 90
Rated Life: 60,000 hours

Mounting accessory included

ORDERING NUMBER

		Color Temp		Finish	
6651	*Canopy*	**27** **30**	*2700K Warm White* *3000K Pure White*	**BZ** **BK**	*Bronze on Aluminum* *Black on Aluminum*

6651-____BK

Example: **6651-30BK**

waclighting.com
Phone (800) 526.2588
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Fixture Type:	
Catalog Number:	
Project:	
Location:	

Tube

5" Ceiling Mount 3000K

Model & Size	Color Temp & CRI	Watt	Lumens	Finish
○ FM-W2605 5"	2 ❍ 3000K 90	16W	1188	○ AL Brushed Aluminum ○ BK Black ○ BZ Bronze ○ GH Graphite ○ WT White

Example: **FM-W2605-AL**

DESCRIPTION

Sleek and stylish. Tube is offered in round and cylindrical profiles for various applications and design themes. Crafted of die-cast aluminum with an etched glass diffuser for broad based or focused illumination in baths, closets and other rooms, as well as outdoor locations, in residential and commercial spaces. Mounts to walls or ceilings. Five handsome finishes. Precise engineering using the latest energy-efficient LED technology with a built-in reflector for superior optics.

FEATURES

- Title 24 may not be available for all finishes, check for availability
- Driver concealed within the fixture
- 5 year warranty

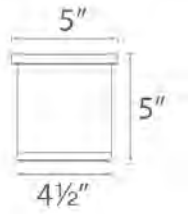
SPECIFICATIONS

Construction	Die-cast Aluminum
Power:	16W
Input:	120-277V,50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Rated Life:	70,000 Hours
Mounting:	Mounts directly to junction box, Can be mounted on ceiling or wall in all orientations
Finish:	Electrostatically Powder Coated: Brushed Aluminum with Clear Powder Coat Brushed Aluminum, Powder Coat White White, Black, Powder Coat Graphite Graphite, Powder Coat Bronze Bronze
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, IP65, Title 24 JA8 Compliant

FINISHES:

Black | Bronze | Brushed Aluminum | Graphite | White

LINE DRAWING:



PLANNING DIVISION STAFF REPORT

May 12, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **333-345 West Main Street, 110 South Henry Street, and 334 West Doty Street** (District 4 – Alder Verveer)

Application Type: Zoning Map Amendment, Demolition Permit

Legistar File ID # 87470 & 87598

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant: Jason Erdahl; Ankrom Moisan Architects; 38 NW Davis Street; Portland, OR 97209

Owner: Tim Conroy; Capitol Lakes; 333 W Main St; Madison, WI 53703

Requested Action: The applicant is seeking approval of a demolition permit for an existing assisted living residential building and approval of a zoning map from PD (Planned Development district) to amended PD.

Proposal Summary: The applicant is seeking approvals to demolish a 44-unit assisted living facility at 333-345 West Main Street and construct a new four-story 49-unit multifamily apartment building with underground parking as part of an interconnected multi-building campus.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(5) MGO Standards for planned developments are found in §28.098(2) MGO. Standards of approval for demolition permits are found in §28.185(6) MGO.

Review Required By: Landmarks Commission, Urban Design Commission, Plan Commission, Common Council

Summary Recommendations: The Planning Division recommends the following to the Plan Commission regarding the applications for 333-345 West Main Street, et al. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies beginning on page 6.

- That the Plan Commission find that the standards for zoning map amendments and planned developments are met and forward the rezoning to Common Council with a recommendation to **approve**;
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the building at 333-345 West Main Street;

Background Information

Parcel Location: The subject site proposed for demolition and new construction is addressed as 345 West Main Street and is located at the southwest end of the block bounded by West Main Street, South Henry Street, West Doty Street, and South Broom Street. The entire block comprises a large interconnected building complex. The site is within Alder District 4 (Alder Verveer) and the Madison Metropolitan School District.

Existing Conditions and Land Use: 345 West Main Street is 1.23 acres occupied by a two-story building with 44 assisted living units. The 53,558 square foot parcel is zoned PD (Planned Development district), as is the rest of the block.

Surrounding Land Uses and Zoning:

Northwest: Across West Main Street, a one-story office building zoned UMX (Urban Mixed Use district) and a multilevel private parking facility zoned PD;

Southwest: Across South Broom Street one-, two, and three-unit residences zoned DR2 (Downtown Residential 2 district);

Southeast: Across West Doty Street one-, two, and three-unit residences zoned DR2 and PD; and

Northeast: Three buildings, including a 15-story residential highrise, five-story apartment building, and four-story memory care and skilled nursing building, that remainder of the Capitol Lakes multibuilding development, all zoned PD.

Adopted Land Use Plan: The Comprehensive Plan (2023) recommends downtown core (DC). The Downtown Plan (2012) recommends downtown mixed-use with four-story maximum height limit.

Zoning Summary: The subject property is to be zoned PD (Planned Development District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	As approved	As approved
Lot Width	As approved	As approved
Front Yard Setback	As approved	As approved
Side Yard Setback	As approved	As approved
Rear Yard Setback	As approved	As approved
Maximum Lot Coverage	As approved	As approved
Maximum Building Height	4 stories	4 stories

Site Design	Required	Proposed
Number Parking Stalls	No minimum	58
Electric Vehicle Stalls	6 EV Ready	None (2.)
Accessible Stalls	1	2
Loading	None	None
Number Bike Parking Stalls	54	56
Landscaping and Screening	Yes	Yes (3.)
Lighting	No	Yes
Building Form and Design	As approved	As approved

Other Critical Zoning Items	Urban Design (PD), Utility Easements

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The property is not located within a mapped environmental corridor.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description

The applicant, representing Capitol Lakes Retirement Community, is seeking approval of a zoning map amendment from PD to revised PD-GDP-SIP and a demolition permit to demolish an existing 44-unit assisted living building and build a new four-story 49-unit apartment building.

Capitol Lakes functions as a full-block campus consisting of four buildings, with residents in independent living, assisted living, and skilled nursing. The proposed project involves the demolition of the existing 44-unit assisted living building at 345 West Main Street. The existing building two-story building has a conventional residential appearance with lap siding. A narrow wing connects the existing building to the adjacent Health Center building. In submitted photos the building appears well maintained, with no apparent structural issues. Planning staff have not personally inspected the building. Prior to demolition, current residents of the assisted living facility will be relocated to a newly renovated floor in the existing skilled nursing facility to the north.

After demolition, a new apartment building for independent living will be constructed. The main entrance, common space, back of house, and elevator lobby are oriented toward the West Main Street frontage. The remainder of the ground floor and the three upper floors have residential units. The new building will be connected to the Maingate building on West Main Street via a third-floor skybridge. Above the fourth floor is an outdoor rooftop amenity space with a pergola. The predominant proposed exterior of the building includes dark gray brick on the first floor, tan fiber cement lap siding on the second and third floors, and white fiber cement panel intended to mimic stucco on the fourth floor. Because of the slope of the site, the northernmost corner of the West Main Street façade is only three-stories tall, but more than four stories are exposed at the southernmost corner at the West Doty Street-South Broom Street intersection.

The proposal includes an underground parking garage with 58 vehicle parking stalls, five shared fleet bicycles for resident and employee use, 47 resident bicycle parking stalls, and five exterior short-term bikes stalls near the building resident entrance on Main Street. The lower level also includes resident storage lockers and a bicycle maintenance station for resident and employee use. Vehicle access to the underground parking is via an existing driveway from Doty Street between the proposed building and Health Center building.

Private yards will be provided for some ground-floor residential units. A series of courtyard spaces are planned between the proposed building and the Maingate and the Health Center buildings with walking paths and will have a retaining wall with greenery and trailing plants to grow on the walls. Two green roofs are planned—one about the third floor and another above the fourth. Numerous small raised planter beds are located around perimeter of building. The Broom Street yard will be planted with turf grass. The applicant proposes removal of two street trees on Doty Street and one on Main Street. The existing street trees along Broom Street and all remaining trees along Main and Doty streets will be protected and maintained per the arborist report and tree plan.

A thirty-foot required setback is mapped along Broom Street for potential expansion of the Broom Street right-of-way. While a planned street expansion is not currently anticipated by the City, the setback is accommodated in the proposal.

Capitol Lakes provides its own maintenance, housekeeping and property management services. While the complex is open 24/7 for its residents, the proposed new building will employ three people, with staff on site from 7 a.m. to 5 p.m. Monday through Saturday, with some limited staff availability on Sundays.

According to the letter of intent, the applicant intends to start demolition in late 2025 with completion by early 2027.

Analysis

This request is subject to the standards for zoning map amendments and demolition permits. This section begins with a summary of adopted plan recommendations, and includes sections for zoning map amendment standards,

demolition permit standards, a review of findings by both the Landmarks Commission and Urban Design Commission and finishes with a review of public comment.

Consistency with Adopted Plans

The Comprehensive Plan (2023) recommends Downtown Core (DC). DC areas include the nucleus of Downtown, accommodating a mix of uses in large-scale buildings that comprise the most intensely developed part of the city. The Downtown Plan (2012) recommends Downtown Mixed-use for the site and recommends a four-story maximum height limit, which is also reflected in the Downtown zoning districts. The Downtown Plan also places the subject site within the "Downtown Core" district, and recommends continued expansion of a mix of uses, including employment, retail, entertainment, cultural, and residential. The Downtown Plan identifies West Doty Street and West Main Street as "local streets," but identifies Broom Street as a "thoroughfare" having the highest level of design and amenities amongst downtown streets. Staff believes that, the proposal can be found to be consistent with the adopted plans.

Demolition Permit Standards

At its October 5, 2021 meeting, the Common Council adopted Ordinance 21-00065 (ID 67074) to revise the standards and process for demolition and removal permits in Section 28.185 of the Zoning Code to remove approval of the proposed future use as a factor in approving demolition requests. In order to approve a demolition request under those standards, the Plan Commission shall consider seven approval standards in §28.185(9)(c) MGO when making a determination regarding demolition requests. The factors include a finding that the proposed demolition or removal is consistent with the statement of purpose of the demolition permits section and with the health, prosperity, safety, and welfare of the City of Madison. As reference, the Common Council has since adopted Ordinance 25-00010 (ID 86649) on February 25, 2025, which allows for demolition and removal permits to be approved administratively in cases in which the Landmarks Commission finds the building proposed for demolition has no known historic value. This proposal, however, was submitted prior to full adoption of the newer ordinance and process, and will be considered under the 2021 ordinance.

The Planning Division believes that the standards for Demolition Permits can be met, but provides the following comments regarding standard 4, "*That the Plan Commission has received and considered the report of the City's Historic Preservation Planner regarding the historic value of the property as well as any report that may be submitted by the Landmarks Commission.*" At its January 13, 2025 meeting, the Landmarks Commission found that the existing building proposed for demolition at 345 West Main Street has no known historic value. When giving careful consideration to the report of the Landmarks Commission, Staff believes that the Plan Commission can find the applicable standards met and approve the requested demolition permits.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."

As discussed above, the land use recommendation in the Comprehensive Plan and Downtown Plan is DC. If this location were presently zoned in a conventional district, staff would recommend a downtown district such as UMX

or DR2. Rezoning to a conventional district may create unintended consequences and nonconforming uses and buildings in the rest of the Capitol Lakes complex which should be avoided. Because the site is part of a large multibuilding interconnected development and is already zoned PD, staff believe an amended PD district can be found to be consistent with adopted plans and all applicable standards can be found met.

Planned Development Standards

The applicant requests a zoning map amendment to revised PD-GDP-SIP (Planned Development-General Development Plan-Specific Implementation Plan district) from PD as part of a full-block multi-building development.

Planned Developments are intended to facilitate the development of land in an integrated and innovative fashion, to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural and economic considerations. The resultant development should feature high-quality architecture and building materials. The Planned Development District is intended to achieve one or more of several objectives found in §28.098(1). In addition to the objectives listed, this section of the Zoning Code also explicitly states that because substantial flexibility is permitted in the base zoning districts, the PD option should rarely be used. It is intended that applicants use the PD option only for situations where none of the base zoning districts address the type of development or site planning proposed. Examples include redevelopment, large-scale master planned developments, projects that create exceptional employment or economic development opportunities, or developments that include a variety of residential, commercial, and employment uses in a functionally integrated mixed-use setting. As the proposal is part of a large-scale master planned redevelopment with significant residential and healthcare-related uses within the complex, integrates land uses allowing for a mixture of uses in transitional areas with enhanced multimodal connections and amenities, and facilitates development consistent with the recommendations of the Comprehensive Plan and Downtown Plan, staff believe the PD objectives can be found met.

For Planned Development zoning, the Urban Design Commission shall review the General Development Plan and the Specific Implementation Plan prior to the Plan Commission, and shall make a recommendation to the Plan Commission with specific findings on the design objectives listed in §28.098(1) and (2). Amongst the design issues and considerations identified by the Secretary's report and discussed by UDC were overall building design and composition, building orientation and entrances, building materials, lighting, the presence of ventilation louvers on street-facing facades, and landscaping. See the UDC Secretary's staff report to the UDC for a summary of design considerations. At its meeting of April 30, 2025, the Urban Design recommended that the Plan Commission approve the requested Planned Development (PD) at 333-345 West Main Street, et al. The motion for approval included the following recommended conditions and findings:

- The elevator and stair tower overrun shall be clad in the same fiber cement materials as the upper floor.
- At the northwest corner of the building, along the W Main Street elevation, the lower-level blank wall shall be refined to include windows.
- The garage louvers shall be designed to be integrated into the overall wall in which they sit (i.e., flush, same color, etc.).
- The UDC recommends that these changes can be administratively reviewed/approved.

See Legislative File 86359 for more information about the UDC deliberation and decision.

Staff also notes that, with relation to the design of the proposed building, that condensers and other HVAC utilities are currently shown located on the roof and no HVAC louvres are currently shown on any street facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls should not included in an approval and will require approval of an alteration should they be proposed at a later time.

Planned Development zoning map amendments have additional standards of approval beyond those of a conventional zoning map amendment, which are found in §28.098(2). Staff believe that all applicable standards for PD zoning map amendments can be found met, specifically noting that the complexity of the interconnected Capitol Lakes complex makes it unlikely that any other base zoning district can be used to achieve a substantially similar pattern of development per standard (a).

Public Comment

At time of writing, Staff has received at least one item of written comment from the public which is available as part of the legislative file for this request.

Conclusion

Staff believes that the standards of approval for Zoning Map Amendments, Planned Developments, and Demolition Permits can be found to be met.

When considering the adopted plan recommendations, the scale of the proposed building and the proposed uses, surrounding land uses, recommended conditions of approval, and recommendations of both the UDC and Landmarks Commission, staff believe all applicable standards of approval can be found met.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends the following to the Plan Commission regarding the applications for 333-345 West Main Street, et al. All recommendations are subject to input at the public hearing and the conditions recommended by the reviewing agencies.

- That the Plan Commission find that the standards for zoning map amendments and planned developments are met and forward the Planned Development rezoning to Common Council with a recommendation to **approve**;
- That the Plan Commission find that the standards for demolition permits are met and **approve** demolition permits for the buildings at 333-345 West Main Street subject to the conditions from reviewing agencies beginning below;

Recommended Conditions of Approval: Major/Non-Standard Conditions are Shaded

Planning Division (Contact Colin Punt, (608) 243-0455)

1. No HVAC "wall-pack" penetrations/louvers are shown on the street-facing facades. Unless specifically approved by the Plan Commission, the addition of wall packs on outward-facing walls is not included in this approval and will require approval of an alteration should they be proposed at a later time.

Urban Design Commission (Contact Jessica Vaughn, (608) 267-8740)

2. That the elevator and stair tower overrun shall be clad in the same fiber cement materials as the upper floor.

3. That the lower-level blank wall at the northwest corner of the building along the W Main Street elevation shall

be refined to include windows.

4. That the garage louvers shall be designed to be integrated into the overall wall in which they sit (i.e. flush, same color, etc.).

Zoning Administrator (Contact Jacob Moskowitz, (608) 266-4560)

5. Section 28.185(9)(b) requires that every applicant for a demolition or removal approval that requires approval by the Plan Commission is required to get a Reuse and Recycling Plan approved by the City Recycling Coordinator, Bryan Johnson at streets@cityofmadison.com prior to receiving a raze permit. Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(9)(b) shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition. A demolition or removal permit is valid for two (2) years from the date of the Plan Commission approval.

6. Provide electric vehicle stalls per Section 28.141(8)(e) Electric Vehicle Charging Station Requirements. A minimum of 10% of the parking stalls (6 stalls) must be electric vehicle ready. Identify the locations of the electric vehicle ready stalls on the plans.

7. Submit the landscape plan and landscape worksheet stamped by the registered landscape architect. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

8. Provide a detail of the specific bird-safe glass treatment product that will be used.

9. Work with Planning and Zoning staff to finalize the zoning text. In the Zoning Text, the signage is to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the DR2 district.

City Engineering Division (Contact Brenda Stanley, (608) 261-9127)

10. 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)

11. Construct sidewalk, terrace, curb and gutter, and pavement to a plan as approved by the City Engineer along West Main Street, South Broom Street, and West Doty Street.

12. 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)

13. 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))

14. Obtain a permit to plug each existing storm sewer. This permit application is available on line at http://www.cityofmadison.com/engineering/permits.cfm. (MGO CH 37.05(7))

15. An Erosion Control Permit is required for this project. See Storm comments for permit specific details and requirements.

16. A Storm Water Management Report and Storm Water Management Permit is required for this project. See Storm comments for report and permit specific details and requirements.

17. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 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. Information on this permit application is available on line: http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm.
    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 CARPC is required for this project to proceed.

18. Revise the site plan to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY)

19. Revise the plans to show a proposed private internal drainage system on the site. Include the depths and locations of structures and the type of pipe to be used. (POLICY AND MGO 10.29)

20. Revise plan to show the location of all rain gutter down spout discharge locations. Downspouts shall be connected to the internal storm sewer system and not directed over the public sidewalk. (POLICY)

21. This area is within a watershed study for flood mitigation and has a known flooding risk. The minimum opening elevations for structures and the minimum elevation to the entrance to the underground parking proposed by this application shall have a low entrance elevation that is a minimum of 860.0' The stated elevation is intended to be protective but does not guarantee a flood proof structure. The Developer/Owner are strongly encouraged to complete their own calculations and determine an elevation that protects their property to a level of service that they are comfortable with.

22. Provide additional detail how the enclosed depression(s) created by the parking entrance(s) to the below building parking area(s) is/are served for drainage purposes. The building must be protected from receiving runoff up through the 100-yr design storm that is current in Madison General Ordinance Chapter 37. If the enclosed depression(s) is/are to be served by a gravity system provide calculations stamped by a Wisconsin P.E. that show inlet and pipe capacities meet this requirement. If the enclosed depression(s) is/are to be served by a pump system provide pump sizing calculations stamped by a Wisconsin P.E. or licensed Plumber that show this requirement has been met.

23. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in a TMDL ZONE and therefore will be regulated to meet a higher standard.

24. This project will disturb 20,000 sf or more of land area and require an Erosion Control Plan. Please submit an 11" x 17" copy of an erosion control plan (pdf electronic copy preferred) to Megan Eberhardt (west) at meberhardt@cityofmadison.com, or Daniel Olivares (east) at daolivares@cityofmadison.com, for approval.

Demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances 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. The WDNR provided workbook to compute USLE rates can be found online at https://dnr.wi.gov/topic/stormwater/publications.html

This project will require a concrete management plan and a construction dewatering plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. If contaminated soil or groundwater conditions exist on or adjacent to this project additional WDNR, Public Health, and/or City Engineering approvals may be required prior to the issuance of the required Erosion Control Permit. (POLICY)

This project appears to require fire system testing that can result in significant amounts of water to be discharged to the project grade. The Contractor shall coordinate this testing with the erosion control measures and notify City Engineering 608-266-4751 prior to completing the test to document that appropriate measures have been taken to prevent erosion as a result of this testing.

Complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.

25. 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 at http://www.cityofmadison.com/engineering/Permits.cfm.

    The Storm Water Management Plan & Report shall include compliance with the following:

    Report: Submit prior to plan sign-off, a stormwater management report stamped by a P.E. registered in the State of Wisconsin.

    Electronic Data Files: Provide electronic copies of any stormwater management modeling or data files including SLAMM, RECARGA, TR-55, HYDROCAD, Sediment loading calculations, or any other electronic modeling or data files. If calculations are done by hand or are not available electronically, the hand copies or printed output shall be scanned to a PDF file and provided to City Engineering. (POLICY and MGO 37.09(2))

    Rate Control Redevelopment: By design detain the 10-year post construction design storm such that the peak discharge during this event is reduced 15% compared to the peak discharge from the 10-year design storm in the existing condition of the site. Further, the volumetric discharge leaving the post development site in the 10year storm event shall be reduced by 5% compared to the volumetric discharge from the site in an existing condition during the 10-year storm event. These required rate and volume reductions shall be completed, using green infrastructure that captures at least the first 1/2 inch of rainfall over the total site impervious area. If additional stormwater controls are necessary beyond the first 1/2 inch of rainfall, either green or non-green infrastructure may be used.

    TSS Redevelopment with TMDL: Reduce TSS by 80% off of the proposed development when compared with the existing site.

    Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project.

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).

City Engineering Division – Mapping Section (Contact Julius Smith, (608) 264-9276)

27. Grant a new Public Sidewalk easements on the face of the required forthcoming land division. Contact Jule Smith of Engineering Mapping (jsmith4@cityofmadison.com to receive the appropriate easement terms/conditions language for inclusion on this CSM/Plat. Final easement size to be approved Engineering and Traffic Engineering.

28. The proposed new building crosses an underlying platted lot line. Prepare a Certified Survey Map (CSM) and submit to the Planning Unit to dissolve underlying lot lines to comply with fire codes, City Ordinances and City Policies. The CSM shall be approved by the City, recorded with the Dane County Register of Deeds and new Tax Parcel information available prior to issuance of a building or early start permit. Note: Any CSM for this development would carry the 13' Officially Mapped Street dedication requirement along Broom Street, Developer will have to work with Planning, Engineering and Traffic Engineering a on possibilities of what may be an acceptable dedication with this CSM.

29. Coordinate and request from the utility companies serving this area the easements required to serve this development.

30. Provide for review, comprehensive reciprocal easements and agreements including, but not limited to, access, parking, utilities, common areas, storm management that are necessary to accomplish the land division or site development as proposed prior to final sign off. The document(s) shall be executed and recorded immediately subsequent to the CSM recording and prior to building permit issuance. The site plan is showing cross access to offsite parking facilities, and bike parking facilities, pedestrian connections, both on the surface and a proposed skyway, offsite storm sewer connections, adjacent surface drainage and an adjacent developments planter retaining wall all crossing parcel limits.

31. Provide a full and complete legal description of the site or property being subjected to this application on the site plan.

32. A preliminary addressing plan was created 1/24/25. The LNDUSE submittal does not match those plans. Submit a site plan and a complete building Floor Plan in PDF format to Lori Zenchenko (lzenchenko@cityofmadison.com) that includes a floor plan of each floor level on a separate sheet/page for the development of a complete interior addressing plan. Also, include a unit matrix for apartment buildings. The Addressing Plan for the entire project shall be finalized and approved by Engineering (with consultation and consent from the Fire Marshal if needed) PRIOR to the verification submittal stage of this LNDUSE with Zoning. The final approved stamped Addressing Plan shall be included in said Site Plan Verification application materials or a revised plan shall provided for additional review and approval by Engineering. Per 34.505 MGO, a full copy of the approved addressing plan shall be kept at the building site at all times during construction until final inspection by the Madison Fire Department. For any changes pertaining to the location, deletion or addition of a unit, or to the location of a unit entrance, (before, during, or after construction), a revised Address Plan shall be resubmitted to Lori Zenchenko to review addresses that may need to be changed and/or reapproved.

Traffic Engineering Division (Contact Sean Malloy, (608) 266-5987)

33. 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 S. Broom Street.

34. The applicant shall be responsible for relocation of street light pole on W. Doty Street due to new driveway

35. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be to engineering scale and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; vision triangles; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

36. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.

37. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.

38. All parking facility design shall conform to MGO standards, as set in section 10.08(6).

39. All bicycle parking adjacent pedestrian walkways shall have a 2 foot buffer zone to accommodate irregularly parked bicycles and/or bicycle trailers.

40. Per Section MGO 12.138 (14), this project is not eligible for residential parking permits. It is recommended that this prohibition be noted in the leases for the residential units.

41. The applicant shall adhere to all vision triangle requirements as set in MGO 27.05 (No visual obstructions between the heights of 30 inches and 10 feet at a distance of 25 feet behind the property line at streets and 10 feet at driveways.). Alteration necessary to achieve compliance may include but are not limited to; substitution to transparent materials, removing sections of the structure and modifying or removing landscaping elements. If applicant believes public safety can be maintained they shall apply for a reduction of MGO 27.05(2)(bb) - Vision Clearance Triangles at Intersections Corners. Approval or denial of the reduction shall be the determination of the City Traffic Engineer.

42. All parking ramps as the approach the public Right-of-Way shall not have a slope to exceed 5% for 20 feet; this is to ensure drivers have adequate vision of the Right-of-Way. If applicant believes public safety can be maintained they shall apply for a waiver, approval or denial of the waiver shall be the determination of the City Traffic Engineer.

43. City of Madison radio systems are microwave directional line of sight to remote towers citywide. The building elevation will need to be reviewed by Traffic Engineering to accommodate the microwave sight and building. The applicant shall submit grade and elevations plans if the building exceeds three stories prior to sign-off to be reviewed and approved by Andrew Oliver, (267-1979, aoliver@cityofmadison.com) Traffic Engineering Shop, 4151 Nakoosa Trail. The applicant shall return one signed approved building elevation copy to the City of Madison Traffic Engineering office with final plans for sign off.

44. The driveway slope to the underground parking is not identified in the plan set, Traffic Engineering recommends driveway slope under 10%; if the slope is to exceed 10%, the applicant shall demonstrate inclement weather mitigation techniques to provide safe ingress/egress to be approved by the City Traffic Engineer.

45. The applicant shall provide a clearly defined 5' walkway clear of all obstructions to assist citizens with disabilities, especially those who use a wheel chair or are visually impaired. Obstructions include but are not limited to tree grates, planters, benches, parked vehicle overhang, signage and doors that swing outward into walkway.

46. "Stop" signs shall be installed at a height of seven (7) feet from the bottom of the sign at all class III driveway approaches, including existing driveways, behind the property line and noted on the plan. All directional/regulatory signage and pavement markings on the site shall be shown and noted on the plan.

47. The applicant shall show the dimensions for the proposed class III driveway including the width of the drive entrance, width of the flares, and width of the curb cut.

48. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.

49. Applicant shall submit for review a waste removal plan. This shall include vehicular turning movements.

Fire Department (Contact Matt Hamilton, (608) 266-4457)

50. Document fire apparatus access as required by IFC 503 2024 edition, MGO 34.503

Parks Division (Contact Kathleen Kane, (608) 261-9671)

51. Credit will be assessed for the existing units proposed to be removed as a component of this project. The current proposal describes 49 new MF/age-restricted units and the demolition/removal of 44 existing MF units. Based on the unit type and number proposed and overall net change in residential units, Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) are not required for the current proposal.

52. Pursuant to MGO 20.08 (2)(c)2.d. the park impact fee may be reduced for multi-family dwelling units that are limited to occupancy by persons fifty-five (55) years of age or older by appropriated recorded restriction for a period of not less than thirty (30) years.

53. This development is within the Central Park-Infrastructure Impact Fee district. Please reference ID# 25016 when contacting Parks about this project.

Forestry Section (Contact Brad Hofmann, (608) 267-4908)

54. An existing inventory of street trees located within the right of way shall be included on the site, demo, utility, landscape, grading, fire aerial apperatus and street tree plan sets. The inventory shall include the following: location, size (diamater at 4 1/2 feet), and species of existing street trees. The inventory should also note if a street tree is proposed to be removed and the reason for removal.

55. All proposed street tree removals within the right of way shall be reviewed by City Forestry before the Plan Commission meeting. Street tree removals require approval and a tree removal permit issued by City Forestry. Any street tree removals requested after the development plan is approved by the Plan Commission or the Board of Public Works and City Forestry will require a minimum of a 72-hour review period which shall include the notification of the Alderperson within who's district is affected by the street tree removal(s) prior to a tree removal permit being issued. Add as a note on the street tree plan set.

56. 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 (608) 266-4816. Penalties and remediation shall be required. Add as a note on the site, grading, utility, demolition, and street tree plan set.

57. 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 at (608) 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: https://www.cityofmadison.com/business/pw/specs.cfm Add as a note on the site, grading, utility, demolition and street tree plan sets.

58. Section 107.13(g) of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/business/pw/specs.cfm) addresses soil compaction near street trees and shall be followed by Contractor. The storage of parked vehicles, construction equipment, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots within five (5) feet of the tree or within the protection zone is prohibited. Add as a note on both the site and street tree plan sets.

59. On this project, street tree protection zone fencing is required. The fencing shall be erected 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. Add as a note on both the site and street tree plan sets.

60. Street tree pruning shall be coordinated with City Forestry at a minimum of two weeks prior to the start of construction for this project. Contact City Forestry at (608)266-4816. All pruning shall follow the American National Standards Institute (ANSI) A300 - Part 1 Standards for pruning. Add as a note on both the site and street plan sets.

61. The Developer shall submit a Street Tree Report performed by International Society of Arboriculture Certified Arborist for City Forestry's review of project. This report shall identify all street trees on proposed project site, species type, canopy spread, tree condition, proposed tree removals, the impacts of proposed construction, and any requested pruning.

62. The Developer shall post a security deposit prior to the start of the development to be collected by City Engineering as part of the Developers Agreement. In the event that street trees are damaged during the construction process, City Forestry will draw from this deposit for damages incurred.

63. Additional street trees are needed for this project. Tree planting specifications can be found in section 209 of City of Madison Standard Specifications for Public Works Construction (website: https://www.cityofmadison.com/business/pw/specs.cfm) - All street tree planting locations and tree species within the right of way shall be determined by City Forestry. A landscape plan and street tree planting plan shall be submitted in PDF format to City Forestry for approval of planting locations within the right of way and tree species. All available street tree planting locations shall be planted within the project boundaries. Add following note on both the landscape and street tree plan sets: 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.

Water Utility (Contact Jeff Belshaw, (608) 261-9835)

64. The Madison Water Utility shall be notified to remove the water meter at least two working days prior to demolition. Contact the Water Utility Meter Department at (608) 266-4765 to schedule the meter removal appointment.

65. A Water Meter Application Form and fees must be submitted before connecting to the existing water lateral. Provide at least two working days notice between the application submittal and the scheduled lateral connection/extension. Application materials are available on the Water Utility's Plumbers & Contractors website (http://www.cityofmadison.com/water/plumbers-contractors), otherwise they may be obtained from the Water Utility Main Office at 119 E Olin Ave. A licensed plumber signature is required on all water service applications. For new or replacement services, the property owner or authorized agent is also required to sign the application. If you have questions regarding water service applications, please contact Madison Water Utility at (608) 266-4646.

Metro Transit (Contact Tim Sobota, (608) 261-4289)

66. In coordination with any public works improvements, the applicant shall maintain or replace the concrete walkway surface connecting with the existing Metro bus stop platform in South Broom Street, north of West Doty Street (#0161).

67. The applicant shall maintain the existing passenger bench seating amenity - as part of the private landscape plan - along the east side of South Broom Street, north of West Doty Street.

68. As identified on plans submitted for review, the applicant shall install and maintain a new passenger waiting shelter with seating amenity - as shown as part of the private landscape plan - additionally serving the curbside bus stop zone on the east side of South Broom Street, north of West Doty Street.

69. 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.

70. The existing bus stop platform and accessible pedestrian sidewalk and terrace area on the east side of South Broom Street, north of West Doty Street, provide critical access to the City's transit operations, and any planned or permitted obstruction of the existing bus stop zone may require additional right-of-way improvements and/or other mitigation measures in coordination with Traffic Engineering and Metro Transit staff - in order to create an alternate bus stop zone that would serve the South Broom Street at West Doty Street intersection area in a comparable operational and accessible manner.

71. Metro Transit operates daily all-day transit service along Broom and Bassett Streets near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays). Metro Transit operates additional daily all-day rapid transit service along State Street and the Capitol Square near this property - with trips at least every 30 minutes (every 15 minutes or less during the day on weekdays and Saturdays).

72. Metro Transit would initially estimate the following counts of potentially eligible trips towards US Green Building Council/LEED Quality Access to Transit points: 304 Weekday & 147 Weekend (average). Please contact Metro Transit if additional analysis would be of interest.

Parking Utility (Contact Trent Schultz, (608) 246-5806)

73. The applicant shall receive final approval of a Transportation Demand Management (TDM) Plan, as part of project resubmittal following Plan Commission, Urban Design Commission, and Common Council approval. TDM Plan review fees will be required as part of final site plan review sign off.

CAPITOL

NEIGHBORHOODS, INC.
MADISON, WISCONSIN

April 14, 2025

Urban Design Commission
City of Madison

Re: 345 W. Main St., April 16, 2025, agenda item #3

The developers for this proposal have met with the neighborhood and its steering committee several times and we are appreciative of the time they have spent with us. In general, the neighborhood is supportive of the proposed redevelopment of the portion of the Capitol Lakes campus that currently houses the Terraces, pending the further clarification of some portions of the current plans that have been submitted to the city.

One area of concern is the overall design of the exterior of the proposed Bassett Place development. Although the Capitol Lakes campus consists of buildings of varying designs and appearances, the neighborhood would like the Urban Design Commission to consider how well the currently proposed design for Bassett Place fits into the rest of the Capitol Lakes campus.

The rooftop mechanicals and amenities are outlined on Sheet G2.25 of the submitted plans and the development team has told the neighborhood that these should be adequately screened from the surrounding street level. The neighborhood feels that more detail as to the heights and appearance of the rooftop structures is needed and that, since these structures will be fully visible from both the Maingate and the Heights buildings on the Capitol Lakes campus, further consideration and development of screening of these structures needs to be presented in the final plans.

While the development team has committed to providing robust tree protection for the street trees along South Broom Street adjacent to the proposed construction, something that the neighborhood very much appreciates, they have also talked about removing the street trees adjacent to the proposed construction site on both West Main Street and West Doty Street. Although previous plans had indicated that all trees on both Main and Doty would be provided with tree protection, newly submitted plans now show, on Sheet C102, that the street trees on Main and Doty are slated to be removed. Prior to any approval of tree removals adjacent to this site, the neighborhood feels that City Forestry must be consulted and should have the final say as to the treatment of all street trees adjacent to the proposed construction site.

P.O. Box 2613 • Madison, WI 53701 • Capitolneighborhoods.org

Plans for the proposed development include an entrance for underground parking with 58 stalls and new facilities for handling trash and recycling, both accessed from West Doty Street, as well as the removal of the circular drive on West Main Street at the Terraces entrance. Additionally, a Madison Metro bus stop is located on South Broom Street adjacent to the proposed construction site for Bassett Place. West Doty Street is a narrow neighborhood street with parking on both sides and West Main Street, which is a bicycle boulevard, is already congested along this block. Given the increase in traffic the proposed development would generate on both streets and the potential impact construction would have on South Broom Street, the neighborhood would suggest that City Traffic Engineering conduct a traffic study for the area prior to approval of this proposal.

Again, the neighborhood very much appreciates the development team's willingness to hear our suggestions and concerns. While the neighborhood looks forward to the further development of the plans for Bassett Place, we do not feel that the current plans as submitted adequately address all aspects of the redevelopment of this site and hope that the Urban Design Commission will take these concerns into their consideration of the proposal.

Thank you.

Jonathan Cooper
for the Bassett Neighborhood Steering Committee,
Capitol Neighborhoods, Inc.

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 25 March 2025

Referral(s): Plan Commission: 28 April 2025; Common Council: 6 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 333-345 W Main St., 110 S Henry St., and 334 W Doty St Alder District 4

From PD District To Amended PD(GDP-SIP) District

Proposed Use: Amend the Capitol Lakes Planned Development General Development Plan and Specific Implementation Plan to allow construction of a 49-unit senior apartment building

By Direction Of: _____ Date: 17 March 2025

Meagan Tuttle, Director Planning Division

From: Gloria Dougherty
To: Plan Commission Comments
Subject: Capitol Lakes Development
Date: Wednesday, April 30, 2025 8:43:41 AM

[You don't often get email from ronglo@mac.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

As a resident of Capitol Lakes for over 2+ years, I am concerned about the planned development which will demolish a welcoming assisted living environment (to be replaced by moving current residents to a crowded more congested area) as well as forcing these 'settled' existing residents to make a major move in their final years. The plan will then add 49 new apartments (with up to 90 new residents). The rationale is that Capitol Lakes has a long waiting list. That may be, but adding apartments will make a crowded space even more so with staff already overstretched and very hard to obtain. In a sense existing residents will be penalized; there will be no increase in eating areas and apparently no extension of restaurant hours (due to shortage of workers.) All facilities including pool, exercise facilities and access to entertainment will be overcrowded and thus less available. Currently the stress of staff shortages is very evident; increasing the number of residents will only increase this. And, of course, the current political environment emphasizes the reality of worker shortages as well as financial instability.

Finally, this change will negatively affect the neighboring area. The attractive green space corner with several large trees on Broom and Doty Streets will be removed and an active bus line will need to be rerouted. There are safety concerns as well as there is heavy day long traffic on both Broom and Doty Streets with cars entering and exiting John Nolen Drive and Highway 12/18. Will these also need to be rerouted? All this will lead to a decreased quality of life for both local residents as well as current Capitol Lakes residents.
My suggestion is for Capitol Lakes to try to remain true to its successful original plan with its current residents. If Madison needs more senior living opportunities, these should be in a different location not upending the current positive scenario. I urge you to consider my concerns.

Gloria Dougherty
333 W Main Street, Apt 308

From: Nicholas Davies
To: Plan Commission Comments
Subject: Parking concerns w/ Capitol Lakes redevelopment (87598)
Date: Sunday, May 11, 2025 12:20:58 PM

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

Dear Plan Commission,

On this week's agenda is a proposed redevelopment of a 44 unit assisted living facility to what appears to be a 49 unit supportive/semi-independent apartment building (a very minor increase in housing utilization).

Yet the proposal includes 58 parking spaces. Even with this building having 3 employees, that leaves it with a parking ratio of 1.12, on a downtown property. Besides the proposed onsite parking, there is an existing garage directly across the street from the site.

A parking ratio this high would be wild for any downtown development. But even more so, for this particular site and usage.

A parking ratio >1 means that every single unit is expected to come with a parking space, and a car to occupy that space, and it enables the building manager--in initial lease terms or in later updated lease terms--to bundle parking with rent of an apartment, which has these effects:

1. It biases the pool of tenants towards those with cars, because for tenants without cars, the parking space is a large unnecessary expense.
2. It incentivizes keeping a car on site to justify and make use of the bundled feature, which in turn incentivizes regular use of that stored vehicle.

Legistar at this time does not include a TDM worksheet, which would show whether parking will be initially bundled or not.

Even seniors who are otherwise independent can over time become less safe at operating heavy machinery such as automobiles. It is exactly this population who are most in need of reducing their car dependency, and downtown Madison is an ideal location for folks to make that transition. And yet the proposed parking situation sends the opposite message.

This is compounded by the site's adjacency to a fully assisted living facility. You can expect those patients to cross the garage entrance when they're walking around the block--something they should be able to do with minimal risk--and those patients may have longer crossing times, potentially a lower profile due to wheelchair use, and a higher severity of impact or falling. Combine that with the proposed increased traffic, and we're setting people up for tragedy.

If I had the applicant's contact info, I would urge them to consider turning part of that basement level into storage units for seasonal items (kayaks, Christmas trees, etc.). This kind of feature can be really valuable for someone moving out of a larger house. Having downstairs storage can help you make the most of an apartment's square footage, or even fit more housing units into each upper floor.

Thank you,

Nick Davies
3717 Richard St

City of Madison

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

Master

File Number: 87841

File ID:	87841	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				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

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	87841-1970-1978 University Bay Drive.pdf, Link to Conditional Use File 87657, JCAC_University Bay_Dr_Rezone Exhibit.pdf, Public Comment 05-08-25.pdf, Public Comment 05-12-25.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/08/2025	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)					
1	COMMON COUNCIL	04/15/2025	Referred for Public Hearing	PLAN COMMISSION			
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
	Notes:	Additional referral to Joint Campus Area Committee					
1	PLAN COMMISSION	04/16/2025	Refer	JOINT CAMPUS AREA COMMITTEE	04/24/2025		
	Action Text:	This Ordinance was Refer to the JOINT CAMPUS AREA COMMITTEE					
1	JOINT CAMPUS AREA COMMITTEE	04/24/2025	Return to Lead with the Recommendation for Approval	PLAN COMMISSION			Pass
	Action Text:	Motion by Vidaver to recommend approval of the rezoning of property located at 1970-1978 University Bay Drive from CN (Conservancy) District to PR (Parks and Recreation) District. Govindarajan seconded. Motion passed unanimously by voice vote, with Mendez abstaining.					

1	PLAN COMMISSION	05/12/2025	RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING	PLAN COMMISSION	06/23/2025	Pass

Action Text: A motion was made by Field, seconded by Heck, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by 6/23/2025. The motion passed by voice vote/other.

Notes: On a motion by Alder Field, seconded by Heck, the Plan Commission voted to recommend that this item be referred to June 23, 2025 (July 1, 2025 Common Council) at the request of the applicant. That motion passed by voice vote / other.

Text of Legislative File 87841

Fiscal Note

No City appropriation required.

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. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 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

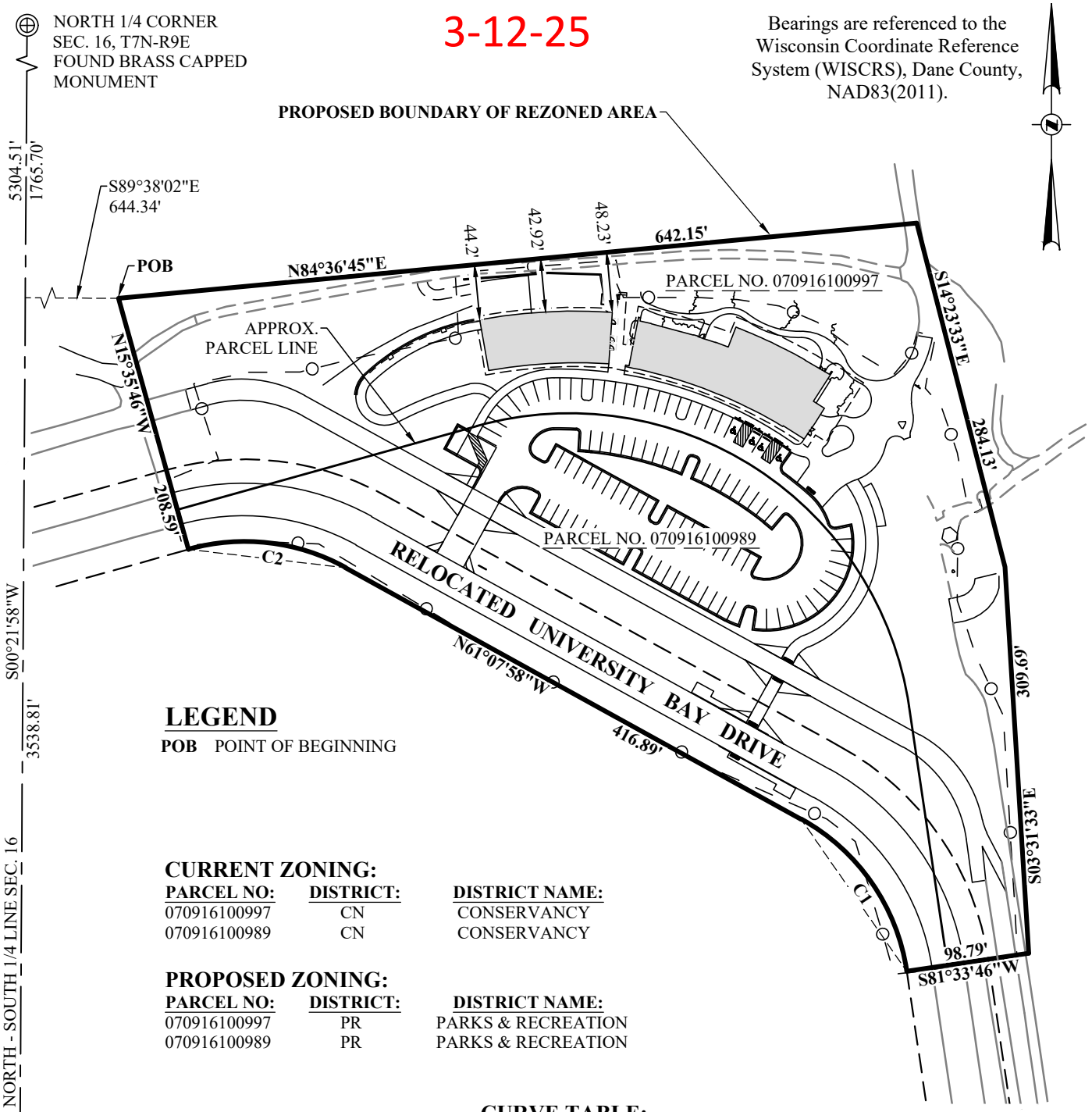
Proposed Use: Rezone a portion of Lakeshore Nature Preserve to allow construction of a one-story, 11,500 square-foot visitor center

By Direction Of: _____ Date: 7 April 2025

Meagan Tuttle, Director Planning Division

REZONE EXHIBIT

DRAFT
3-12-25



LEGEND

POB POINT OF BEGINNING

CURRENT ZONING:

PARCEL NO:	DISTRICT:	DISTRICT NAME:
070916100997	CN	CONSERVANCY
070916100989	CN	CONSERVANCY

PROPOSED ZONING:

PARCEL NO:	DISTRICT:	DISTRICT NAME:
070916100997	PR	PARKS & RECREATION
070916100989	PR	PARKS & RECREATION

CURVE TABLE:

CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	167.00'	153.59'	N34°47'06"W	148.24'	52°41'44"	N08°26'14"W	N61°07'58"W
C2	167.00'	129.60'	N83°21'52"W	126.37'	44°27'48"	N61°07'58"W	S74°24'14"W

GRÄEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 1 OF 2

0 60' 120' 240'
SCALE: 1" = 120'

REZONE EXHIBIT

DRAFT
3-12-25

LEGAL DESCRIPTION - AREA TO BE REZONED:

Part of the Northeast 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, 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 to the relocated Southerly right-of-way line of University Bay Drive; Thence 153.59 feet along said relocated Southerly right-of-way line, being a 167.00-foot radius curve to the left having a long chord which bears N34°47'06"W, 148.24 feet; Thence N61°07'58"W, 416.89 feet along said relocated Southerly right-of-way line; Thence 129.60 feet along said relocated Southerly right-of-way line, being a 167.00-foot radius curve to the left having 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.

Described rezoned parcel contains 243,488 Sq. Feet (5.589 Acres).

GRĀEF
275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 2 OF 2

From: Scott Hershberger
To: Plan Commission Comments
Subject: 87841 and 87657 public comment
Date: Thursday, May 8, 2025 8:37:05 PM

You don't often get email from scotthersh42@gmail.com. Learn why this is important

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

Dear Plan Commission Members:

I support items 87841 and 87657 for the construction of the Frautschi Center at the Lakeshore Nature Preserve. I am a resident of Eagle Heights and visit the Preserve multiple times each week. The new building will be a home for outreach events, will make land stewardship easier for Preserve staff by providing a central location for equipment, and will bring more people to the Preserve. This building, especially because of how sustainable it will be, demonstrates that our community values connecting people with nature, and I look forward to it opening.

Best wishes,
Scott Hershberger

From: Bjorn Paulson
To: Plan Commission Comments; Vidaver, Regina
Subject: Comment on 87841 and 87657
Date: Monday, May 12, 2025 10:20:27 AM

Some people who received this message don't often get email from brpaulson3@wisc.edu. Learn why this is important

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

To whom it may concern:

My apologies for the late comment; I was out of town since 4/30 and just received the mailed notice yesterday.

As a resident of Eagle Heights and someone who commutes daily via the Lakeshore Trail, I oppose items 87841 and 87657 for development of the "Frautschi Center". The proposed rezoning of all five acres of the nature conservancy is much larger than is required for the work proposed and would allow future "parks and recreation" development to proceed without public scrutiny and without maintaining the existing goals of conservation.

Although the proposed building development has been designed for minimal environmental impact, it has a large footprint and includes classrooms, office space, and conference rooms that could be located anywhere on campus, or placed in a more compact multistory footprint - they need not be sited within the existing nature conservancy, and the footprint is much larger than needed. The best way to minimize environmental impact and maintain conservation goals would be to not pursue this development, or require placement on the University's adjacent existing recreational lands.

Sincerely,

Bjorn Paulson

City of Madison

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

Master

File Number: 87842

File ID:	87842	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				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

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Plans.pdf, 3821 Nakoma Road, Staff Comments.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	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)					
1	COMMON COUNCIL	04/15/2025	Referred for Public Hearing	PLAN COMMISSION	05/12/2025		
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
1	PLAN COMMISSION	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Guequierre, seconded by Wasniewski, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Alder Guequierre, seconded by Wasniewski, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other					

Text of Legislative File 87842

Fiscal Note

No City appropriation required.

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.”

City of Madison

Rezoning

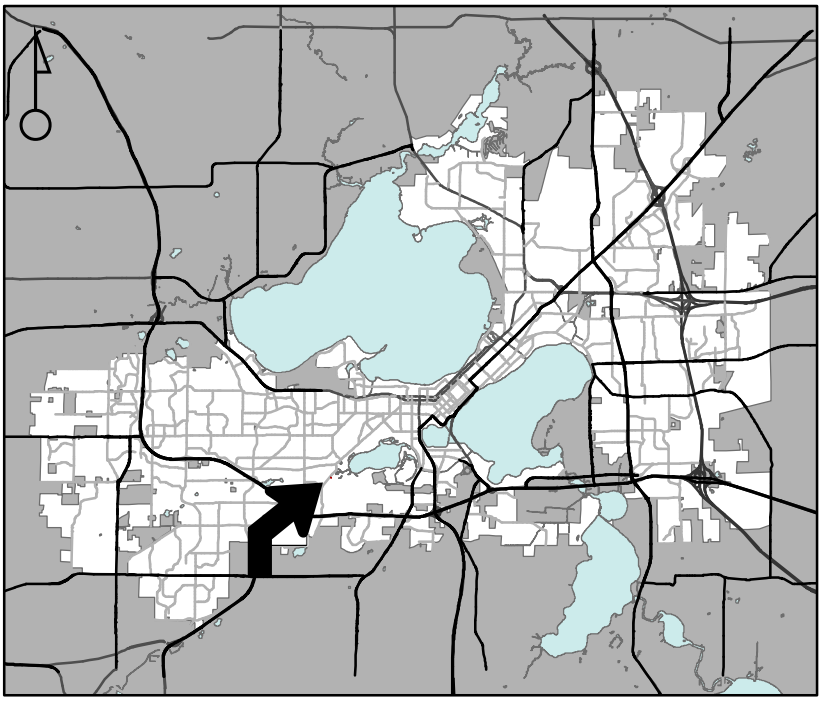
Location
3821 Nakoma Road

Applicant
Brad Bodden, Nakoma Brick, LLC

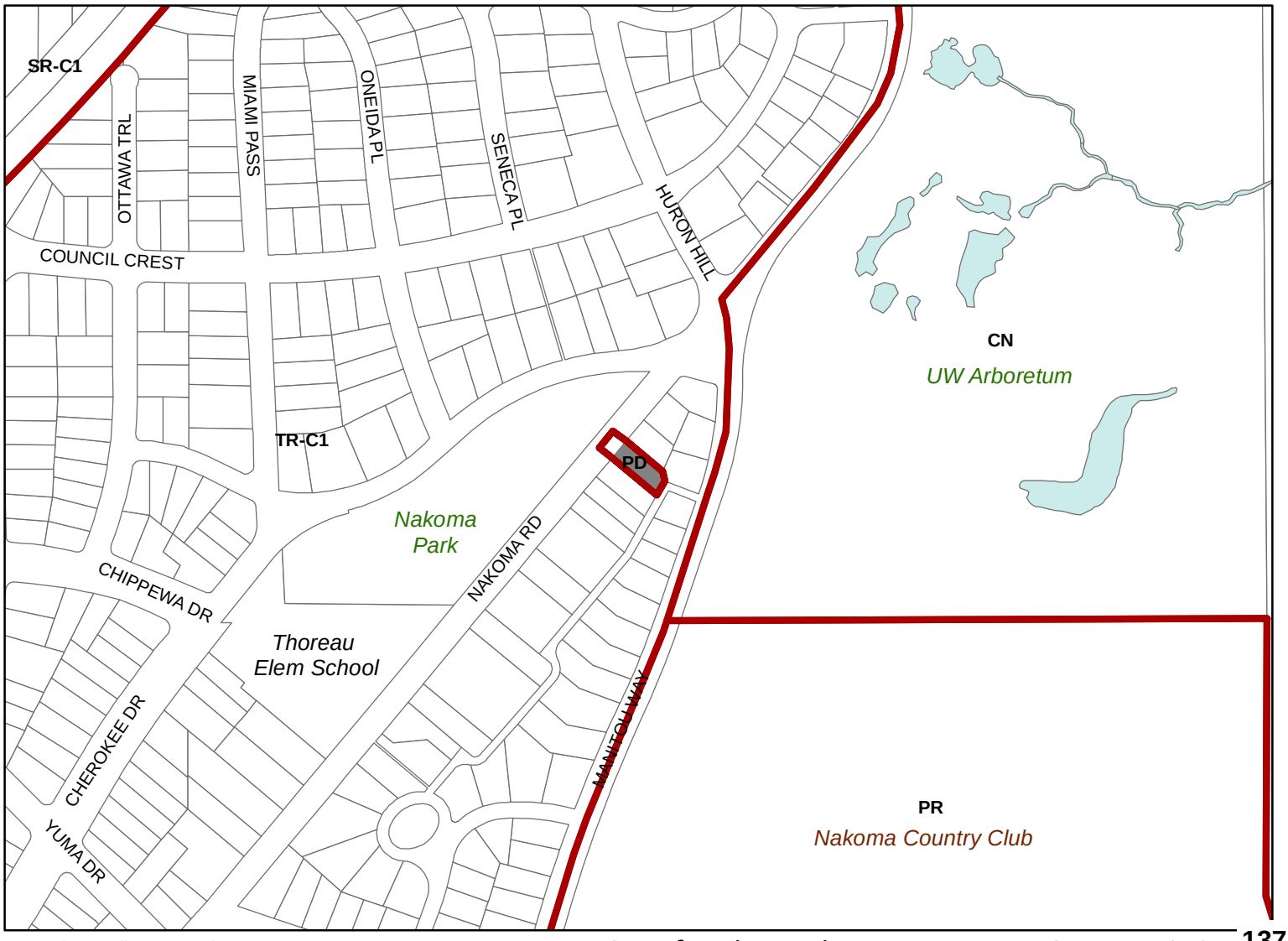
Request
Rezone existing mixed-use building from PD to LMX

Public Hearing Dates
Plan Commission
May 12, 2025

Common Council
May 20, 2025



For Questions Contact: Colin Punt at: 243-0455 or cpunt@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 3-21-

City of Madison

3821 Nakoma Road

Date of Aerial Photography : Spring 2022

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

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

FOR OFFICE USE ONLY:
Date Received 3/7/25 3:34 p.m.
Paid _____

☐ Initial Submittal
☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

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.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

3821 Nakoma Rd, Madison, WI 53711

Title: Nakoma Brick, LLC

2. This is an application for (check all that apply)

☑ Zoning Map Amendment (Rezoning) from PD to LMX
☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)
☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)
☐ Review of Alteration to Planned Development (PD) (by Plan Commission)
☐ Conditional Use or Major Alteration to an Approved Conditional Use
☐ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Brad Bodden Company Nakoma Brick, LLC
Street address 3821 Nakoma Rd City/State/Zip Madison, WI 53711
Telephone 608-438-1792 Email bbodden89@gmail.com

Project contact person Brad Bodden Company _____
Street address 133 Paradise Cir City/State/Zip DeForest, WI 53532
Telephone 608-438-1792 Email bbodden89@gmail.com

Property owner (if not applicant) see applicant above
Street address _____ City/State/Zip _____
Telephone _____ Email _____

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

The property is an existing two story building. The first floor is approx 1700 sq feet of office space and the second floor is a 3 bedroom rental (approx 1500 sqft). There is a two stall garage and a three stall parking lot behind the building.

Proposed Square-Footages by Type:

Overall (gross): _____ Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency:_____ 1-Bedroom:_____ 2-Bedroom:_____ 3-Bedroom:_____ 4 Bedroom:_____ 5-Bedroom: _____

Density (dwelling units per acre): _____ Lot Area (in square feet & acres): _____

Proposed On-Site Automobile Parking Stalls by Type (*if applicable*):

Surface Stalls:_____ Under-Building/Structured:_____ Electric Vehicle-ready[1]:_____ Electric Vehicle-installed[1]:_____

Proposed On-Site Bicycle Parking Stalls by Type (*if applicable*):

[1] See Section 28.141(8)(e), MGO for more information

Indoor (long-term):_____ Outdoor (short-term):_____

Scheduled Start Date: _____ **Planned Completion Date**: _____

6. Applicant Declarations

☑ **Pre-application meeting with staff**. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Colin Punt Date 1/29/2025

Zoning staff Jacob Moskowitz Date 1/29/2025

☐ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted _____

☐ Public subsidy is being requested (indicate in letter of intent)

☑ **Pre-application notification**: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Yanette Figeroa Cole Date Feb 3, 2025

Neighborhood Association(s) Kevin Pomeroy, Crawford-Marlborough-Nakoma Nhbd Date Feb 3, 2025

Business Association(s) N/A Date _____

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Brad Bodden Relationship to property owner

Authorizing signature of property owner *Bradley R Bodden* Date March 1, 2025

Brad and Stephanie Bodden
Nakoma Brick, LLC
133 Paradise Circle
DeForest, WI 53532
March 1, 2025

City of Madison Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985

Subject: Letter of Intent – Zoning Map Amendment for 3821 Nakoma Rd.

We are writing to formally submit this Letter of Intent for a Zoning Map Amendment for the property located at 3821 Nakoma Rd., Madison, WI. We are requesting a rezoning from PD (Planned Development) to LMX (Limited Mixed-Use) to better reflect the building's existing uses and to align with current zoning regulations. Given the current use of the property, with professional office space on the first floor and a 3 bedroom rental unit on the second floor, we believe this zoning designation is a more appropriate fit.

Please note that we do not plan to make any changes to the building or lot as part of this request. The existing Planned Development (PD) designation dates back to 1979, and our proposed amendment is intended to modernize the zoning classification while maintaining the character and function of the property.

We appreciate your time and consideration of this request. Please feel free to contact me at bbodden89@gmail.com or 608-438-1792 should you require any additional information.

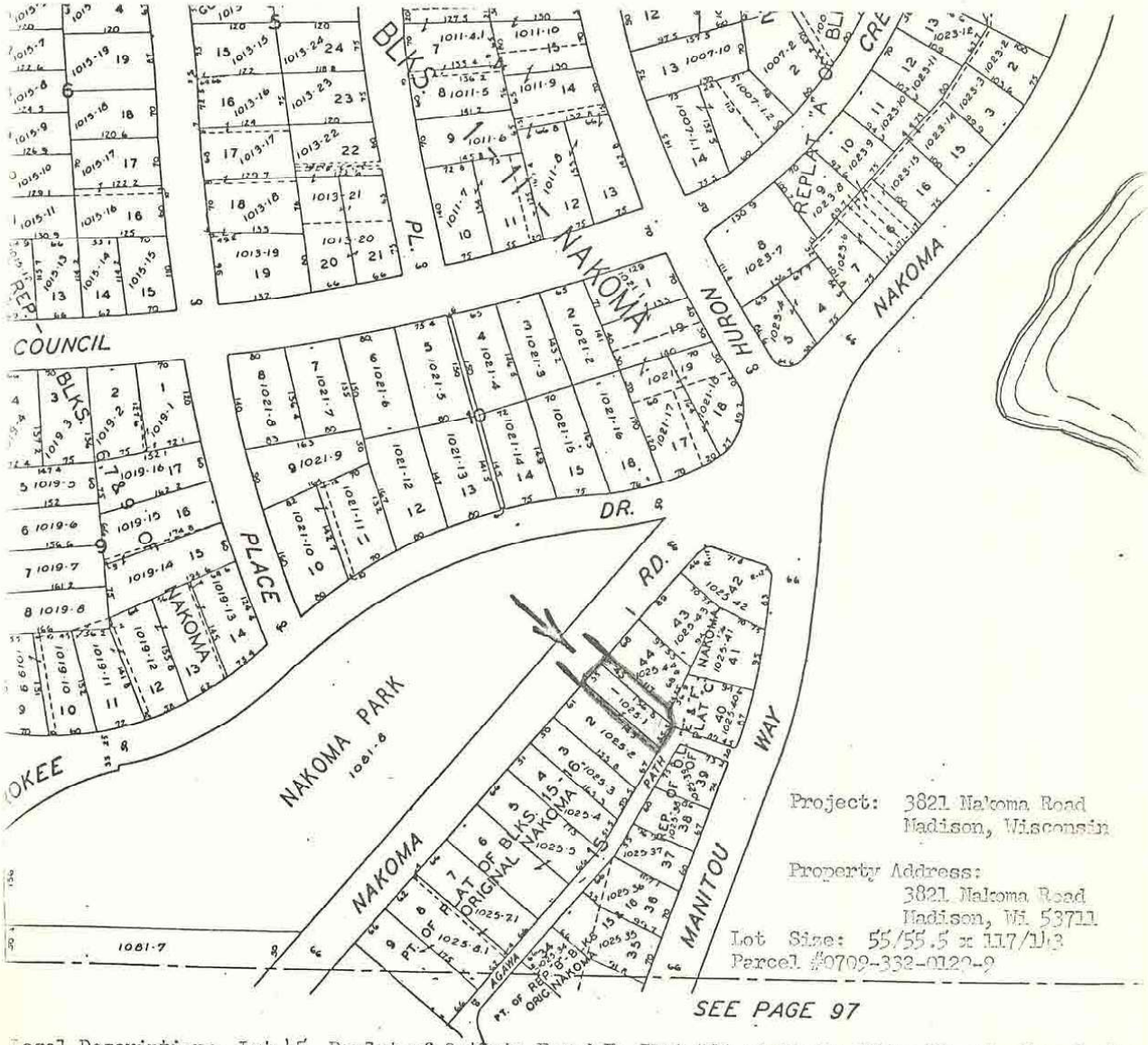
Sincerely,

Brad Bodden

EXHIBIT #B

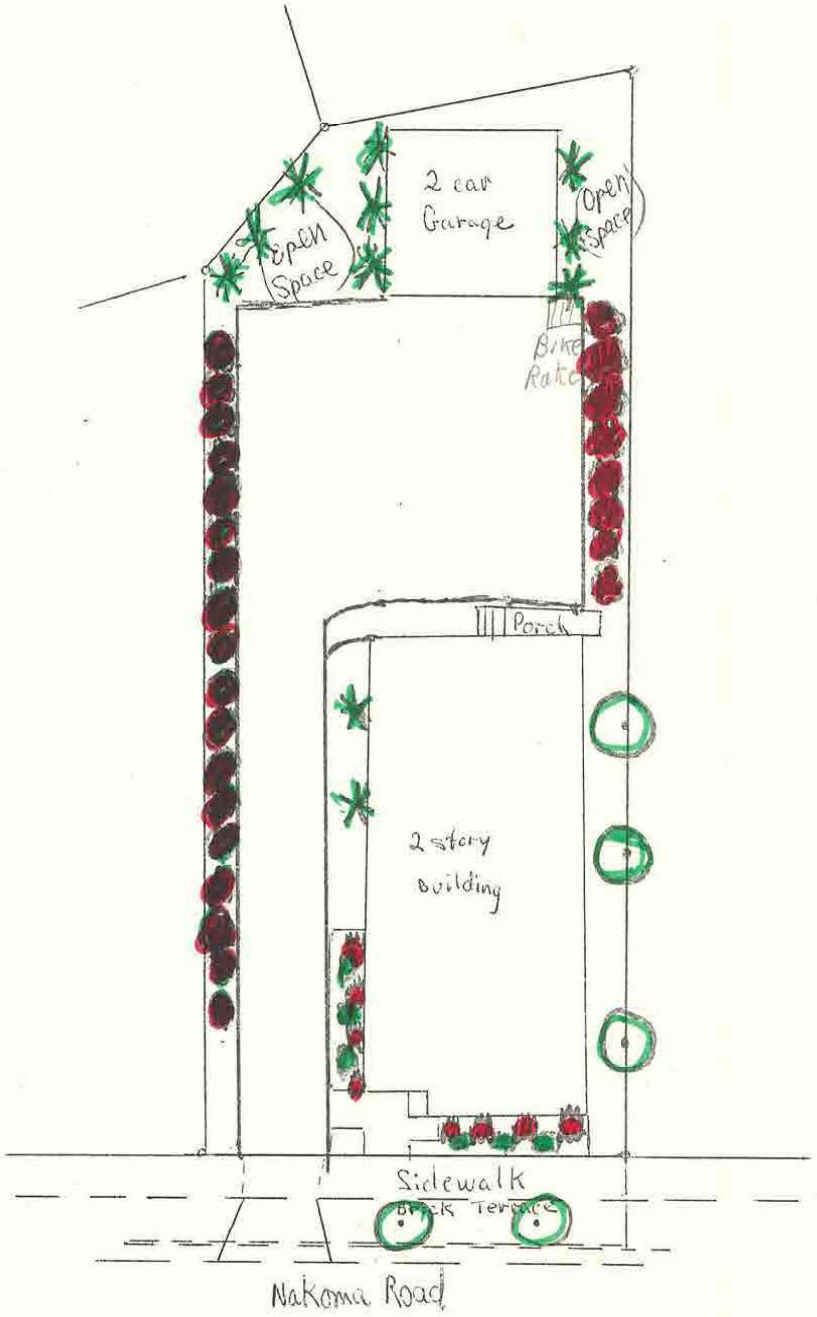
Project: 3821 Nakoma Road
Madison, Wisconsin 53711
Owner: Stanley & Sharon Koenig

Plat Map-Lot Size-Legal Description-Parcel Number



Legal Description: Lot 15, Replat of Outlots E and F, Plat "C" of Blocks 30 to 33 and other lands Nakoma, in the City of Madison, Dane County, Wisconsin; and Lot 1 and the Northeasterly 5 feet of Lot 2, Block 15, Plat of Blocks 15 and 16, Nakoma, in the City of Madison, Dane County, Wiscons (formerly described as Lot 1 and the Northeasterly 5 feet of Lot 2, Block 15, Nakoma, in the Town of Madison, now in the City of Madison, Dane County, Wisconsin).

Project: 3821 Nakoma Road,
Madison, Wisconsin 53711
(Owner: Stanley & Sharon Koenig)



Green - Existing landscaping

Red - Proposed landscaping

- Low shrubs
- Trees
- Arborvitae screen (Thuga Occidentialis Nigra)
- Bruhes (broad leaf - 4 to 5 feet height)

Exhibit # E

Exhibit #F
(1st Floor-professional offices)

Owners: Stanley & Sharon Koenig

Project 3821 Nakoma Road, Madison, Wisconsin 53711

Project: 3821 Nakoma Road, Madison, Wisconsin 53711

Owners: Stanley & Sharon Koenig

Exhibit #H

Exhibit #1

Project: 3821 Nakoma Road, Madison, Wisconsin 53711
Owners; Stanley & Sharon Koenig

(Second Floor)

It will remain unchanged.

Project: 3821 Mahoma Rd, Madison, Wisconsin
Owner - Stanley + Sharon Koenig

Exhibit #3

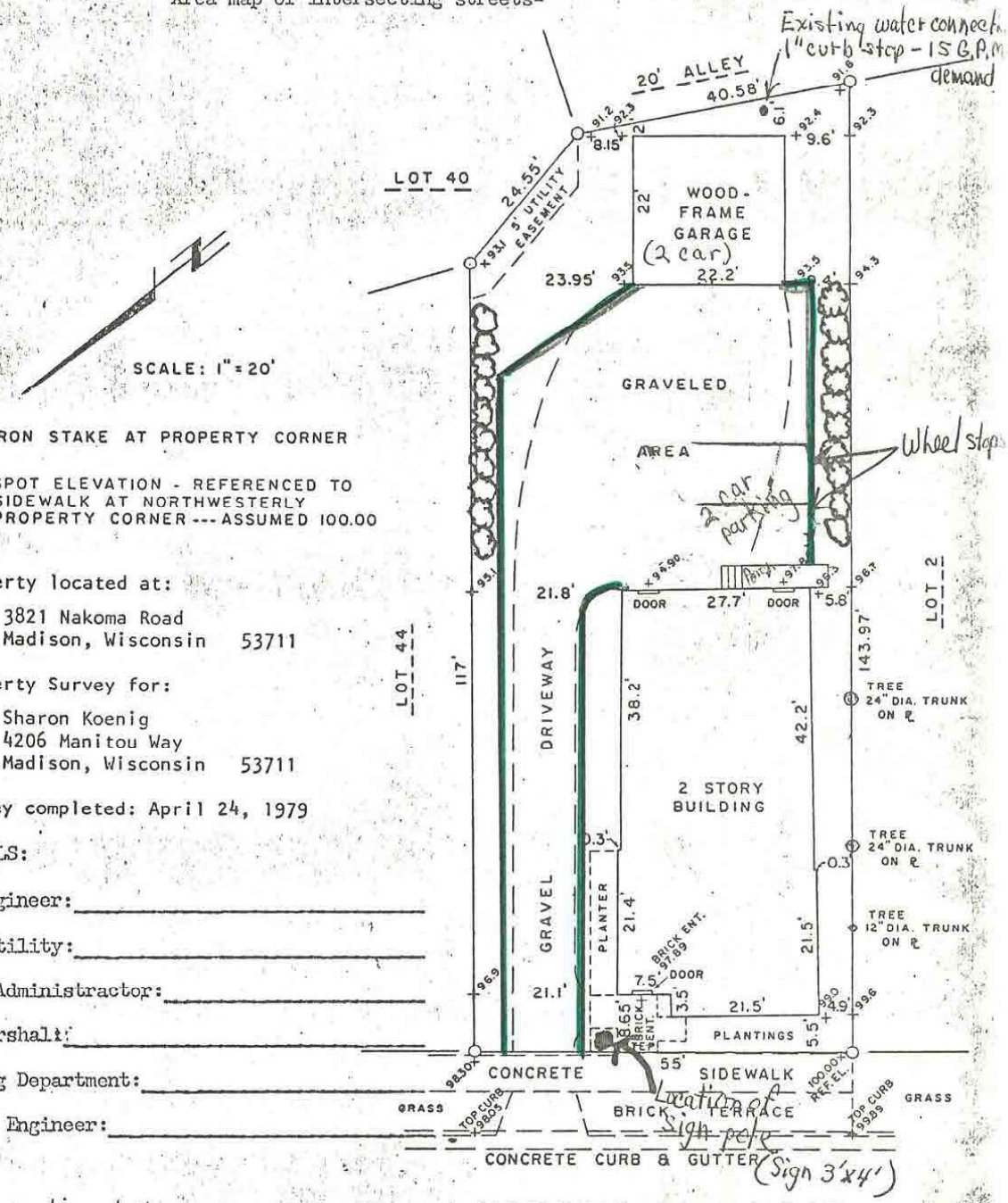
3821 Nakoma Rd Madison, Wisconsin 53711 Exhibit #A

Owner: Stanley & Sharon Koenig

PROPERTY SURVEY MAP

Lot 45, Replat of Outlots E and F, of Plat "C" of Blocks 30 to 33 And Other Lands, Nakoma, and Lot 1 and the northeasterly 5 feet of Lot 2, Plat of Blocks 15 and 16, Nakoma, all in the City of Madison, Dane County, Wisconsin. Parcel #0709-332-0129-9

Property Survey-Parking-Driveway-Wallway-Lot Elevations-Sign Location-
Area map of intersecting streets-



SCALE: 1" = 20'

O - IRON STAKE AT PROPERTY CORNER

+91.1 SPOT ELEVATION - REFERENCED TO SIDEWALK AT NORTHWESTERLY PROPERTY CORNER --- ASSUMED 100.00

Property located at:

3821 Nakoma Road
Madison, Wisconsin 53711

Property Survey for:

Sharon Koenig
4206 Manitou Way
Madison, Wisconsin 53711

Survey completed: April 24, 1979

APPROVALS:

City Engineer: _____

Water Utility: _____

Zoning Administrator: _____

Fire Marshall: _____

Planning Department: _____

Traffic Engineer: _____

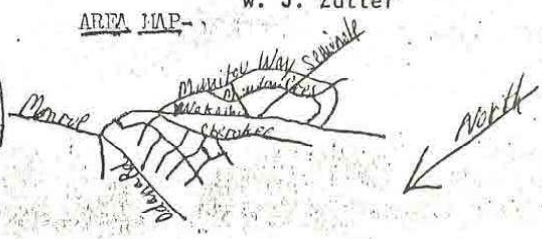
Green = paved in asphalt

I hereby certify that the above map is a correct representation of the property described above according to the property description furnished to me and/or existing corner monuments and measurements made therefrom.

W. J. Zutter RLS 379

WISCONSIN W. J. ZUTTER Madison LAND SURVEYOR

AREA MAP-



JN 4048-79

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x
Repeal: _____
Creation: _____

FROM: Tim Parks, Planning Division

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 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: _____ Date: 7 April 2025

Meagan Tuttle, Director Planning Division

PLANNING DIVISION STAFF REPORT

May 12, 2025

PREPARED FOR THE PLAN COMMISSION

Project Address: **3821 Nakoma Road** (District 10 – Alder Figueroa-Cole)

Application Type: Zoning Map Amendment

Legistar File ID # 87842

Prepared By: Colin Punt, Planning Division
Report includes comments from other City agencies, as noted.

Reviewed By: Kevin Firchow, AICP, Principal Planner

Summary

Applicant & Owner: Brad Bodden; Nakoma Brick, LLC; 3821 Nakoma Rd; Madison, WI 53711

Requested Action: The applicant is seeking approval of a zoning map amendment from Planned Development (PD) district to Limited Mixed Use (LMX) district.

Proposal Summary: The applicant is seeking approvals to rezone the property at 3821 Nakoma Road from PD to LMX.

Applicable Regulations & Standards: Standards for zoning map amendments are found in §28.182(6) MGO

Review Required By: Plan Commission, Common Council

Summary Recommendations: The Planning Division recommends that the Plan Commission forward the zoning map amendment from PD to LMX to Common Council with a recommendation to approve.

Background Information

Parcel Location: The subject site is located at the southeast side of Nakoma Road approximately 300 feet southwest of Nakoma Road's intersection with Cherokee Drive and Manitou Way. The 15,220-square-foot site is within Alder District 10 (Alder Figueroa-Cole) and the Madison Metropolitan School District.

Existing Conditions and Land Use: The site, zoned PD (Planned Development) district, is currently developed with a two-story 3,300 square foot mixed-use building built in 1911. The lower floor is currently occupied by an office tenant and the upper floor with a single three-bedroom dwelling unit. A small parking lot and two-stall detached garage are located behind the principal building.

Surrounding Land Uses and Zoning:

Northwest: Across Nakoma Road, Nakoma Park zoned TR-C1;

Southwest: Single-family residences zoned TR-C1;

Southeast: Single-family residences zoned TR-C1; and

Northeast: Single-family residences zoned TR-C1.

Adopted Land Use Plan: The Comprehensive Plan (2023) recommends Low Residential (LR) for the site. The site is not within the boundary of any adopted neighborhood or special area plans.

Zoning Summary: The subject property is proposed to be zoned LMX (Limited Mixed Use District):

Requirements	Required	Proposed
Lot Area (sq. ft.)	None	Existing, no change
Lot Width	None	Existing, no change
Front Yard Setback	5 ft	Existing, no change
Side Yard Setback	10 ft	Existing, no change
Rear Yard Setback	35 ft	Existing, no change
Maximum Lot Coverage	50%	Existing, no change
Maximum Building Height	2 stories/35 ft	Existing, no change

Site Design	Required	Proposed
Number Parking Stalls	No minimum	Existing, no change
Electric Vehicle Stalls	None	Existing, no change
Accessible Stalls	Existing	Existing, no change
Loading	None	Existing, no change
Number Bike Parking Stalls	Existing	Existing, no change
Landscaping and Screening	Yes	Existing, no change
Lighting	No	Existing, no change
Building Form and Design	Yes	Existing, no change

Other Critical Zoning Items	none

Table Prepared by Jacob Moskowitz, Assistant Zoning Administrator

Environmental Corridor Status: The site is not within any mapped environmental corridors.

Public Utilities and Services: The site is served by a full range of urban services.

Project Description, Analysis, & Conclusion

The applicant is seeking approval of a zoning map amendment to change the zoning of the subject parcel from PD (Planned Development) district to the LMX (Limited Mixed Use) district. No changes to the building are proposed. The applicant states in the letter of intent the wish for the zoning to better reflect the building's existing uses and bring the parcel in alignment with the relative advantages of contemporary zoning regulations.

This request is subject to the standards for zoning map amendments. This section begins with a summary of adopted plan recommendations, followed by zoning map amendment standards, and finally a conclusion.

Consistency with Adopted Plans

The Comprehensive Plan (2023) recommends Low Residential (LR) for the site. LR areas are predominantly made up of single- and two-unit residences, as well as small multi-unit dwellings up to four units and rowhouses. The plan also states that a limited amount of nonresidential uses, including small-scale commercial uses, may also be located within residential categories. The site is not within the boundary of any adopted neighborhood or special area plans. Staff believe LMX zoning is consistent with the LR plan recommendation, especially for an existing mixed-use building.

Zoning Map Amendment Standards

The Zoning Map Amendment standards, found in 28.182(6), MGO state that such amendments are legislative decisions of the Common Council that shall be based on public health, safety, and welfare, shall be consistent with the Comprehensive Plan, and shall comply with Wisconsin and federal law. Chapter 66.1001(3) of Wisconsin Statutes requires that zoning ordinances (of which the zoning map is part) enacted or amended after January 1, 2010 be consistent with the City's Comprehensive Plan. 2010 Wisconsin Act 372 clarified "consistent with" as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan." As described above, the request and its uses can be found to be generally consistent with the land use recommendations for this area in the Comprehensive Plan. Staff believes the continued mix of residential and small commercial uses are appropriate for the site. Because it is the least-intense mixed-use zoning district, staff believes the LMX district is the most appropriate zoning district for commercial uses in residentially-designated areas. The statement of purpose for the district specifically states the district is established "to allow for small-scale mixed-use development within or adjacent to otherwise residential areas" and is intended to protect the integrity of the surrounding residential uses. Further, it is the policy of the Planning Division and Office of the Zoning Administrator to encourage rezoning to conventional districts from PD in situations similar to this.

Conclusion

Staff believes that the existing uses in this location and requested zoning map amendment are consistent with underlying land use recommendations of the Comprehensive Plan. When considering the recommended conditions of approval, staff believes the Plan Commission can find the applicable standards met.

At time of writing, Staff is unaware of any written comments from the public.

Recommendation

Planning Division Recommendations (Contact Colin Punt 243-0455)

The Planning Division recommends that the Plan Commission forward the zoning map amendment from PD to LMX to Common Council with a recommendation to approve. As the request is for rezoning only without any changes to use or structure, the request is not subject to the conditions from reviewing agencies.

City of Madison

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

Master

File Number: 87843

File ID:	87843	**File Type:**	Ordinance	**Status:**	Council Public Hearing
Version:	1	**Reference:**		**Controlling Body:**	PLAN COMMISSION
				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

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Locator Maps.pdf, Application.pdf, Letter of Intent.pdf, Conceptual Plans.pdf, Staff Comments.pdf, 910 W Wingra Drive	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	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)					
1	COMMON COUNCIL	04/15/2025	Referred for Public Hearing	PLAN COMMISSION		05/12/2025	
	Action Text:	This Ordinance was Referred for Public Hearing to the PLAN COMMISSION					
1	PLAN COMMISSION	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING				Pass
	Action Text:	A motion was made by Field, seconded by Heck, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.					
	Notes:	On a motion by Alder Field, seconded by Heck, the Plan Commission found the standards met and recommended approval of the zoning map amendment to the Common Council. The motion to recommend approval passed by voice vote/ other					

Text of Legislative File 87843

Fiscal Note

No City appropriation required.

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

Rezoning

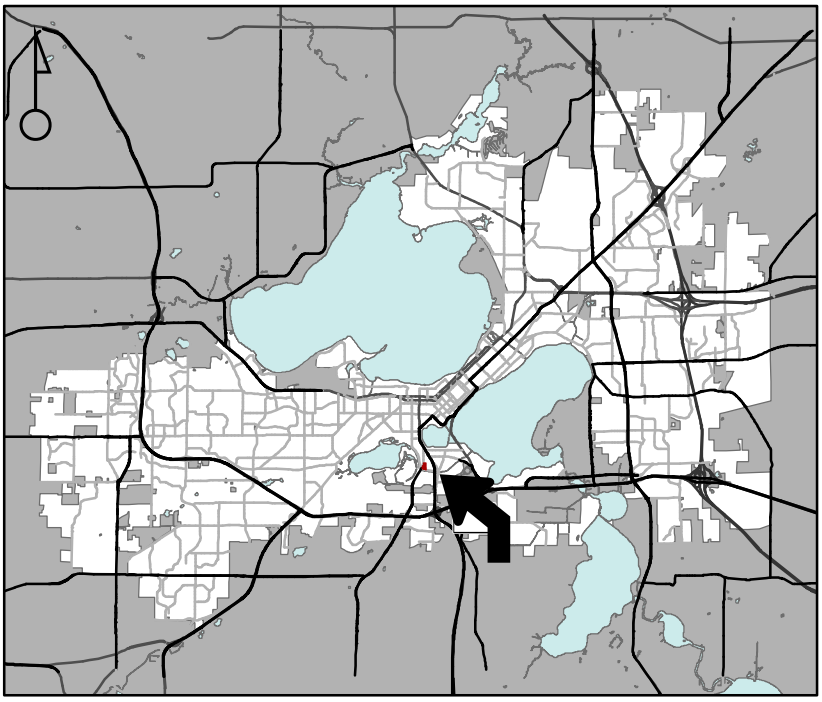
Location
910 W Wingra Drive and
1347 Fish Hatchery Road

Applicant
Jim Ternus, Strand Associates, Inc.

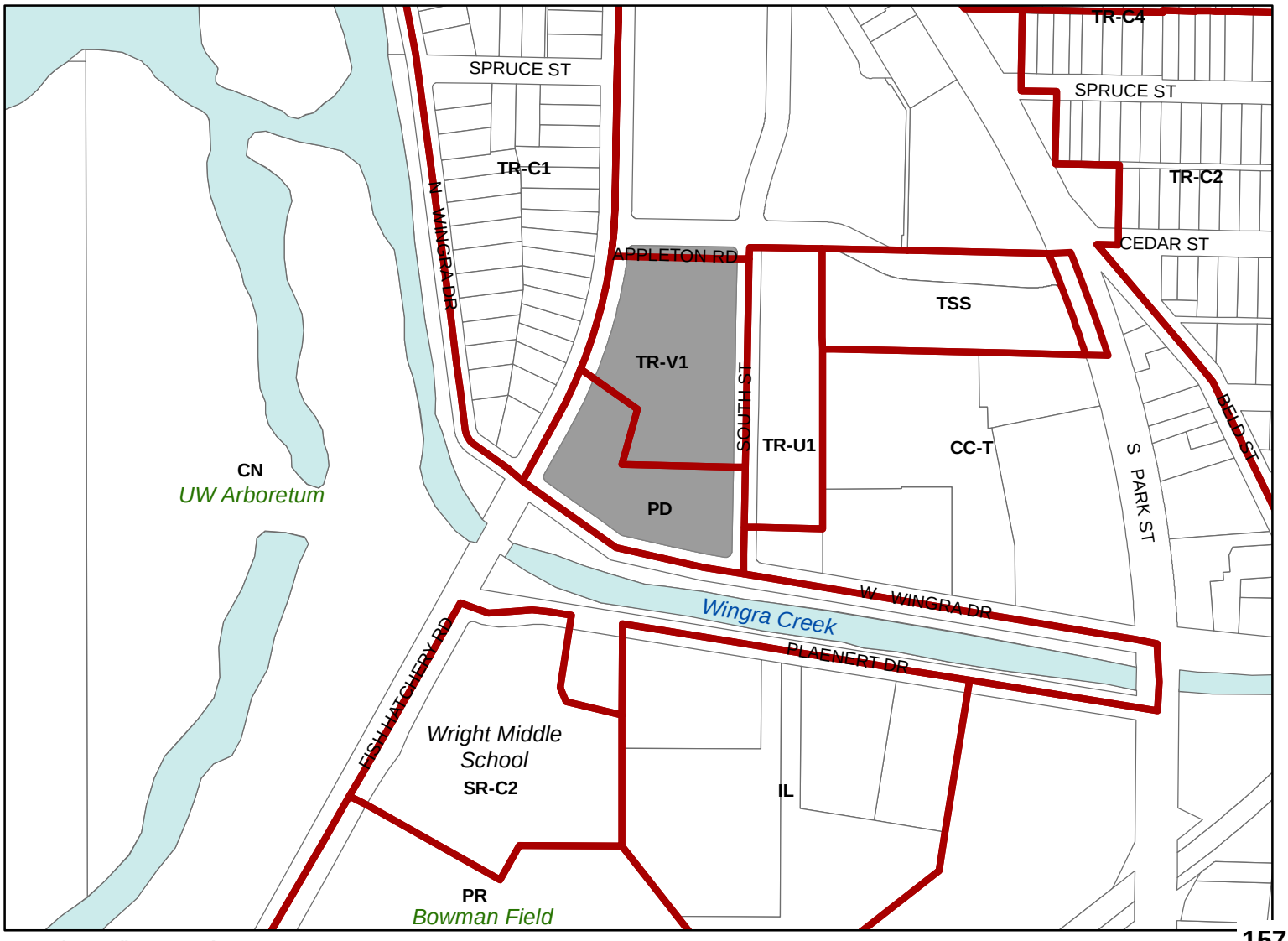
Request
Rezone from PD and TR-V1 to CC-T
to facilitate expansion of office building

Public Hearing Dates
Plan Commission
May 12, 2025

Common Council
May 20, 2025



For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : JC : Date : 4-14-

City of Madison

910 W Wingra Drive & 1347 Fish Hatchery Road

Date of Aerial Photography : Spring 2022

LAND USE APPLICATION - INSTRUCTIONS & FORM

LND-A

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

FOR OFFICE USE ONLY:

Date Received 3/13/25 2:22 p.m. ☐ Initial Submittal

Paid _____ ☐ Revised Submittal

All Land Use Applications must be filed with the Zoning Office. Please see the revised submittal instructions on Page 1 of this document.

This completed form is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed using the Subdivision Application. If your project requires both Land Use and Urban Design Commission (UDC) submittals, a completed UDC Application and accompanying submittal materials are also required to be submitted.

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.

APPLICATION FORM

1. Project Information

Address (list all addresses on the project site):

910 West Wingra Drive

1347 Fish Hatchery Road

Title: Strand Associates, Inc. Property Rezoning

2. This is an application for (check all that apply)

☒ Zoning Map Amendment (Rezoning) from PD and TR-V1 to CC-T

☐ Major Amendment to an Approved Planned Development - General Development Plan (PD-GDP)

☐ Major Amendment to an Approved Planned Development - Specific Implementation Plan (PD-SIP)

☐ Review of Alteration to Planned Development (PD) (by Plan Commission)

☐ Conditional Use or Major Alteration to an Approved Conditional Use

☐ Demolition Permit ☐ Other requests _____

3. Applicant, Agent, and Property Owner Information

Applicant name Jim Ternus Company Strand Associates, Inc.

Street address 910 West Wingra Drive City/State/Zip Madison, WI 53715

Telephone 608-251-4843 Email jim.ternus@strand.com

Project contact person Same as above Company _____

Street address _____ City/State/Zip _____

Telephone _____ Email _____

Property owner (if not applicant) Joseph Bunker, Corporate Secretary

Street address 910 West Wingra Drive City/State/Zip Madison, WI 53715

Telephone 608-251-4843 Email joe.bunker@strand.com

4. Required Submittal Materials

Pursuant to Section 28.181(4), MGO, no application is complete unless all required information is included and all application fees have been paid. **The Zoning Administrator may reject an incomplete application.** Use this checklist to prepare a complete Land Use Application. Make sure to review the *Submittal Requirements for PDFs* (listed on Pages 3 and 4). Note: Not all development plan materials listed below are required for all applications. Submittal materials are as determined by staff. Those application types which have specific additional submittal requirements, as noted below, are outlined in Land Use Application Form LND-B.

Req.	Required Submittal Information	Contents	✓
	Filing Fee ($ 1,450)	Refer to the Fee Schedule on Page 8 and the Revised Fee Submittal Instructions on Page 1.	✓
	Digital (PDF) Copies of all Submitted Materials noted below	Digital (PDF) copies of all items are required. All PDFs **must comply** with the *Submittal Requirements for PDFs* (listed on Pages 3 and 4) and follow the revised submittal procedures outlined on Page 1.	✓
	Land Use Application	Forms must include the property owner's authorization	✓
	Legal Description (For Zoning Map Amendments only)	Legal description of the property, complete with the proposed zoning districts and project site area in square feet and acres.	✓
	Pre-Application Notification	Proof of written 30-day notification to alder, neighborhood association, and business associations. In addition, Demolitions require posting notice of the requested demolition to the City's Demolition Listserv at least 30 days prior to submitting an application. For more information, see Page 1 of this document.	✓
	Letter of Intent (LOI)	Narrative description of the proposal in detail, including, but not limited to, the existing site conditions, project schedule, phasing plan, proposed uses, hours of operation, number of employees, gross square footage, number of units and bedrooms, public subsidy requested, project team, etc.	✓
	Development Plans	For a detailed list of the content requirements for each of these plan sheets, see Land Use Application Form LND-B	X

Req.		✓	Req.		✓	Req.		✓
	Site Plan			Utility Plan			Roof and Floor Plans	
	Survey or site plan of existing conditions			Landscape Plan and Landscape Worksheet			Fire Access Plan and Fire Access Worksheet	
	Grading Plan			Building Elevations			Street Tree Plan and Street Tree Report	

	Supplemental Requirements (Based on Application Type)	Additional materials are required for the following application types noted below. See Land Use Application Form LND-B for a detailed list of the submittal requirements for these application types. ☐ The following Conditional Use Applications: ☐ Lakefront Developments ☐ Outdoor Eating Areas ☐ Development Adjacent to Public Parks ☐ Modifications to Parking Requirements (i.e. Parking Reductions or Exceeding the Maximum) ☐ Demolition Permits ☐ Zoning Map Amendments (i.e. Rezonings) ☐ Planned Development General Development Plans (GDPs) / Planned Development Specific Implementation Plans (SIPs) ☐ Development within Downtown Core (DC) and Urban Mixed-Use (UMX) Zoning Districts	X

APPLICATION FORM (CONTINUED)

5. Project Description

Provide a brief description of the project and all proposed uses of the site:

Combining of lots and rezoning of the combined lot. The lot usage will remain the same, commercial office and associated parking. Future site plan application will be submitted for office expansion and reconstruction of parking lot.

Proposed Square-Footages by Type:

Overall (gross): 261,358 Commercial (net): _____ Office (net): _____

Industrial (net): _____ Institutional (net): _____

Proposed Dwelling Units by Type (if proposing more than 8 units):

Efficiency:_____ 1-Bedroom:_____ 2-Bedroom:_____ 3-Bedroom:_____ 4 Bedroom:_____ 5-Bedroom: _____

Density (dwelling units per acre): _____ Lot Area (in square feet & acres): _____

Proposed On-Site Automobile Parking Stalls by Type (*if applicable*):

Surface Stalls: X Under-Building/Structured:_____ Electric Vehicle-ready[1]:_____ Electric Vehicle-installed[1]:_____

[1] See Section 28.141(8)(e), MGO for more information

Proposed On-Site Bicycle Parking Stalls by Type (*if applicable*):

Indoor (long-term):_____ Outdoor (short-term): X

Scheduled Start Date: _____ **Planned Completion Date**: _____

6. Applicant Declarations

☐ **Pre-application meeting with staff**. Prior to preparation of this application, the applicant is strongly encouraged to discuss the proposed development and review process with Zoning and Planning Division staff. Note staff persons and date.

Planning staff Tim Parks, Kevin Firchow Date 10/14/2024

Zoning staff Jenny Kirchgatter Date 10/14/2024

☐ **Posted notice of the proposed demolition on the** City's Demolition Listserv (if applicable). Date Posted _____

☐ Public subsidy is being requested (indicate in letter of intent)

☒ **Pre-application notification**: The zoning code requires that the applicant notify the district alder and all applicable neighborhood and business associations **in writing no later than 30 days prior to FILING this request**. Evidence of the pre-application notification or any correspondence granting a waiver is required. List the alderperson, neighborhood association(s), business association(s), AND the dates notices were sent.

District Alder Tag Evers Date 2/10/2025

Neighborhood Association(s) Bay Creek Neighborhood Association Date 2/11/2025

Business Association(s) South Metropolitan Business Association Date 2/11/2025

The applicant attests that this form is accurately completed and all required materials are submitted:

Name of applicant Jim Ternus Relationship to property Facilities Director

Authorizing signature of property owner Joseph Bunker Date 3/13/2025

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

March 12, 2025

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Re: Letter of Intent–Strand Associates, Inc.® (Strand): Office Expansion and Parking Lot Reconstruction
910 West Wingra Drive, Madison, WI 53715

Dear Members of the Plan Commission and Staff:

The following is a Project Narrative for the Strand office expansion and associated parking lot reconstruction.

Present Use

Strand, a consulting engineering firm, has been located at 910 West Wingra Drive since 1971. Because of subsequent business growth, the original facility has undergone several expansions. The current two-story building, which spans approximately 91,000 square feet, is now nearing capacity.

In 2024, Strand purchased approximately 3.6 acres of land developed as a parking lot, situated directly north of the facility. This existing surface parking lot includes approximately 280 parking stalls. With this acquisition, Strand now owns the entire lot, totaling approximately 6 acres. The lot is bounded by West Wingra Drive, Fish Hatchery Road, and Cedar and South Streets.

The property associated with the Strand building is currently zoned as Planned Development (PD), while the parking lot is zoned as Traditional Residential-Varied 1 District (TR-V1). The previous owner of the parking lot, SSM Health, had a conditional use permit to maintain the parking lot on this site.

Proposed Use

Strand is proposing to construct an approximately 30,000-square-foot, two-story addition to the northwest portion of the building for expanded office functions. The additional space will include conference rooms, office cubicles, restrooms, break rooms, a workout room with associated locker space, and other assorted employee spaces. Additionally, a 6,000-square-foot, single-story addition is proposed on the northeast side of the building.

Because of the age and condition of the lot, Strand is proposing to reconstruct the parking lot. The proposed lot will incorporate approximately 218 parking stalls, four electric vehicle (EV) charging locations, 22 EV-ready stalls, bicycle parking, and redesigned stormwater management facilities. The reconstructed parking lot will integrate with the new additions and provide better building access for employees and delivery services.

A Certified Survey Map (CSM) has been developed to combine the properties into one lot. This CSM has been recently submitted to the City of Madison (City). This land use application is requesting rezoning of the combined lot to Commercial Corridor-Transitional (CC-T) District.

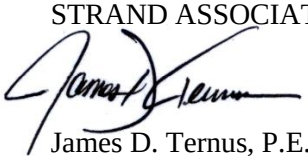
Proposed Schedule

A detailed design of the building and parking lot is anticipated to commence in April 2025. Based on the expected design effort, building plan review, permitting, and City site plan approvals, the earliest construction of the building is anticipated to start in winter 2025. Construction of the parking lot would commence in early summer 2026.

In summary, rezoning of the combined Strand lot will provide a means for continued growth at Strand's corporate headquarters. Strand's 225 employees have been proud to call the Bay Creek Neighborhood home for more than 50 years. Strand looks forward to expanding at this location, providing the building space to eventually add another 100 employees. Rezoning of the combined lot will enable the construction of the proposed building addition and associated parking lot, sustaining Strand's planned growth.

Sincerely,

STRAND ASSOCIATES, INC.®



James D. Ternus, P.E.

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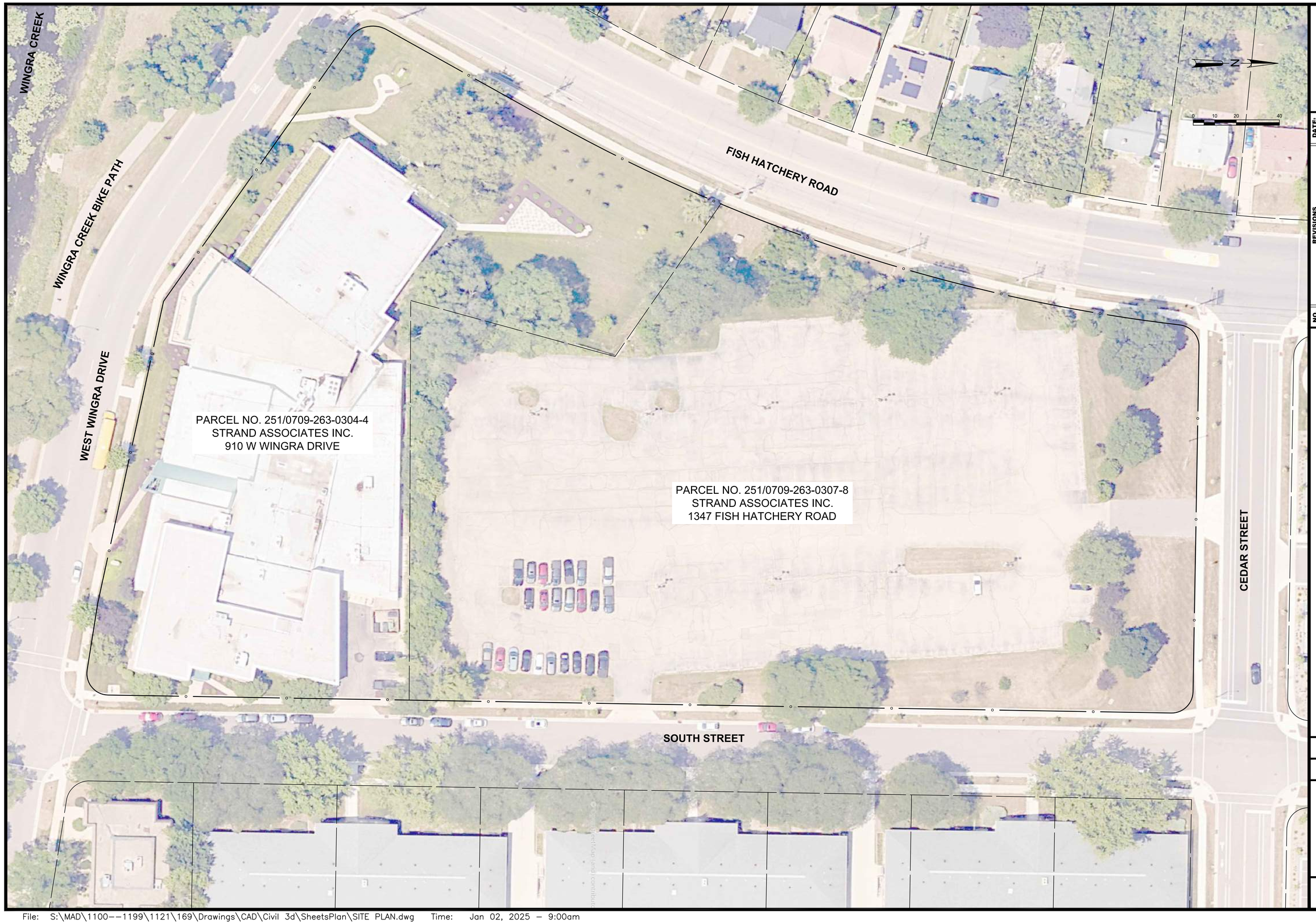

DATE:

REVISIONS

NO.

EXISTING SITE

STRAND BUILDING EXPANSION
STRAND ASSOCIATES
MADISON, WISCONSIN

JOB NO.
1126.169

PROJECT MGR.
JT

STRAND ASSOCIATES®

SHEET
C101

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WINGRA CREEK

WINGRA CREEK BIKE PATH

WEST WINGRA DRIVE

FISH HATCHERY ROAD

PARCEL NO. 251/0709-263-0304-4
STRAND ASSOCIATES INC.
910 W WINGRA DRIVE

PARCEL NO. 251/0709-263-0307-8
STRAND ASSOCIATES INC.
1347 FISH HATCHERY ROAD

CEDAR STREET

SOUTH STREET

ST

N

0 10 20 40

DATE:

REVISIONS

NO.

PROPOSED SITE

STRAND BUILDING EXPANSION
STRAND ASSOCIATES
MADISON, WISCONSIN

JOB NO.
1126.169

PROJECT MGR.
JT

STRAND ASSOCIATES®

SHEET
C102

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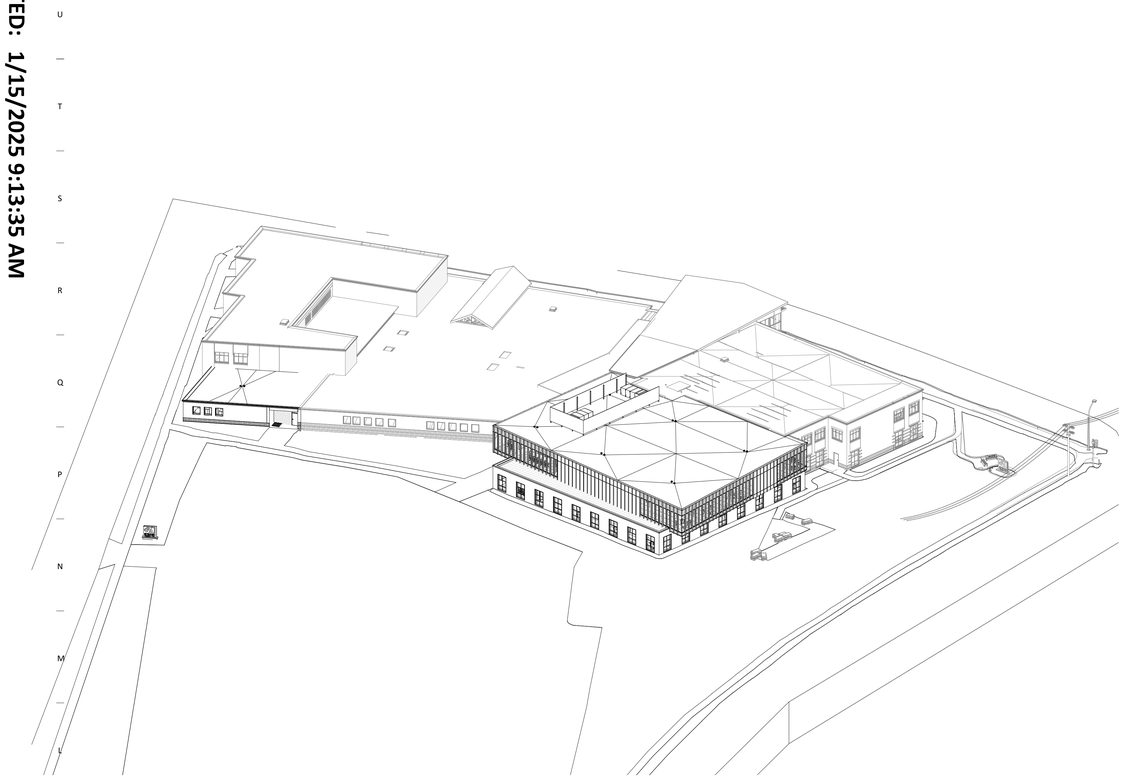
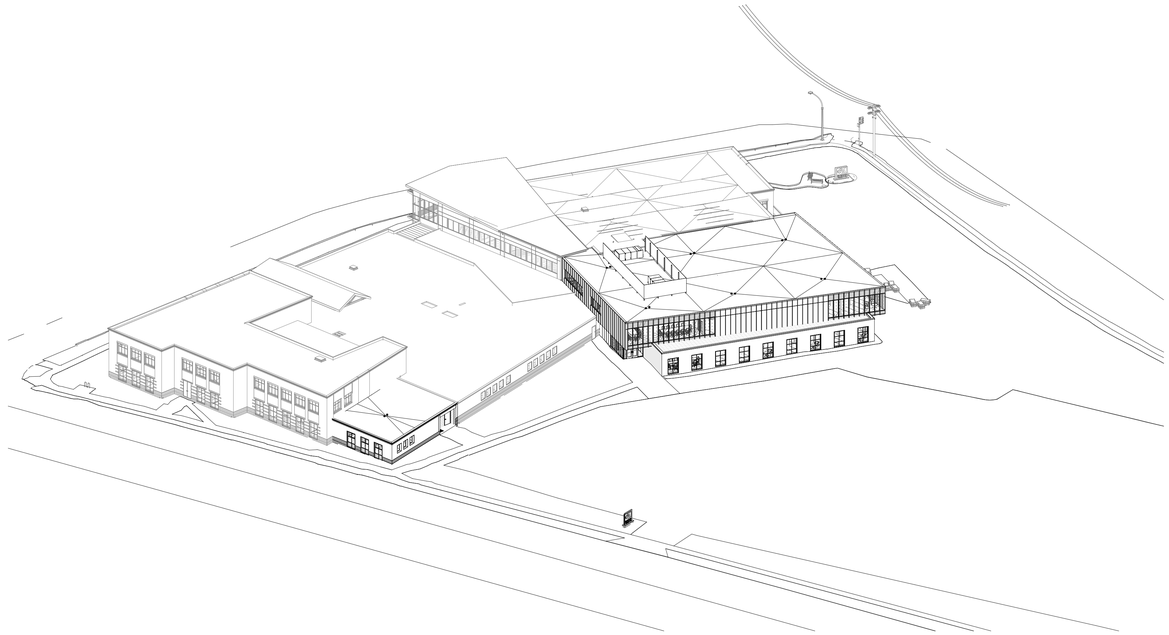
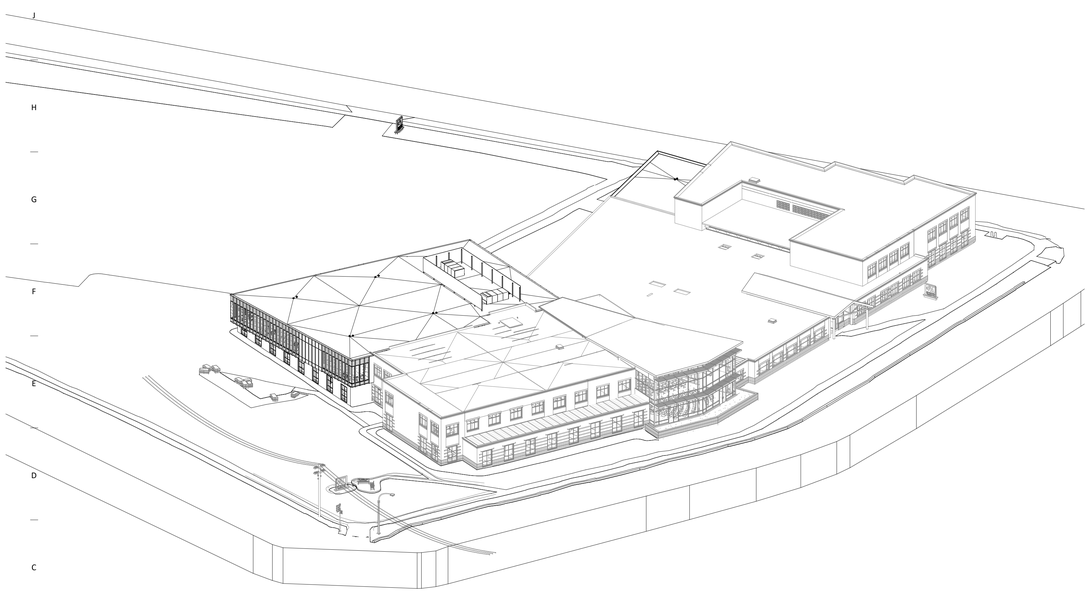
PRINTED: 1/15/2025 9:13:35 AM



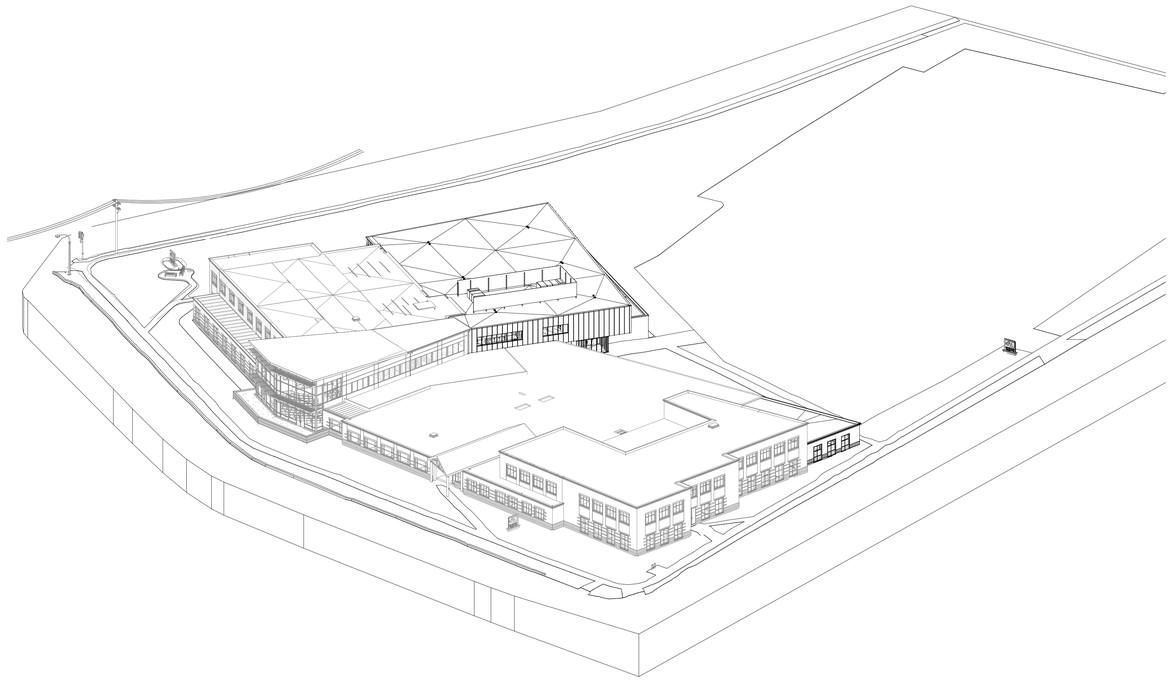
NORTHWEST AXON



NORTHEAST AXON



SOUTHWEST AXON



SOUTHEAST AXON

OPN ARCHITECTS

301 N Broom St., Suite 100
Madison, WI 53703
P: 608-819-0260
www.opnarchitects.com

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Owner

STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI, 53715

Project

OFFICE EXPANSION
910 W WINGRA DR
MADISON, WI 53715

Civil Engineer

STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI, 53715
P. (608) 251-4843

Structural Engineer

STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI, 53715
P. (608) 251-4843

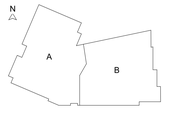
Mechanical Engineer

STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI, 53715
P. (608) 251-4843

Electrical Engineer

STRAND ASSOCIATES
910 W WINGRA DR
MADISON, WI, 53715
P. (608) 251-4843

Key Plan



Revision	Description	Date

OPN Project No.
24610000

Sheet Issue Date
SCHEMATIC DESIGN **01/17/2025**

Sheet Name
EXTERIOR BUILDING AXONOMETRICS

Sheet Number
A200

PRELIMINARY. NOT FOR CONSTRUCTION.

166

Exterior Design Exploration | Option 2

Southwest Perspective from Fish Hatchery Rd and Wingra Dr

North Parking Lot Perspective

Northeast Perspective from South St

North Employee Entrance

PLANNING DIVISION STAFF REPORT

May 12, 2025

Project Address: **910 W Wingra Drive and 1347 Fish Hatchery Road**

Application Type: Zoning Map Amendment

Legistar File ID # 87843

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted

Summary

Applicant & Property Owner: Jim Ternus, Strand Associates, Inc.; 910 W Wingra Drive; Madison.

Requested Action: Consideration of a request to rezone 910 W Wingra Drive and 1347 Fish Hatchery Road from PD (Planned Development District) and TR-V1 (Traditional Residential–Varied 1 District) to CC-T (Commercial Corridor–Transitional District).

Proposal Summary: The applicant is requesting approval to rezone the 6.0-acre block bounded by Fish Hatchery Road on the west, Cedar Street on the north, South Street on the east, and W Wingra Drive on the south to CC-T to facilitate construction of 36,000 square feet of additions to their existing two-story, approximately 91,000 square-foot office building. An existing parking lot located north of the office building will be reconstructed with the expansion project, with approximately 245 automobile stalls envisioned. The additions to the building and associated parking lot improvements are scheduled to commence in winter 2025, with completion anticipated in 2026.

Applicable Regulations & Standards: Section 28.182 of the Zoning Code provides the process for zoning map amendments. Table 28D-2 in Section 28.061(1) identifies general and professional offices as a permitted use in the CC-T zoning district. If the requested zoning map amendment is approved, the applicant would be required to obtain approvals pursuant to Section 28.186 of the Zoning Code prior to receiving permits for the building additions and parking lot improvements. A Certified Survey Map (CSM) to combine all of the underlying parcels into one lot pursuant to MGO Section 16.23(4)(f) will also be required prior to commencement of the project.

Review Required By: Plan Commission and Common Council

Summary Recommendation: The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00714, rezoning 910 W Wingra Drive and 1347 Fish Hatchery Road from PD and TR-V1 to CC-T, to the Common Council with a recommendation of **approval** subject to input at the public hearing. No conditions of approval are recommended for this rezoning request.

Background Information

Parcel Location: A 6.0-acre (261,351 square-foot) parcel bounded by Fish Hatchery Road on the west, Cedar Street on the north, South Street on the east, and W Wingra Drive on the south; Alder District 13 (Evers); Madison Metropolitan School District.

Existing Conditions and Land Use: The parcel addressed as 910 W Wingra Drive is 2.35 acres in area and developed with the two-story, approximately 91,000 square-foot office building occupied by the applicant, Strand Associates, Inc.; the 910 parcel is zoned PD (Planned Development District). The parcel at 1347 Fish Hatchery Road contains

approximately 3.62 acres of land and is developed with a surface parking lot, zoned TR-V1 (Traditional Residential–Varied 1 District).

Surrounding Land Uses and Zoning:

North: SSM Health Dean Clinic and surface parking, zoned CC-T (Commercial Corridor–Transitional District);

South: Wingra Creek south of W Wingra Drive;

West: Single-family residences across Fish Hatchery Road, zoned TR-C1 (Traditional Residential–Consistent 1 District); and

East: Across South Street: Shenandoah Apartments, zoned TR-U1 (Traditional Residential–Urban 1 District); The Road Home Dane County and United States Postal Service Wingra Drive/South Side Station, zoned CC-T.

Adopted Land Use Plans: The 2023 Comprehensive Plan recommends the Fish Hatchery Road frontage of the site for Community Mixed-Use (CMU), with the remainder of the overall site and neighboring properties extending east to S Park Street for Regional Mixed-Use (RMU).

The subject site is located within the boundaries of the 2005 South Madison Neighborhood Plan, which generally recommends that redevelopment activities in the same triangle formed by S. Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings.

Finally, the subject site is located within the boundaries of the 2006 Wingra Market BUILD Market Study and Redevelopment Plan, which includes the property in Sub-Area 4 of the plan. In general, the plan provides for the expansion of Strand Associates. The plan recommends that bio-medical or healthcare-related uses, which could include a retirement community with tiered-levels of care, be developed on the former St. Mary's Car Center site at 1347 Fish Hatchery Road.

Zoning Summary: The applicant is requesting CC-T (Commercial Corridor–Transitional District) zoning for the property. Future plans for the site will be reviewed for conformance with the proposed district prior to the issuance of permits. The subject site is also located within the Transit-Oriented Development (TOD) Overlay District.

Environmental Corridor Status: The subject site is not located in a mapped environmental corridor, though Wingra Creek to the south and the lands immediately abutting it are located in a mapped corridor.

Public Utilities and Services: The site is served by a full range of urban services, including Metro Transit, which provides daily all-day service on Route O and peak hour service on Route 75 along Fish Hatchery Road past the site. Metro Transit operates additional daily all-day service along S Park Street two blocks east of this property on Route B (future north-south Bus Rapid Transit line).

Previous Approvals

On June 20, 2005, the Plan Commission approved a demolition permit to demolish a two-story nursing home at 1347 Fish Hatchery Road and the installation of a temporary parking facility for St. Mary's Hospital. The 1347 parcel was zoned R4 (General Residence District) under the 1966 Zoning Code map. Under the 1966 Zoning Code,

temporary parking lots for the parking of passenger automobiles were allowed in residence zoning districts for up to three years. Use of such lots after three years required approval of a conditional use by the Plan Commission. The Plan Commission approved a three-year extension for the parking lot on June 16, 2008 and again on June 20, 2011. Upon the adoption of the 2013 Zoning Code, the site was assigned TR-V1 (Traditional Residential–Varied 1 District) zoning. Temporary parking lots like the one on the 1347 parcel ceased to be allowed by the 2013 code, and the parking lot has remained as a non-conforming use.

On March 27, 2007, the Common Council approved a request to rezone 1355 and 1359 Fish Hatchery Road, 1346 and 1354 South Street, and 910, 968, 972 and 976 W Wingra Drive from R2 (Single-Family Residence District) and C2 (General Commercial District) to Planned Unit Development, General Development Plan and Planned Unit Development, Specific Implementation Plan (PUD-GDP-SIP) [1966 Zoning Code] to allow expansion of an existing office building following demolition of three single-family residences at 968, 972, and 976 W Wingra Drive.

On October 19, 2020, the Plan Commission approved demolition permits to demolish single-family residences at 1355 and 1359 Fish Hatchery Road to create open space for the adjacent office building at 910 W Wingra Drive.

Project Description

The applicant, Strand Associates, Inc., is requesting approval of a request to rezone two parcels totaling approximately 6.0 acres at 910 W Wingra Drive and 1347 Fish Hatchery Road to CC-T to facilitate expansion of their existing two-story, 91,000 square-foot office building on the 910 W Wingra property.

The 6.0-acre subject site is the block bounded by Fish Hatchery Road on the west, Cedar Street on the north, South Street on the east, and W Wingra Drive on the south. The parcel addressed as 910 W Wingra Drive is 2.35 acres in area and is developed with the two-story, approximately 91,000 square-foot Strand Associates office building in PD (Planned Development District) zoning. Parking for the current office building is primarily provided in a 160-stall surface lot located across Wingra Creek at 833 Plaenert Drive, which is connected to the site by a pedestrian bridge across the creek opposite South Street. The parcel at 1347 Fish Hatchery Road contains approximately 3.62 acres and is developed with a 280-stall surface parking lot in TR-V1 (Traditional Residential–Varied 1 District) zoning. The adjacent parking lot was acquired last year from SSM Health, who had used the 280-stall lot as remote parking for St. Mary's Hospital.

The letter of intent submitted with the rezoning request indicates that the applicant intends to construct two additions to the building. A two-story, approximately 30,000-square-foot addition is proposed to the northwest portion of the building, which will include additional office space, conference rooms, and assorted employee spaces. A one-story, 6,000-square-foot addition is also proposed at the northeastern corner of the building near the current location of a service entrance, trash enclosure, and small parking lot accessed from South Street. In addition to the building expansion, the applicant indicates that the 280-stall parking lot to the north will be reconstructed to include 245 automobile stalls; access to the reconstructed lot will be provided from driveways along South Street and Cedar Street. Plans for the expansion project are attached to Ordinance ID 87843 for informational purposes.

Analysis & Conclusion

In order to approve the zoning map amendment, the Common Council shall find that the zoning map amendment is *consistent with* the City's Comprehensive Plan as required by Section 66.1001(3) of Wisconsin Statutes.

"Consistent with" is defined as "furthers or does not contradict the objectives, goals and policies contained in the comprehensive plan."

Most of the subject site is recommended in the 2023 Comprehensive Plan for Regional Mixed-Use (RMU), with the exception of the Fish Hatchery Road frontage, which is recommended for Community Mixed-Use (CMU). The RMU district extends from the S Park Street frontage west across South Street and from Midland Street to Wingra Creek before transitioning to CMU along Fish Hatchery Road to create a transition to the lower-density one- and two-story single-family residences located to the west.

The RMU category includes existing and planned high-intensity centers supporting a variety of multi-family housing options and commercial activity serving the needs of the region. These areas typically include large-scale sites supportive of multi-story buildings between two and twelve stories in height, subject to recommendations in adopted sub-area plans. RMU areas are intended to be the most intensively developed areas of the City outside of downtown and are mapped close to the junctions of major streets, along major roads, close to highway interchanges, and along existing and planned high-frequency/high-capacity public transit routes. RMU areas should be well connected with the adjoining street network and be transit-oriented, with a pedestrian-friendly public street network and buildings placed close to the sidewalk and street, and with parking located behind buildings, underground, on street, or in parking structures.

The CMU category includes existing and planned areas supporting an intensive mix of medium- to high-density residential, commercial, employment, and civic uses serving residents and visitors from the surrounding area and the community as a whole. CMU areas are generally located at major intersections and along relatively high-capacity transit corridors, often extending several blocks. CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base. Subject to adopted detailed plans for the area, CMU areas are intended to include buildings two to six stories in height. Many of the City's aging, auto-oriented strip commercial centers are recommended for CMU redevelopment due to their accessible locations along major transportation corridors and the opportunities to significantly increase integrated housing and commercial development. Development and design within CMU areas should create a walkable node or corridor, ideally adjacent to existing or planned transit, and should be transit-oriented. Buildings should screen surface parking from the street, and intensive development in the CMU district may require structured parking. CMU areas should be well connected with surrounding neighborhoods and have buildings placed close to the sidewalk.

The subject site is located within the boundaries of the 2005 South Madison Neighborhood Plan, which generally recommends that redevelopment activities in the triangle formed by S Park Street, Fish Hatchery Road and Wingra Creek emphasize business retention and expansion, increased connectivity, street-oriented development with an emphasis on urban building forms, and the placement of parking to the side and rear of buildings.

The subsequent Wingra Market Study and Conceptual Redevelopment Plan Summary Report ("Wingra Plan") adopted in 2006 studied the market potential for redevelopment of the same triangle and provided a series of broad planning and urban design recommendations to guide future redevelopment activities. The Wingra Plan includes the subject site in Sub-Area 4. The plan recommends that bio-medical, healthcare-related, or senior-oriented housing uses be developed on the former St. Mary's Care Center site at 1347 Fish Hatchery Road, while accommodating the expansion of the applicant's offices in the southern portion of the sub-area along W Wingra Drive.

The Planning Division believes that the Plan Commission may find that the proposed rezoning from PD and TR-V1 to CC-T is consistent with and will aid in the implementation of the CMU and RMU recommendations for the site in the Comprehensive Plan. The statement of purpose for the CC-T district states that it "is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed-use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity." Among other things, the district is also intended to improve the quality of landscaping, site design and urban design along these corridors and encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts. Rezoning the site to CC-T to accommodate the expansion of Strand Associates is also consistent with recommendations for the subject site in the Wingra Market Study and Conceptual Redevelopment Plan Summary Report.

General and professional offices are permitted uses in the CC-T zoning district. If the proposed zoning map amendment is approved, the applicant will be required to obtain permitted use site plan approval per Section 28.186 of the Zoning Code prior to issuance of permits for the building additions and associated parking lot improvements.

As with any zoning map amendment, notice of the proposed rezoning was published notice in the City's newspaper of record (Wisconsin State Journal) and notices were mailed to the property owners and occupants within 200 feet of the area subject to the map amendment.

Recommendation

The Planning Division recommends that the Plan Commission find the standards met and forward Zoning Map Amendment ID 28.022–00714, rezoning 910 W Wingra Drive and 1347 Fish Hatchery Road from PD and TR-V1 to CC-T, to the Common Council with a recommendation of **approval** subject to input at the public hearing. The rezoning request has not been forwarded to City agencies for review, and no conditions of approval are recommended.

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 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: _____ Date: 7 April 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 88173

File ID:	88173	**File Type:**	Appointment	**Status:**	Mayoral Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/30/2025
File Name:	5-20-2025 Resident committee appointments			**Final Action:**	

Title: Report of the Mayor submitting resident committee appointments (introduction 5-6-2025; action 5-20-2025).

Notes:

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Satya Rhodes-Conway	**Hearing Date:**	
Entered by:	ldcosta@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor's Office	04/30/2025	Referred for Introduction				
	Action Text:	This Appointment was Referred for Introduction					
	Notes:	Confirm 5/20/25					
1	COMMON COUNCIL	05/06/2025	Refer to a future Meeting to Confirm	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Confirm unanimously to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 88173

Title

Report of the Mayor submitting resident committee appointments (introduction 5-6-2025; action 5-20-2025).

Body

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

AFFIRMATIVE ACTION COMMISSION

JASMINE C. BANKS (6th A.D.) - reappoint to a three-year term to the position of Adult City

Resident. First appointed 9-20-2022.
TERM EXPIRES: 4-18-2028

KRISTIN M. MATHEWS (18th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 5-18-2021.
TERM EXPIRES: 4-18-2028

VIRGINIA V. LEE (6th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 7-20-2021.
TERM EXPIRES: 4-18-2028

BOARD OF PARK COMMISSIONERS

BEN D. WILLIAMS (5th A.D.) - reappoint to a five-year term to the position of Adult City Resident. First appointed 9-20-2022 .
TERM EXPIRES: 4-30-2030

COMMITTEE ON EMPLOYEE RELATIONS

LORI E. KIEF (18th A.D.) - reappoint to a three-year term to the position Resident Member. First appointed 12-6-2022.
TERM EXPIRES: 4-18-2028

MONONA TERRACE COMMUNITY AND CONVENTION CENTER BOARD

DAVID A. AGUAYO (4th A.D.) - reappoint to a three-year term to the position of City Appointee. First appointed 5-10-2022.
TERM EXPIRES: 5-1-2028

STEVEN M. PETERS (1st A.D.) - appoint to the remainder of a three-year term to the position of City Appointee succeeding Andrea Nilsen. Steven Peters currently holds the City Alternate position and has served since 9-20-2022.
TERM EXPIRES: 5-1-2026

URBAN DESIGN COMMISSION

NICHOLAS L. HELLROOD (10th A.D.) - appoint to the remainder of a three-year term to the position of Resident Member succeeding Russell Knudson. Nicholas Hellrood is a landscape architecture student at UW-Madison and he is currently interning at Stantec Consulting.
TERM EXPIRES: 6-30-2025

ZONING BOARD OF APPEALS

AGNES (ALLIE) B. BERENYI (15th A.D.) - reappoint to a three-year term to the position of Adult City Resident. First appointed 3-29-2016.
TERM EXPIRES: 4-18-2028

Respectfully submitted,

Satya Rhodes-Conway
Mayor

City of Madison

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

Master

File Number: 85941

File ID:	85941	**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:
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:

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

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Council Office	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 85941

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

Public Health MADISON & DANE COUNTY
Healthy people and places

City of Madison

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

Master

File Number: 87418

File ID:	87418	**File Type:**	Ordinance	**Status:**	Report of Officer
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

Sponsors:	Yannette Figueroa Cole	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Avery Schulman	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	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	05/07/2025		
	Action Text: This Ordinance was Referred to the BOARD OF HEALTH FOR MADISON AND DANE COUNTY						
1	COMMON COUNCIL	04/15/2025	Re-refer	BOARD OF HEALTH FOR MADISON AND DANE COUNTY	05/07/2025		Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Re-refer to the May 7, 2025 meeting of the BOARD OF HEALTH FOR MADISON AND DANE COUNTY. The motion passed by voice vote/other.						
1	BOARD OF HEALTH FOR MADISON AND DANE COUNTY	05/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Musser, seconded by Jenkins, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other, 6-0.						

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: 88140

File ID:	88140	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Parks Division
				File Created Date :	04/29/2025
File Name:	Approving an Interagency Memorandum of Understanding between Water Utility and the Parks Division for the installation and maintenance of public water main facilities within a portion of Elver Park located at 7250 Mid Town Rd. (District 20)			**Final Action:**	

Title: Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Elver Park located at 7250 Mid Town Road (District 20).

Notes:

Sponsors:	Barbara Harrington-McKinney	**Effective Date:**	
Attachments:	MOU with MWU (Water Main Installation and Maintenance) (Elver Park) (DEV Updates).pdf, EXHIBIT A - MID TOWN RD.pdf, Mid Town Hydraulic Improvements Location Map.pdf	**Enactment Number:**	
Author:	Adam Kaniewski	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/29/2025	Referred for Introduction				
	Action Text:	This Communication was Referred for Introduction					
	Notes:	Board of Park Commissioners (5/14/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	BOARD OF PARK COMMISSIONERS	05/14/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
1	BOARD OF PARK COMMISSIONERS	05/14/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	Motion made by Harrington, seconded by Glenn, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.					

Text of Legislative File 88140

Fiscal Note

No City appropriation required.

Title

Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Elver Park located at 7250 Mid Town Road (District 20).

Body

WHEREAS, the City of Madison has owned the property located at 7250 Mid Town Road, Madison, WI 53719, in the City of Madison, Dane County, Wisconsin ("Property") since 2024. The Property, which was added to Elver Park, is managed by the Parks Division and includes agricultural fields as well as stormwater conveyance; and,

WHEREAS, the City of Madison Water Utility seeks to install a public water main within a portion of the Property, as depicted on the Exhibit attached hereto, to close a gap at two long standing dead ends to improve system hydraulics, redundancy and fire flow capacity along the corridor; and,

WHEREAS, the City of Madison Water Utility seeks to avoid tree and utility conflicts in the Mid Town Road Right-of-Way by installing public water main facilities within a portion of Elver Park; and,

WHEREAS, the Parks Division is agreeable to the City of Madison Water Utility installing public water main facilities within a portion of the Property, subject to certain terms and conditions.

NOW THEREFORE BE IT RESOLVED that the City of Madison Water Utility and the Parks Division are authorized to enter into an interdepartmental Memorandum of Understanding regarding the installation and maintenance of public water main facilities in Elver Park, on a form and in a manner that has been approved by the City Attorney.

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MADISON PARKS DIVISION AND THE MADISON WATER UTILITY

For Installation and Maintenance of Permanent Water Main at Elver Park

This Memorandum of Understanding (hereinafter referred to as "MOU") is made by and between the City of Madison Parks Division (hereinafter referred to as "Parks") and the City of Madison Water Utility (hereinafter referred to as "Water Utility"), (collectively the "Agencies").

RECITALS

WHEREAS, the City of Madison has owned the property located at 7250 Mid Town Road, Madison, WI 53719, in the City of Madison, Dane County, Wisconsin ("Property") since 2024. The Property, which was added to Elver Park, includes agricultural fields as well as stormwater conveyance; and,

WHEREAS, the Water Utility seeks to install a public water main and associated facilities ("Facilities") within a portion of the Property, as depicted on Exhibit A attached hereto, to close a gap at two long standing dead ends to improve system hydraulics, redundancy and fire flow capacity along the corridor; and,

WHEREAS, the Water Utility seeks to avoid tree and utility conflicts in the Mid Town Road Right-of-Way by installing public water main facilities within a portion of Elver Park; and,

WHEREAS, Parks is agreeable to the Water Utility installing public water main facilities within a portion of the Property, subject to the terms set forth in this MOU.

NOW THEREFORE, based upon the foregoing, the Agencies agree as follows:

1. The Water Utility is authorized to install and maintain Facilities within the Property, as set forth in Exhibit A, Water Project Overview, to this MOU. No above-ground improvements shall be located in the Property, with the exception that hydrants and valves or other access points to the Facilities at grade level shall be permitted as depicted on attached Exhibit A.

2. All areas affected by any work performed by the Water Utility and/or their contractor (the "Contractor") when installing or maintaining the Facilities will be promptly restored to original grade and vegetation or surface condition, including repair or replacement of pavement and concrete, by and at the expense of the Water Utility after completion of said work (or as soon thereafter as weather reasonably permits) and in a manner satisfactory to the Park Superintendent or designee.

3. No grade change shall be made to the Property without the written consent of the Park Superintendent or designee.

4. The Water Utility and/or the Contractor will install and maintain the Facilities within the Property; access to the Property will include the right of ingress and egress and the right to

excavate, construct, operate, repair, replace, and/or maintain the Facilities; and to perform all work incidental thereto.

5. In lieu of the issuance of a Temporary Land Use Permit from Parks for said water main installation, the Water Utility and its Contractors' use and occupation of the Property will be subject to the following conditions:

    a. Contractor shall only be allowed access upon authorization to proceed by Parks and the Water Utility.

    b. Water Utility and the Contractor shall be required to meet on site prior to the commencement of any work within the Property to verify the location of the proposed water main. The final location shall be approved by the Parks Superintendent or their designee prior to any work commencing within the park.

    c. If the ground is saturated or wet conditions exist, Parks has the right to dictate the access route and the date when the work will take place in order to minimize damage to the Property.

    d. Other than as shown on the construction plans, no tree removals or trimming are allowed without the express written approval by the Parks Superintendent or designee.

    e. Unless otherwise authorized by Parks, use of the Property by the Contractor during installation of the Facilities shall be restricted to the areas shown on attached Exhibit B, Staging Plan.

    f. The Contractor must notify both Adam Kaniewski at akaniewski@cityofmadison.com and Lisa Laschinger at llaschinger@cityofmadison.com a minimum of 72 hours in advance and prior to the start of work.

    g. Outside of active work areas, the Property shall remain open for use by the public during installation of the Facilities; all work must be fenced off or protected during non-work hours. Any pavement that is removed shall be brought up to grade with plates, stone or surfacing until the final restoration is completed.

    h. The Contractor shall be responsible for all restoration and clean up after the work is completed. If Parks resources are required for cleanup, the Contractor or the Water Utility will be invoiced on a time and material basis for all costs incurred by Parks.

    i. Parks reserves the right to use and occupy the Property in a manner consistent with the rights conveyed herein, provided that such use and occupancy shall not interfere with or disturb the activities and/or use of the Property by the Contractor or the Water Utility.

DRAFT

6. Communications: Any notice or communication under this MOU shall be directed to the following individuals or their respective successors:

For Parks:	Parks Superintendent City of Madison 330 E. Lakeside St. Madison, WI 53715 llaschinger@cityofmadison.com
For Water Utility:	Pete Holmgren Madison Water Utility 119 East Olin Ave. Madison, WI 53713 pholmgren@madisonwater.org

DRAFT

FOR THE MADISON PARKS DIVISION

Lisa Laschinger, Interim Parks Superintendent Date

FOR MADISON WATER UTILITY

Krishna Kuma, General Manager Date
Madison Water Utility

This MOU is authorized by Resolution Enactment No. _____, File ID No. _____, adopted by Common Council of the City of Madison _____, and has been approved by the Board of Park Commissioners at its _____ meeting.

DRAFT

Madison Water Utility

CITY OF MADISON PARKS
ELVER PARK
7250 MID TOWN RD

1" = 100'

CONNECT TO EX 12-IN MAIN

TRANSITION BACK INTO R/W, AVOID TREES AND UTILITIES

PROPERTY LINE

AVOID EX. BOX CULVERT W/ FUTURE UPGRADE PLANNED

AVOID LARGE OAK TREE WITHIN DRIP LINE 30' +/-

12"W

MID TOWN ROAD

HYDRANT AND VALVE BOX LOCATION

SITE ACCESS & TRACKING PAD

SITE ACCESS & TRACKING PAD

MATERIALS STORAGE & STOCKPILING WITHIN R/W

CONNECT TO EX 12-IN MAIN

MARTY ROAD

CITY OF MADISON ENGINEERING
STORMWATER UTILITY
7342 RAYMOND RD

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

Designed By: ###
Date: 3/26/2025 10:06 AM
Scale: ##########

15387

MADISON, WI

CONTRACT NO: 9626

MID TOWN ROAD - WATER PLAN & PROFILE

MID TOWN ROAD HYDRAULIC IMPROVEMENTS

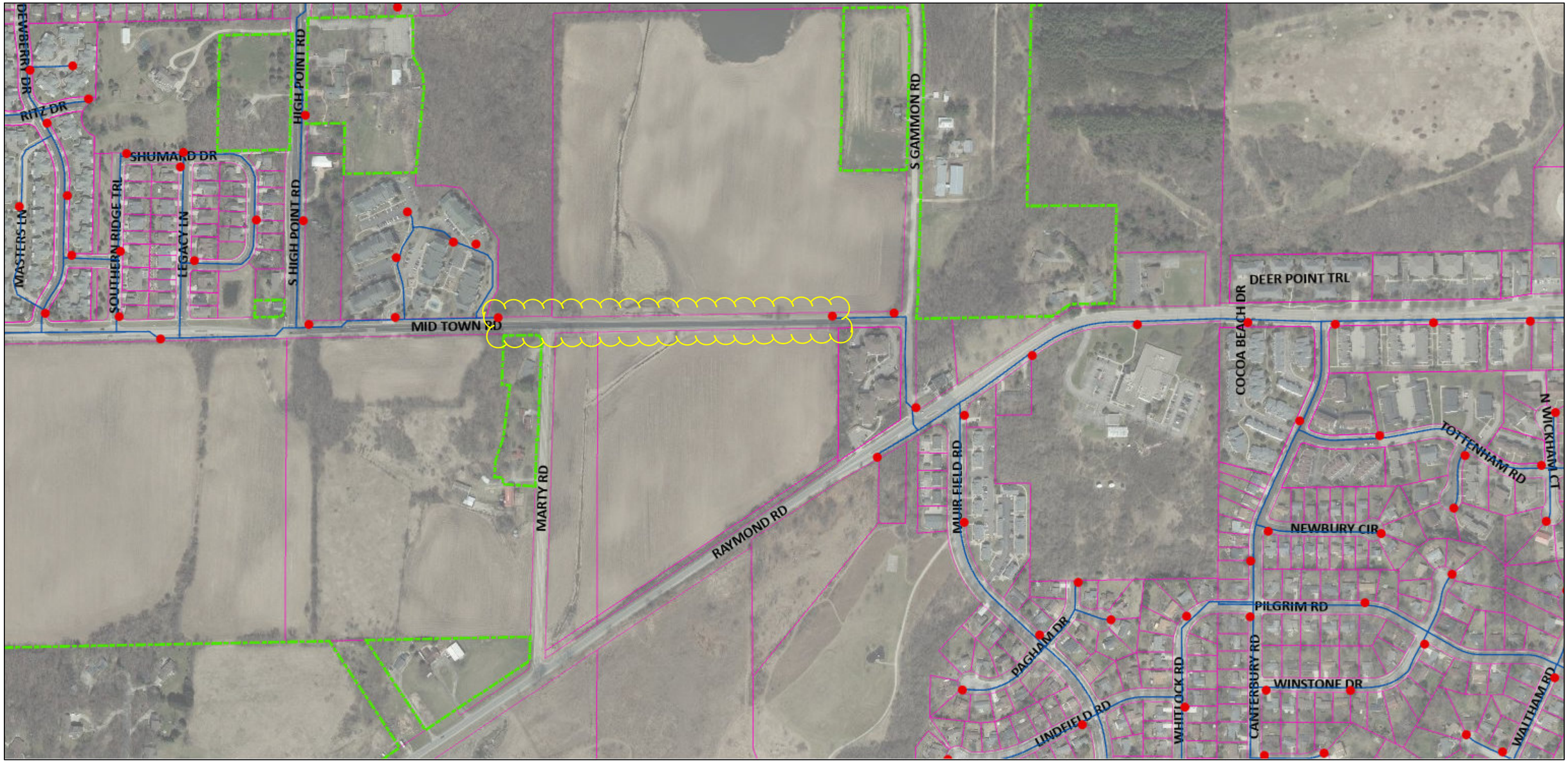
M:\DESIGN\Projects\15387\CAD\Water\15387WU-Impact Plan.dwg

15387

W-1

187

Madison Water Utility



4/3/2025, 7:43:15 AM

- Structure
- Property
- Site

FIRE HYDRANT

- 4" HYDRANT
- 5" HYDRANT

- Water Main
- Water Main (Private)
- Water Main (Other Private)
- Madison City Boundary
- Street Labels
- Parcel (City of Madison)

1:6,807

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

City of Madison Wisconsin Engineering Dept. | Greater Madison MPO | Azteca Systems, LLC - Cityworks® 2009 - 2025 |

City of Madison

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

Master

File Number: 88148

File ID:	88148	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PARK COMMISSIONERS
				File Created Date :	04/29/2025
File Name:	Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)			**Final Action:**	

Title: Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)

Notes:

Sponsors:	John P. Guequierre And Derek Field	**Effective Date:**	
Attachments:	Merrill Springs View Preservation Easement Amendment (Final).pdf, 050525_CC_public_comments.pdf, Merril Springs Easement Public Submittal BPC 05.14.25.pdf	**Enactment Number:**	
Author:	Chad Hughes	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/29/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Board of Park Commissioners (5/14/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	BOARD OF PARK COMMISSIONERS			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
1	BOARD OF PARK COMMISSIONERS	05/14/2025	RECOMMEND TO COUNCIL TO RE-REFER - REPORT OF OFFICER				Pass
	Action Text:	Motion made by Field, seconded by Glenn, to Refer back to Board of Park Commissioners meeting in June. Motion passed by voice vote/other.					
	Notes:	Motion made by Field, seconded by Glenn, to Refer back to Board of Park Commissioners meeting of 6/11/25, Common Council 6/17/25					

Text of Legislative File 88148

Fiscal Note
No Fiscal Impact.

Title
Authorizing the Mayor and Clerk to enter into an Amended View Preservation Easement for Merrill Springs Park (District 19)

Body
WHEREAS, Merrill Springs Park, located at 5102 Spring Ct., was created when the .28 acres of land originally making up the park, Lot 37, Block One Spring Harbor, was conveyed to the Madison Park and Pleasure Drive Association (MPPDA) by the Spring Harbor Company in 1910. The land was later conveyed by the MPPDA to the City of Madison in 1937 and has been maintained as a park by the City ever since; and,

WHEREAS, in 2011, the City entered into an agreement with the owners of 5050 Lake Mendota Drive to purchase .35 acres of property to expand Merrill Springs Park (Legistar File # 24359). As a condition of this purchase, the City granted the owners a view preservation easement (the “Easement”) over the Park, which Easement (Doc. No. 4829662) was intended to preserve the view of Lake Mendota from their property; and,

WHEREAS, in order to preserve the view from to Lake Mendota that existed at the time of the purchase and granting of the Easement, the Easement provided that the view would be documented photographically in the summer following the execution of the Easement. However, this was not done and there is uncertainty between the City and the current owners of the benefited property regarding the extent of the Easement; and,

WHEREAS, the City and the current owners of 5050 Lake Mendota Drive are in agreement that the Easement should be amended to clarify and better define the view preservation easement, consistent with the intent of the original parties to the easement.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Mayor and the City Clerk are authorized to execute an Amended View Preservation Easement for Merrill Springs Park with the owners of 5050 Lake Mendota Drive, on terms consistent with the amendment attached hereto, and in a form approved by the City Attorney.

AMENDED VIEW PRESERVATION EASEMENT

This **Amended View Preservation Easement** (the "Amendment") is made this _____ day of _____, 2025, by the **City of Madison**, a Wisconsin municipal corporation (the "City"), and **Jessica Y. and Kendall W. Harrison** (the "Grantee").

WITNESSETH:

WHEREAS, the City is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, with the address of 5102 Spring Ct. in Madison, and more particularly described on attached Exhibit A ("Merrill Springs Park"); and,

WHEREAS, Grantee is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, with the address of 5050 Lake Mendota Dr., and more particularly described on attached Exhibit A ("Grantee's Property"); and,

RETURN TO: City of Madison
EDD – Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel Nos: 251-0709-184-0122-8
251-0709-184-0126-0

WHEREAS, on December 29, 2011, the City acquired Lot 2 of Certified Survey Map No. 12633 from Grantee's predecessors in interest to expand Merrill Springs Park. As a condition of this purchase, on December 30, 2011, the City granted a Permanent Limited Easement for View Preservation over a portion of Merrill Springs Park for the benefit of Grantee's predecessors, their successors and assigns, for view preservation purposes, which easement is recorded in the Dane County Register of Deeds as Doc. No. 4829662 (the "Easement"); and,

WHEREAS, in order to preserve the view from Grantee's Property to Lake Mendota that existed at the time of the purchase and granting of the Easement, the Easement provided that the view would be documented photographically in the summer following the execution of the Easement. However, this was not done and there is uncertainty between the City and the Grantee (the "Parties") regarding the extent of the Easement; and,

WHEREAS, the Parties are in agreement that the Easement should be amended to clarify and better define the view preservation easement.

NOW, THEREFORE, the City and the Grantee hereby amend the Easement, for the benefit of the Grantee, their successors and assigns.

This Amendment is subject to the following terms and conditions:

1. Exhibits A and B of the Easement are replaced by Exhibits A, B and C to this Amendment.

2. Paragraph 1 of the Easement is amended as follows:

"1. Purpose. The purpose of the Easement is to ~~preserve the existing view~~ protect the view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive, Madison, WI, legally described as Lot 1, Certified Survey Map No. 12633, through Merrill Springs Park. The portion of Merrill Springs Park subject to this view preservation easement (the "Easement Area") is described on Exhibit B and depicted on Exhibit C."

3. Paragraph 2 of the Easement is amended as follows:

"2. Easement Holder's Rights. The Grantee's easement rights include, and are limited to, the restriction on the construction of structures and the planting and maintenance of trees and certain vegetation in the Easement Area by the City which would obstruct the Grantee's view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive~~, as it currently exists~~. The Grantee shall also have the right to trim trees and non-compliant vegetation in the Easement Area, as set forth in Paragraph 4 of the Amendment, at the Grantee's expense, to protect ~~preserve~~ the view of Lake Mendota from Grantee's residence.~~as currently exists. The existing view from the Grantee's residence shall be established by photographic documentation in the summer following the execution of this Easement. Grantee shall allow representatives of the City onto Grantee's property and into Grantee's residence, at a mutually agreeable time, to make such documentation. Once the documentation is agreed to, it shall be incorporated into this Easement and shall be filed at the City Clerk's Office along with a copy of this Easement.~~"

4. Vegetation Restrictions. In order to protect Grantee's view within the Easement Area, extending north toward Lake Mendota from Grantee's Property, and as depicted on Exhibit C, the City's planting and maintenance of vegetation is restricted as follows:

- The first twenty-five (25) feet north from Grantee's Property towards Lake Mendota shall be Zone 1. Within Zone 1, plantings shall not exceed four (4) feet in height from the ground.
- The next twenty-five (25) feet towards Lake Mendota shall be Zone 2. Within Zone 2, plantings shall not exceed six (6) feet in height from the ground.
- The next twenty-two (22) feet towards Lake Mendota shall be Zone 3. Within Zone 3, plantings shall not exceed ten (10) feet in height from the ground.
- Beyond Zone 3 towards the Lake Mendota shoreline shall be Zone 4. Within Zone 4, plantings shall not exceed ten (10) feet in height from the ground.

The City shall be responsible for maintaining vegetation within the applicable Zones at or below these height restrictions. Grantee shall have the right to trim vegetation in the Easement Area, at Grantee's expense, to the extent that vegetation exceeds the height thresholds in the applicable Zones.

For the purposes of this Easement and this Amendment, the term "vegetation" does not

include trees, which remain subject to Paragraphs 2 and 3 of the Easement. "Trees" are defined as any single stemmed, woody plant.

5. Paragraph 3 of the Easement is amended as follows:

"3. Reserved Rights. The City retains all ownership rights that are not expressly restricted by this Easement and are not inconsistent with this grant; including but not limited to the right to sell, mortgage, or donate the property subject to the terms and conditions of this Easement. After providing notice to Grantee, the City is entitled to replace, in the same general location, any tree within the Easement Area with a similar tree of similar height and crown, and may add other trees on the Merrill Springs Park property outside the Easement Area at its sole discretion."

6. Paragraph 4 of the Easement is amended as follows:

"4. Restrictions on Use. Notwithstanding the provisions of Paragraph ~~1~~ 3 and Paragraph 4 of the Amendment, the Grantee's use of this Easement shall be restricted as follows:

a. The Grantee shall contact the City Parks Division seven (7) days prior to any vegetation or tree trimming in the Easement Area. No vegetation or tree trimming will be allowed in the Easement Area without prior written approval of the City Parks Division, which consent shall not be unreasonably withheld. Tree trimming will be allowed, provided that it isn't a risk to the tree's health, and the trimming is necessary to protect the view from the Grantee's residence.

b. The Grantee shall not use the Easement Area for open storage of or permanent parking of vehicles or equipment of any kind."

7. Paragraph 5 of the Easement is amended as follows:

"5. Vegetation and Tree Trimming and Maintenance.

a. The work of tree trimming shall be done and completed in a good and professional manner, and the work of vegetation trimming shall be done in an appropriate manner consistent with Parks Division standards, at the sole expense of the Grantee and shall be performed in such a manner as in no way to interfere with or endanger the use of the Easement Area. In all cases, the Grantee shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any vegetation and tree trimming and maintenance activity. To the extent that City Ordinances may otherwise prevent Grantee from exercising its right to trim vegetation and trees in the Easement Area, the City agrees that the terms of this Easement control and that vegetation and tree trimming pursuant to the terms and conditions of this Easement is permissible in the Easement Area.

b. Following any vegetation and tree trimming activity by Grantee in the Easement Area (or as soon thereafter as weather reasonably permits), the Grantee will remove the loose brush or branches resulting from the trimming and promptly restore the Easement Area in a manner satisfactory to the City Parks Division.

c. Grantee shall not be responsible for the cost of any vegetation and tree trimming activities undertaken by the City or initiated by the City. Grantee shall not be responsible for restoration or cleanup related to vegetation and tree trimming activities undertaken by the City or initiated by the City."

8. Paragraph 10 of the Easement is replaced as follows:

"10. Notices. All notices to be given under the terms of this Amendment shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below. If electing to utilize electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Amendment.

For the City: City of Madison Parks Division
Attention: Parks Superintendent
330 E. Lakeside St.
Madison, WI 53715
parks@cityofmadison.com

For Grantee: Jessica & Kendall Harrison
5050 Lake Mendota Drive
Madison, WI 53705
jtyharrison@gmail.com
kharrison@gklaw.com

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given."

9. Counterparts; Electronic Delivery. This Amendment 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 Amendment may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Amendment may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Amendment may be delivered by facsimile or email and upon receipt will be deemed original and binding

upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Amendment, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the parties have entered into this Amended View Preservation Easement as of the date written above.

GRANTEES

By: _____
Jessica Y. Harrison

By: _____
Kendall W. Harrison

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2025, the above named Jessica Y. and Kendall W. Harrison, known to me to be the persons who executed the above and foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

_____
Print or Type Name
My Commission: _____

Dated this _____ day of _____, 2025.

CITY OF MADISON

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Maribeth L. Witzel-Behl, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Maribeth Witzel-Behl, Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2024.

_____
Doran Viste, Assistant City Attorney
Member of the Wisconsin Bar

Drafted by the City of Madison City Attorney's Office Real Estate Project No. 9567

Execution of this easement by the City of Madison is authorized by Resolution Enactment No. RES-___-_____, File ID No. _____, approved by the Board of Park Commissioners on _____, 2025, and adopted by the Common Council on _____, 2025.

Exhibit A

Legal Description of Merrill Springs Park:

Lot 37, Block One Spring Harbor, and Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5102 Spring Court
Tax Parcel No.	251-0709-184-0122-8

Legal Description of Grantee's Property:

Lot 1, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5050 Lake Mendota Drive
Tax Parcel No.	251-0709-184-0126-0

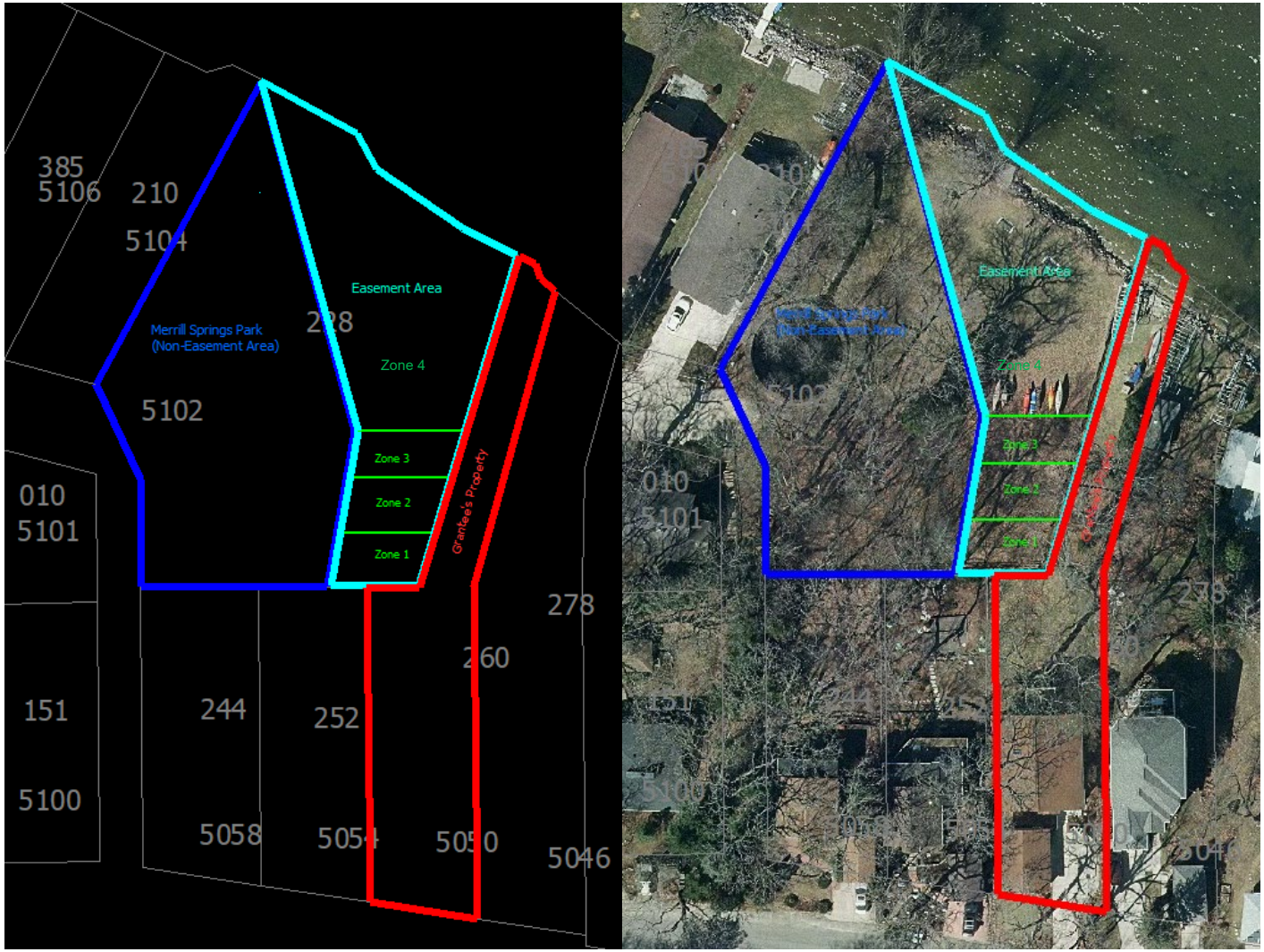
Exhibit B

Easement Area:

That portion of Lot 37, Block One Spring Harbor, and Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the southeast corner of Lot 2, Certified Survey Map No. 12633, and continuing west along the southern line of Lot 2 for 41 feet, then continuing northeasterly in a line approximately parallel to the eastern line of Lot 2 for 73 feet to a point that is 50 feet from the nearest point on the eastern line of Lot 2, then continuing northwesterly approximately 170 feet to the northwest corner of Lot 37, Block One Spring Harbor and the ordinary high water mark of Lake Mendota, then continuing east along the shoreline of Lake Mendota to the eastern line of Lot 2, then continuing S17°02’43”W, approximately 137 feet to the southeast corner of Lot 2 and the point of beginning.

Exhibit C


385
5106
210
5104
Easement Area
228
Merrill Springs Park
(Non-Easement Area)
Zone 4
5102
Zone 3
Zone 2
Zone 1
Grantee's Property
010
5101
278
260
151
244
252
5100
5058
5054
5050
5046

From: Faith Fitzpatrick
To: All Alders
Subject: Item 90, Legistar 88148 Merrill Springs View Preservation Easement Amendment
Date: Sunday, May 4, 2025 10:29:48 PM
Attachments: 90.88148.FMS.easement.objection.pdf
original View Preservation Easement.photos.pdf

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

Please see attached comments from Friends of Merrill Spring Park concerning a view easement amendment for the Council meeting on May 6. A copy of the original easement with the photo addendum for reference is also attached.

Thank you,

Faith Fitzpatrick
Vice President
Friends of Merrill Spring Park

DATE: May 4, 2025

TO: Board of Parks

Common Council

Alder Guequierre District 19

Mayor Satya Conway-Rhoads

FROM: Friends of Merrill Spring Park Board

RE: Item 90, Legistar 88148 Merrill Springs View Preservation Easement Amendment

The Board of the Friends of Merrill Springs Park has been long involved in the care of the small pocket park that was expanded in 2012 via the City's purchase of land from the Margetis Family. The purchase included a permanent limited easement for view preservation from the house at 5050 Lake Mendota Drive on and over the new purchase area (Document # 4829662, 1/5/2012). The legal description of the easement area was recorded as "Lot 2", certified survey Document # 4504885. The City Files for the Easement include "Subject Property Photo Addendum". Recently the City and current owner of 5050 Lake Mendota Drive (Grantee) drafted an "Amended View Preservation Easement". The Friends of Merrill Spring Park Board have reviewed the proposed amended easement and have concluded that the amendment incorrectly favors and expands the original view easement for the benefit of the grantee over the public. The trees on the original park property provide shoreline erosion protection, park visitor privacy, cooling shade, and enhanced views of wildlife. The Board firmly recommends that the subject property photo addendum attached to the original easement be included in the amendment. The three photographs included in the addendum clearly show that the extent of the 5050 Lake Mendota Drive view toward the original park was limited by a 2-story house on Lot 2 and thick vegetation and trees along the park's fenceline.

Also, the draft easement document needs to be updated to address the following inconsistencies.

In the WITNESSETH Section, the 3rd Whereas paragraph states "… over a portion of Merrill Springs Park….". This statement is incorrect and should be "… over the Easement Area of Lot 2" according to Exhibit A of the original Easement agreement.

In the WITNESSETH Section, the 4th Whereas paragraph states that photos were not taken to document the "Easement View" during the summer following the execution of the easement. However, the original Easement document (January 5 2012, Document 4829662) defined the easement view "as currently exists" and had "subject property photo addendum" from the Appraisal of 5100 Spring Court (City Files File No 5100SpringCourt GPAR) as reference. The photos clearly show that the view toward the west side of Lot 2 and the original park area was blocked by two large oaks and a 2-story cottage, a heavily wooded hillslope extended southward from the spring cistern, and heavy vegetation along the fenceline, and three large trees (2 willows and 1 silver maple) along the

shoreline. These photos were used by the City for an evaluation of this expensive purchase and should be considered sufficient documentation. This paragraph needs to be updated to include the three photos included in the Subject Property Photo Addendum.

Item 1: The amendment specifically needs to include Exhibit D – the Subject Property Photo Addendum from the first easement document.

Item 2. Paragraph 1 of the Easement "Purpose" – The original wording should be kept.

Item 3 Paragraph 2 "Easement Holder's Rights – The updated wording in this paragraph expands the Grantee's vegetation management activities to more than trees and greatly expands their view area to include the original park, the wooded bluff, and its shoreline. The Grantee's rights should remain true to the original view easement -- trimming trees in their original view area in the eastern portion of Lot 2.

Item 4 Vegetation Restrictions – These greatly expand the Grantee's rights beyond the original intent of the easement and unduly impinge on the park's users. For example, the proposed amendment states that trees 10 feet in height shall be allowed in Zone 4. Zone 4 includes the original park area, which was never included in the original easement. There are three highly valuable shore-protecting tall trees in Zone 4 in the original park area (not ever owned by the Harrisons/Margetis Family). The Proposed amendment is saying that the Harrison's or subsequent owners of 5050 Lake Mendota Dr (LMD) may trim these trees to 10 Feet! The area of Zone 4 needs to be corrected by NOT including original park area.

Even though the house and fence along Lot 2 have been taken out since the purchase, the silver maple and concrete slab mark the western extent of the view of the lake from 5050 Lake Mendota Drive.

Exhibit C – The proposed viewshed (light blue line) extends through the full extent of the original park land. It needs to be adjusted to extend the western boundary line northeast along what was the original fenceline between the park and Lot 2. The wooded bluff and hillside as it existed in the original easement shall not be included in this amendment.

The original easement and the city file photos in the addendum are attached.

8 3 3 1 4 2 7
Tx:8200805

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4829662
01/05/2012 12:08 PM
Trans. Fee:
Exempt #:
Rec. Fee: 30.00
Pages: 7

PERMANENT LIMITED EASEMENT FOR VIEW PRESERVATION

The **City of Madison**, a Wisconsin municipal corporation (the "City") being the owner of the property hereinafter described, in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does grant, set over and convey to **Bill N. Margetis** (the "Grantee"), a permanent limited easement for view preservation (the "Easement") on and over (the "Easement Area") described on attached Exhibit A, and depicted on attached Exhibit B.

RETURN TO: City of Madison
EDD – Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.s: 251-0709-184-0123-6
251-0709-184-0126-0

WITNESSETH:

WHEREAS, the City is the owner of certain real property located in the City of Madison, Dane County, Wisconsin, as more particularly described on attached Exhibit A; and

WHEREAS, the City desires to grant and record permanent limited easement for view preservation purposes on and over the City's Property to the Grantee.

NOW, THEREFORE, the City hereby grants to and for the benefit of the Grantee, their successors and assigns, a permanent limited easement for view preservation purposes on and over the Easement Area.

This Easement is subject to the following terms and conditions:

1. Purpose. The purpose of the Easement is to preserve the existing view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive, Madison, WI, legally described as Lot 1, Certified Survey Map No. 12633.

2. Easement Holder's Rights. The Grantee's easement rights include, and are limited to, the restriction on the construction of structures and planting of trees in the Easement Area by the City which would obstruct the Grantee's view of Lake Mendota from the Grantee's residence located at 5050 Lake Mendota Drive, as it currently exists. The Grantee shall also have the right to trim trees in the Easement Area, at the Grantee's expense, to preserve the view of Lake Mendota as currently exists. The existing view from the Grantee's residence shall be established by photographic documentation in the summer following the execution of this Easement. Grantee shall allow representatives of the City onto Grantee's property and into Grantee's residence, at a mutually agreeable time, to make such documentation. Once the documentation is agreed to, it shall be incorporated into this Easement and shall be filed at the City Clerk's Office along with a copy of this Easement.

3. Reserved Rights. The City retains all ownership rights that are not expressly restricted by this Easement and are not inconsistent with this grant; including but not limited to the right to sell, mortgage, or donate the property subject to the terms and conditions of this Easement.

4. Restrictions on Use. Notwithstanding the provisions of Paragraph 1, the Grantee's use of this Easement shall be restricted as follows:

   a. The Grantee shall contact the City Parks Division prior to any tree trimming in the Easement Area. No tree trimming will be allowed in the Easement Area without prior written approval of the City Parks Division, which consent shall not be unreasonably withheld.

   b. Grantee shall not use the Easement Area for open storage of or permanent parking of vehicles or equipment of any kind.

5. Tree Trimming and Maintenance.

   a. The work of tree trimming shall be done and completed in a good and professional manner at the sole expense of the Grantee and shall be performed in such a manner as in no way to interfere with or endanger the use of the Easement Area. In all cases, the Grantee shall be responsible for following all applicable ordinances, codes, statutes, and laws, and obtaining all permits required for any tree trimming and maintenance activity. To the extent that City Ordinances may otherwise prevent Grantee from exercising its right to trim trees in the Easement Area, the City agrees that the terms of this Easement control and that tree trimming pursuant to the terms and conditions of this Easement is permissible in the Easement Area.

   b. Following any tree trimming activity by Grantee in the Easement Area (or as soon thereafter as weather reasonably permits), the Grantee will promptly restore the Easement Area in a manner satisfactory to the City Parks Division.

   c. Grantee shall not be responsible for the cost of any tree trimming activities undertaken by the City or initiated by the City. Grantee shall not be responsible for restoration or cleanup related to tree trimming activities undertaken by the City or initiated by the City.

6. Termination. In the event the Grantee defaults in the performance of any term or condition of this Easement and fails to remedy such default within thirty (30) days after written notice from the City, the City shall have the right, at its sole option, to declare this Easement void and terminate the same. Notwithstanding the foregoing, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within said thirty (30) days, then the Grantee shall be deemed to be complying with such notice if, promptly upon receipt of such notice, the Grantee immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due

diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable.

7. Indemnification. The Grantee shall be liable to and agrees to indemnify, defend and hold harmless the City, and its officers, officials, agents, and employees, against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the acts or omissions of the Grantee or its agents, employees, or subcontractors, in the performance of activities permitted under paragraphs 5a. or 5b. of this Easement. Negligence on the part of the City and its officials, officers, agents or employees shall not eliminate the indemnification obligation stated in the preceding sentence.

8. Additionally, Grantee's tree trimming contractor shall carry commercial general liability insurance including contractual liability with no less than the following limits of liability, as may be adjusted, from time to time, by the City's Risk Manager: bodily injury, death and property damage of $1,000,000 per occurrence. The policy or policies shall name the City as an additional insured. As evidence of this coverage, Grantee's tree trimming contractor shall furnish to the City a certificate of insurance on a form provided by the City.

9. Authorized Agent. The City of Madison Parks Division or the Park Division's designee is hereby designated as the official representative of the City for the enforcement of all provisions of this Easement, with authority to administer this Easement lawfully on behalf of the City.

10. Notices. All notices to be given under the terms of this Easement shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below:

For the City:	City of Madison Parks Division Attention: Parks Superintendent 210 Martin Luther King Jr. Blvd. Room 104 Madison, WI 53703
For Grantee:	Bill Margetis 5050 Lake Mendota Drive Madison, WI 53705

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

11. Compliance. The City and the Grantee shall comply with all applicable laws, including, but not limited to, any laws, standards, regulations, or permit requirements relating to environmental pollution or contamination or to occupational health and safety.

12. Severability. If any term or provision of this Easement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any of the remaining terms and provisions of this Easement and the same shall continue to be effective to the fullest extent permitted by law.

13. Binding Effect. This Easement shall inure to the benefit of the Grantee, their successors and assigns, and shall be binding upon the City, and their respective successors and assigns.

14. Covenants Run with Land. All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the City and Grantee and their respective successors and assigns. The party named as Grantee in this Agreement and any successor or assign to the Grantee as fee simple owner of Lot 1, CSM 12633, shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in Lot 1, CSM 12633.

Dated this 30TH day of DECEMBER, 2011.

CITY OF MADISON

By: _____
Paul R. Soglin, Mayor

By: _____
Maribeth L. Witzel-Behl, City Clerk

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 30TH day of December, 2011, the above named Paul R. Soglin, Mayor of the City of Madison, acting in said capacity and known by me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
JEROME C. LUND
Print or Type Name
My Commission: 10/19/2014

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this 29TH day of December, 2011, the above named Maribeth L. Witzel-Behl, City Clerk of the City of Madison, acting in said capacity and known to me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
THOMAS LUND
Print or Type Name
My Commission: 05/25/2015

Drafted by the City of Madison Office of Real Estate Services Project No. 9567

Execution of this easement by the City of Madison is authorized by Resolution Enactment No. RES-11-00965, File ID No. 24359, adopted November 29, 2011.

Exhibit A

Legal Description of Easement Area:

Lot 2, Certified Survey Map No. 12633 as recorded in Dane County Register of Deeds Office in Volume 79, page 236-239 of Certified Surveys, as Document No. 4504885, City of Madison, Dane County, Wisconsin

Address:	5100 Spring Court
Tax Parcel No.	251-0709-184-0123-6

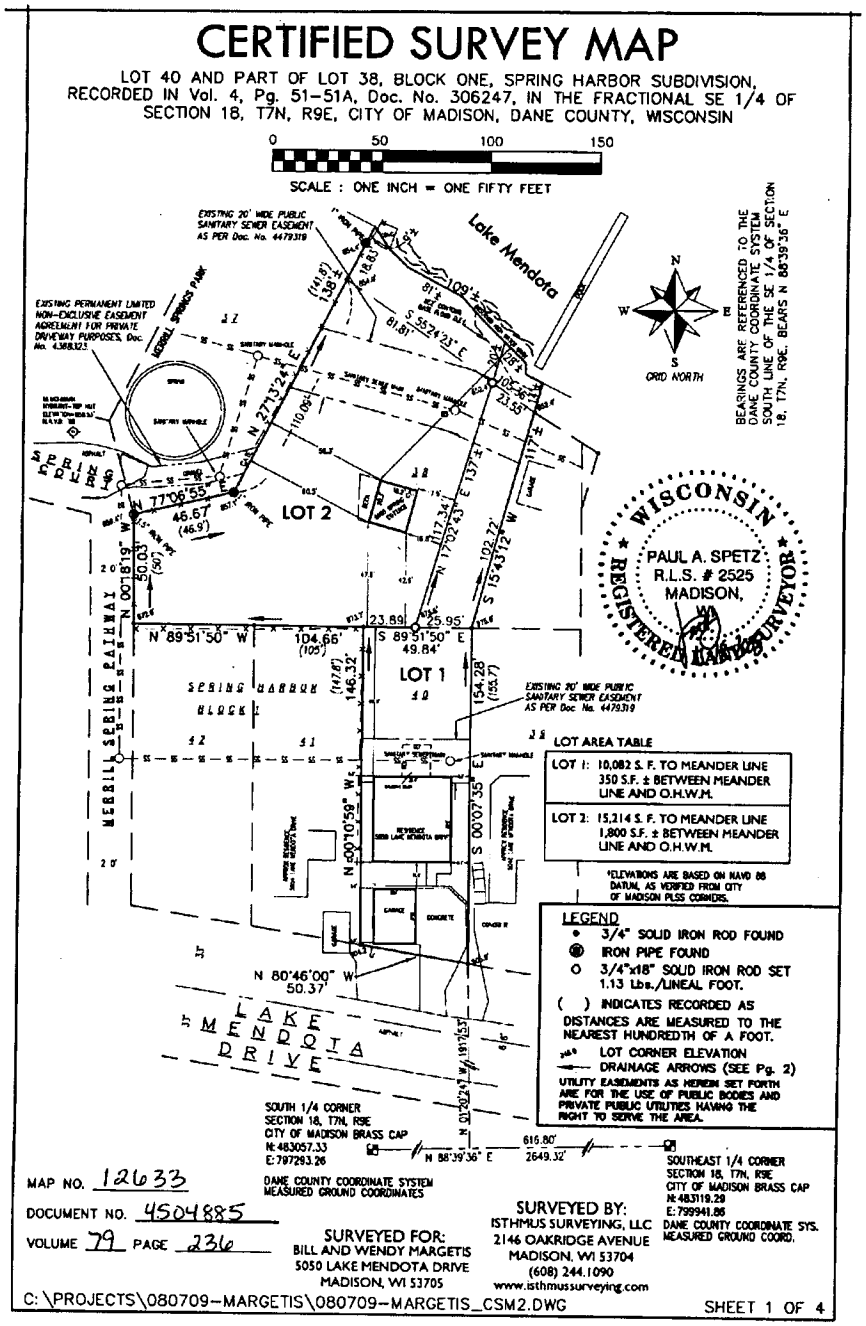
Exhibit B

FORM NO 985-A

HCMiller

Stock No. 26273

* 4 5 0 4 8 8 5 4 *
DANE COUNTY
REGISTER OF DEEDS



Viewers are advised to ignore the illegible text on this exhibit. It is presented to show spatial relationships only.

Authorized by:

F:\Recommon\RE Projects\9567 Merrill Springs Park - Margetis Parcel

This page from city files, not recorded with easement document

View north along eastern border of site

SUBJECT PROPERTY PHOTO ADDENDUM

Client: City of Madison		File No.:	5100SpringCourt_GPAR
Property Address: 5100 Spring Court		Case No.:	
City: Madison	State: WI	Zip:	53705

This page from city files, not recorded with easement document

FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: March 7, 2011
Appraised Value: $ 861,000

REAR VIEW OF
SUBJECT PROPERTY

From: jeff.prey@gmail.com <jeff.prey@gmail.com>
Sent: Tuesday, May 13, 2025 9:42 AM
To: Park Commission <pacommission@cityofmadison.com>
Subject: Comment - Legistar 88148 Merrill Springs View Preservation Easement Amendment

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

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

I am opposed to the current amended language in the Merrill Springs View Preservation Easement for the following reasons:

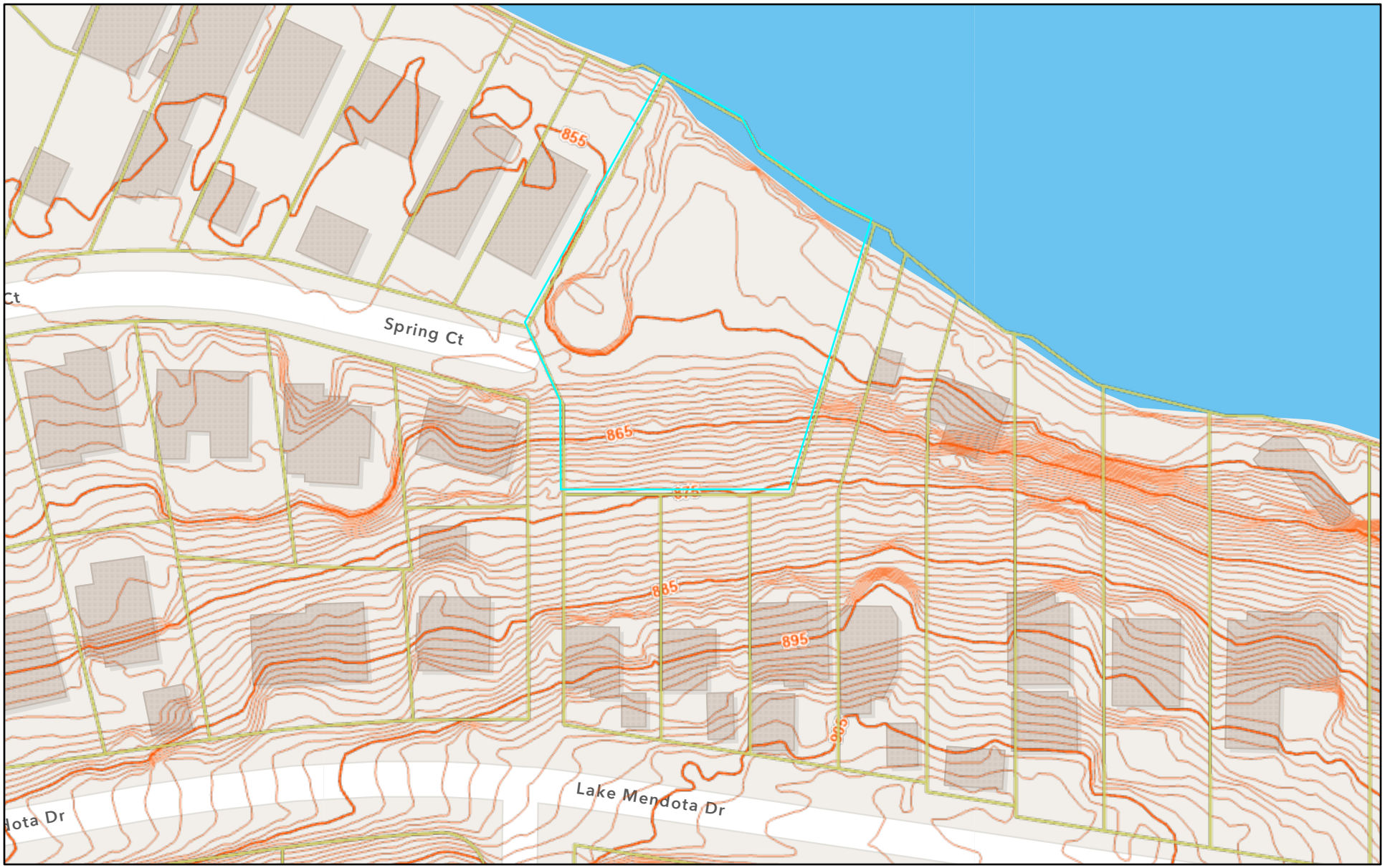
1. This is an expansion of the current easement as shown by the zone 4 delineation. Zone 4 includes the original park area, which was never included in the original easement.

2. Photographic evidence does exist as part of the Appraisal of 5100 Spring Court (City Files File No 5100SpringCourt GPAR). This, along with new photographic evidence should be taken as to establish a baseline on what defines this view.

3. Zone planting heights are arbitrary A viewshed analysis needs to be done to establish a defined vegetation height limit. Lakeshore elevation to the subject's residential structure is approximately 35 feet of vertical elevation gain (attach_1.pdf)

- Jeff Prey

Dane County Map



5/13/2025, 9:34:00 AM

Parcels

1 foot Intervals

5 foot Intervals

1 foot Intervals

1:931

0 40 80 160 ft

0 12.5 25 50 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

City of Madison

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

Master

File Number: 88163

File ID:	88163	**File Type:** Resolution	**Status:** Report of Officer
Version:	1	**Reference:**	**Controlling Body:** Parks Division
			File Created Date : 04/29/2025
File Name:	Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Yahara Hills Park (West) located		**Final Action:**

Title: Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Yahara Hills Park (West) located at 3901 Savannah Road. (District 16)

Notes:

Sponsors:	Sean O'Brien	**Effective Date:**	
Attachments:	MOU with MWU (Water Main Installation and Maintenance) (Yahara Hills Park-West) (DEV Updates).pdf, Exhibit A - Water Project Overview.pdf, Exhibit B - Water Staging Plan.pdf	**Enactment Number:**	
Author:	Adam Kaniewski	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/29/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Board of Park Commissioners (5/14/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	BOARD OF PARK COMMISSIONERS		05/14/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the BOARD OF PARK COMMISSIONERS. The motion passed by voice vote/other.					
1	BOARD OF PARK COMMISSIONERS	05/14/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	Motion made by Field, seconded by Probst, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. Motion passed by voice vote/other.					

Text of Legislative File 88163

Fiscal Note

No City appropriation required.

Title

Approving an Interagency Memorandum of Understanding between the City of Madison Water Utility and the City of Madison Parks Division for the installation and maintenance of public water main facilities within a portion of Yahara Hills Park (West) located at 3901 Savannah Road. (District 16)

Body

WHEREAS, the City of Madison has owned the property located at 3901 Savannah Road, Madison, WI 53718, in the City of Madison, Dane County, Wisconsin ("Property") since 1991. The Property, known as Yahara Hills Park (West), is managed by the Parks Division and includes stormwater facilities, a berm and natural areas; and,

WHEREAS, the City of Madison Water Utility seeks to install a public water main and associated facilities within a portion of the Property, as depicted on the Exhibit attached hereto, to close the loop at an extremely long dead end in the system to improve system hydraulics, redundancy and fire flow capacity along the corridor; and,

WHEREAS, the Parks Division is agreeable to the City of Madison Water Utility installing public watermain facilities within a portion of the Property, subject to certain terms and conditions.

NOW THEREFORE BE IT RESOLVED that the City of Madison Water Utility and the Parks Division are authorized to enter into an interdepartmental Memorandum of Understanding regarding the installation and maintenance of public water main facilities in Yahara Hills Park (West), on a form and in a manner that has been approved by the City Attorney.

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF MADISON PARKS DIVISION AND THE MADISON WATER UTILITY

For Installation and Maintenance of Permanent Water Main at Yahara Hills Park West

This Memorandum of Understanding (hereinafter referred to as "MOU") is made by and between the City of Madison Parks Division (hereinafter referred to as "Parks") and the City of Madison Water Utility (hereinafter referred to as "Water Utility"), (collectively the "Agencies").

RECITALS

WHEREAS, the City of Madison has owned the property located at 3901 Savannah Road, Madison, WI 53718, in the City of Madison, Dane County, Wisconsin ("Property") since 1991. The Property, known as Yahara Hills Park (West), is managed by Parks and includes stormwater facilities, a berm and natural areas; and,

WHEREAS, the Water Utility seeks to install a public water main and associated facilities ("Facilities") within a portion of the Property, as depicted on Exhibit A attached hereto, to close the loop at an extremely long dead end in the system to improve system hydraulics, redundancy and fire flow capacity along the corridor; and,

WHEREAS, Parks is agreeable to the Water Utility installing public water main facilities within a portion of the Property, subject to the terms set forth in this MOU.

NOW THEREFORE, based upon the foregoing, the Agencies agree as follows:

1. The Water Utility is authorized to install and maintain Facilities within the Property, as set forth in Exhibit A, Water Project Overview, to this MOU. No above-ground improvements shall be located in the Property, with the exception that hydrants and valves or other access points to the Facilities at grade level shall be permitted as depicted on attached Exhibit A.

2. All areas affected by any work performed by the Water Utility and/or their contractor (the "Contractor") when installing or maintaining the Facilities will be promptly restored to original grade and vegetation or surface condition, including repair or replacement of pavement and concrete, by and at the expense of the Water Utility after completion of said work (or as soon thereafter as weather reasonably permits) and in a manner satisfactory to the Park Superintendent or designee.

3. No grade change shall be made to the Property without the written consent of the Park Superintendent or designee.

4. The Water Utility and/or the Contractor will install and maintain the Facilities within the Property; access to the Property will include the right of ingress and egress and the right to excavate, construct, operate, repair, replace, and/or maintain the Facilities; and to perform all work incidental thereto.

5. In lieu of the issuance of a Temporary Land Use Permit from Parks for said water main installation, the Water Utility and its Contractors' use and occupation of the Property will be subject to the following conditions:

   a) Contractor shall only be allowed access upon authorization to proceed by Parks and the Water Utility.

   b) Water Utility and the Contractor shall be required to meet on site prior to the commencement of any work within the Property to verify the location of the proposed water main. The final location shall be approved by the Parks Superintendent or their designee prior to any work commencing within the park.

   c) If the ground is saturated or wet conditions exist, Parks has the right to dictate the access route and the date when the work will take place in order to minimize damage to the Property.

   d) Other than as shown on the construction plans, no tree removals or trimming are allowed without the express written approval by the Parks Superintendent or designee.

   e) Unless otherwise authorized by Parks, use of the Property by the Contractor during installation of the Facilities shall be restricted to the areas shown on attached Exhibit B, Water Staging Plan.

   f) The Contractor must notify both Adam Kaniewski at akaniewski@cityofmadison.com and Lisa Laschinger at llaschinger@cityofmadison.com a minimum of 72 hours in advance and prior to the start of work.

   g) Outside of active work areas, the Property shall remain open for use by the public during installation of the Facilities; all work must be fenced off or protected during non-work hours. Any pavement that is removed shall be brought up to grade with plates, stone or surfacing until the final restoration is completed.

   h) The Contractor shall be responsible for all restoration and clean up after the work is completed. If Parks resources are required for cleanup, the Contractor or the Water Utility will be invoiced on a time and material basis for all costs incurred by Parks.

   i) Parks reserves the right to use and occupy the Property in a manner consistent with the rights conveyed herein, provided that such use and occupancy shall not interfere with or disturb the activities and/or use of the Property by the Contractor or the Water Utility.

DRAFT

6. Communications: Any notice or communication under this MOU shall be directed to the following individuals or their respective successors:

For Parks:
Parks Superintendent
City of Madison
330 E. Lakeside St.
Madison, WI 53715
llaschinger@cityofmadison.com

For Water Utility:
Pete Holmgren
Madison Water Utility
119 East Olin Ave.
Madison, WI 53713
pholmgren@madisonwater.org

FOR THE MADISON PARKS DIVISION

_____ _____
Lisa Laschinger, Interim Parks Superintendent Date

FOR MADISON WATER UTILITY

_____ _____
Krishna Kuma, General Manager Date
Madison Water Utility

This MOU is authorized by Resolution Enactment No. _____, File ID No. _____, adopted by Common Council of the City of Madison _____, and has been approved by the Board of Park Commissioners at its _____meeting.

DRAFT

EXHIBIT A - WATER PROJECT OVERVIEW

PROPOSED 12-INCH (I.D.) WATER PIPE
(DIRECTIONALLY DRILLED CONSTRUCTION)

PROPOSED BORE
PIT LOCATION

PROPOSED BORE
PIT LOCATION

HO-CHUNK
CASINO

PROPOSED 12-IN WATER PIPE
(OPEN TRENCH OR DIRECTIONAL
DRILL CONSTRUCTION)

PROPOSED 12-IN WATER PIPE
(OPEN TRENCH CONSTRUCTION)

(4) VALVES
(2) HYDRANT
(IN PARK)

PROPOSED
WATER MAIN
(BURIED)

I 39-90 (WB)

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

Designed By: RJN
Date: 4/17/2025 2:12 PM
Scale: 1"=200'

15165

MADISON, WI

CONTRACT NO: 9593

WATER PLAN OVERVIEW
PRESSURE ZONE 4 INTERSTATE CROSSING

M:\DESIGN\Projects\15165\CAD\Water\15165WU - Staging & Overview.dwg

15165
W-1

V 219

EXHIBIT B - WATER STAGING PLAN

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE BY THE CITY OF MADISON
3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE WDNRSOC STANDARDS AND CITY OF MADISON STANDARD SPECIFICATIONS.
4. THE CONTRACTOR SHALL PROVIDE STREET CLEANING AS NEEDED ON A DAILY BASIS TO KEEP TRACKING TO A MINIMUM.
5. INLET PROTECTION SHALL BE INSTALLED WITHIN THE CONSTRUCTION LIMITS. ADDITIONAL INLET PROTECTION SHALL BE INSTALLED AS DIRECTED.
6. POLYMER SHALL BE APPLIED TO DISTURBED AREAS AS DIRECTED BY THE CONSTRUCTION ENGINEER.

CONSTRUCTION ENTRANCE

RIGID FRAME INLET PROTECTION

TURBIDITY BARRIER

SILT SOCK

210.1(f) INLET PROTECTION, RIGID FRAME, REQUIRED AT INLET SEE STD. DETAIL 1.11.

210.1(b) 15'X50' CONSTRUCTION ENTRANCE STAY OUT OF DRIP LINE OF 12" TREE SEE STD. DETAIL 1.07

SILT FENCE 5FT FROM TREE (TYPICAL)

210.1(e) SILT FENCE REQUIRED

APPROXIMATE BORE PIT LOCATION

210.1(j) TERRACE SEEDING AND MULCH PER 207.3(d)

TEMPORARILY REMOVE AND REPLACE BERM SEE BID ITEM 90002.

HO-CHUNK CASINO

YAHARA HILLS PARK WEST

I-39-90 (WB)

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

Designed By: RJN | Date: 4/17/2025 2:15 PM | Scale: 1"=100'

15165

E/ 220

15165

MADISON, WI

9593

CONTRACT NO:

EROSION CONTROL & RESTORATION PLAN

PRESSURE ZONE 4 INTERSTATE CROSSING

M:\DESIGN\Projects\15165\CAD\Sewers\15165WU - Erosion Control.dwg

CITY OF MADISON WISCONSIN

15165

EC-2

EXHIBIT B - WATER STAGING PLAN

I 39-90 (WB)

HO-CHUNK CASINO

HO-CHUNK CASINO

15' CONSTRUCTION ENTRANCE

210.1(b) 15'X50' CONSTRUCTION ENTRANCE
SEE STD. DETAIL 1.07

APPROXIMATE BORE PIT LOCATION

STAGING AREA

YAHARA HILLS PARK WEST

YAHARA HILLS PARK WEST

W

ST

SN

12"W

MARK	REVISION	DATE	BY
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Designed By: RJN | Date: 4/17/2025 2:15 PM | Scale: 1"=100'

15165

MADISON, WI

CONTRACT NO: 9593

WATER STAGING PLAN

PRESSURE ZONE 4 INTERSTATE CROSSING

M:\DESIGN\Projects\15165\CAD\Water\15165WU - Staging & Overview.dwg

15165

W-3

V 221

City of Madison

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

Master

File Number: 88014

File ID:	88014	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/22/2025
File Name:	Amending the limits of the Davidson St, Park Ct, Maher Ave, Gary St Reconstruction Assessment District - 2025 (District 15)			**Final Action:**	

Title: Amending the limits of the Davidson St, Park Ct, Maher Ave, Gary St Reconstruction Assessment District - 2025 (District 15)

Notes: Jose Navarro

Sponsors:	Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/22/2025	Refer	BOARD OF PUBLIC WORKS	05/07/2025	05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS due back on 5/7/2025						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88014

Fiscal Note

No Funds Required.

Title

Amending the limits of the Davidson St, Park Ct, Maher Ave, Gary St Reconstruction Assessment District - 2025 (District 15)

Body

BE IT HEREBY RESOLVED:

1. That the limits of the Davidson St, Park Ct, Maher Ave, Gary St Reconstruction Assessment

District - 2025 adopted in RES-25-00117 are hereby amended to Maher Ave from Cottage Grove Rd to Lake Edge Blvd, Davidson St between Maher Ave and Dempsey Rd, Park Ct from Maher Ave to Dempsey Rd, and Gary St from Dempsey Rd to 700-ft east of Elinor St.; all in accordance with Section 66.0701 (formerly Section 66.62) of the Wisconsin State Statutes and Section 4.09 of the Madison General Ordinances.

2. That the contemplated purpose of this assessment district is to remove and replace the storm sewer and private storm sewer connections, sanitary sewer main and laterals, water main and services, pavement, asphalt pavement, driveway aprons, curb and gutter, sidewalk, traffic calming measures, and street lighting when needed.

3. That the benefited properties shall have the opportunity to pay the special assessments which may be levied as a result of this assessment district in eight (8) annual installments, subject to the current interest rate in effect at the time of establishment of the special assessment.

4. That the City Engineer is hereby directed to prepare a report consisting of preliminary or final plans and specifications; an estimate of the entire cost of the proposed work or improvements within the assessment district; a schedule of proposed assessments, constituting an exercise of police power of the City of Madison; and a statement that the property against which the assessments are proposed is benefited.

5. That upon completion of this aforesaid report, the City Engineer shall proceed in accordance with Section 4.09 of the Madison General Ordinances.

City of Madison

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

Master

File Number: 88089

File ID:	88089	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2025
File Name:	Accepting storm sewer and street improvements (sidewalk) constructed by Private Contract 2404 Winnebago Street - UW Health at Union Corners, Private Contract No. 2406.			**Final Action:**	

Title: Accepting storm sewer and street improvements (sidewalk) constructed by Private Contract 2404 Winnebago Street - UW Health at Union Corners, Private Contract No. 2406 (District 6).

Notes: Amy Kemp

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	2404 Winnebago St Storm Schedule A Unit Cost.pdf, 2406 Sidewalk Schedule A.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88089

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting storm sewer and street improvements (sidewalk) constructed by Private Contract 2404 Winnebago Street - UW Health at Union Corners, Private Contract No. 2406 (District 6).

Body

WHEREAS, the Sixth Street Medical, LLC, has satisfactorily completed the installation of storm

sewer and street improvements (sidewalk) by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 2404 Winnebago Street - UW Health at Union Corners.

NOW, THEREFORE, BE IT RESOLVED

1. That said storm sewer and street improvements (sidewalk) 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” $14,763.95.

3. That the street improvements, **sidewalk**, on the following streets be and are hereby accepted:

- Winnebago Street Sidewalk from S Sixth Street to W of 2418 Winnebago Street.
- Winnebago Street Sidewalk from S Sixth Street to Winnebago Street.

The attached Schedule "A" representing the actual cost of construction of these improvements, which shall increase the street infrastructure value for Project No. 10519 $ 5,007.86 for a useful life of 40 years.

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

2404 Winnebago Street - UW Health at Union Corners

10519

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	4	EACH	$ 1,995.29	$ 7,981.16
Engineering @ 12%				$ 957.74
Total Cost			$ 2,234.72	$ 8,938.90
Engineering @ 12%				
Total Cost				
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Total Cost				
GRAND TOTAL COST				$ 8,938.90

Prepared By: EEA

Total Storm Sewer Improvements: $ 14,763.95 Date: 4/23/2025

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

2404 Winnebago Street - UW Health at Union Corners

10519

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	63	LF	$ 41.08	$ 2,588.04
Engineering @ 12%				$ 310.56
Total Cost			$ 46.01	$ 2,898.60
18" RCP	53	LF	$ 49.30	$ 2,612.90
Engineering @ 12%				$ 313.55
Total Cost			$ 55.22	$ 2,926.45
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 5,825.05

Prepared By: EEA
Date: 4/23/2025

STREET PLANT VALUE
SIDEWALKS

2404 Winnebago Street
10519

SIDEWALK

Description	Limits	Limits	Quantity	Unit	Unit Cost	Total Cost
Winnebago Street Sidewalk	**S Sixth Street**	**W of 2418 Winnebago Street**	926	SF	$ 3.05	$ 2,824.30
5' concrete sidewalk			*Engineering @ 12%*			$ 338.92
MS LINK 23,274				***Total Cost***		$ 3,163.22
Winnebago Street Sidewalk	**S Sixth Street**	**Winnebago Street**	540	SF	$ 3.05	$ 1,647.00
5' concrete sidewalk			*Engineering @ 12%*			$ 197.64
MS LINK 24,765				***Total Cost***		$ 1,844.64
			Engineering @ 12%			
				Total Cost		
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				Total Cost		
GRAND TOTAL COST						$ 5,007.86

Prepared By: aek
Date: 4/23/2025

f:\enroot\priv_cont\contract finalization\schedule a\streets\2406 Sidewalk Schedule A.xls

City of Madison

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

Master

File Number: 88096

File ID:	88096	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2025
File Name:	Assessing Benefits Harvey Street and Schmitt Place Assessment District - 2023			**Final Action:**	

Title: Assessing Benefits Harvey Street and Schmitt Place Assessment District - 2023 (District 5)

Notes: Steve Sonntag

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	14081_HarveySchmitt_AssessmentsFinal.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88096

Fiscal Note

No appropriation required.

Title

Assessing Benefits Harvey Street and Schmitt Place Assessment District - 2023 (District 5)

Body

WHEREAS, the construction of improvement(s) on Harvey Street and Schmitt Place has been completed; and,

WHEREAS, it has been determined that the abutting property is to pay the amount per the attached schedule of assessments.

NOW, THEREFORE, BE IT RESOLVED, that the sums so charged to the abutting property be and are hereby assessed and levied upon said property payable by the owners of the lots or parcels of land benefited as determined by the Board of Public Works, and in accordance with its recommendations, the amount so charged to each of the lots or parcels of land so benefited being as follows, to wit:

City of Madison Engineering Division - Schedule of Assessments

Date: Final 4/15/2025
Project ID: **14081**
Project Name: Harvey Street and Schmitt Place Assessment District - 2023
Project Description: Harvey Street: Ridge Street to Schmitt Place and Schmitt Place: Univeristy Avenue to Harvey Street

			Frontage		*Street Construction Items*											*Sanitary Sewer Items*				
Parcel No./ Zoning	**Owner Name Address**	**Parcel Location/Condo**	LF	**Frontage St**	**Remove Existing Drive Apron @**		**Replace Drive Apron @**		**Replace Terrace Walk @**		**New Curb and Gutter @**		**10' Pavement Reconstruction @**			**Sanitary Sewer Reconnect @**		**Remove & Replace Sanitary Sewer Lateral @**		**Total Assessment**
					$1.51	**per SF**	**$4.07**	**per SF**	**$5.19**	**per SF**	**$24.49**	**per LF**		**$40.95**	**per LF**	**$1,350.00**	**per Each**	**$22.75**	**per LF**	
					SF	**Cost**	**SF**	**Cost**	**SF**	**Cost**	**LF**	**Cost**	**Factor**	**LF**	**Cost**	**Each**	**Cost**	**LF**	**Cost**	
070921202051 CC-T	2947 LLC ATTN BAGELS FOREVER PO BOX 5547 MADISON, WI 53705-0547	2947 University Ave	225.00 349.40	University Ave Schmitt Place	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	349.4	$14,307.93	4	$5,400.00	18	$409.50	$20,117.43
070921202118 TR-U1	UNIV OF WIS REGENTS VAN HISE HALL # 1860 1220 LINDEN DR MADISON, WI 53706-1525	2924 Harvey St	273.08	Harvey St	0	$0.00	142.29	$579.12	0	$0.00	0	$0.00	1	273.08	$11,182.63	1	$1,350.00	19	$432.25	$13,544.00
070921202126 TR-U1	MSN REVITALIZATION & COMM DEV CORP C/O REVIVAL RDG 2313 ALLIED DR # A MADISON, WI 53711	2918 Harvey St	60.00	Harvey St	0	$0.00	48.48	$197.31	0	$0.00	0	$0.00	1	60	$2,457.00	1	$1,350.00	23	$523.25	$4,527.56
070921202168 CC-T	UNIVERSITY QUARRY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	710 Ridge St	213.30 179.53	Ridge St Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	0	$0.00	0	$0.00	0	$0.00	$0.00
070921203166 TR-U1	SCHMOCK TRUST, LEONARD W & JANET N SCHMOCK TRUST 702 SCHMITT PL MADISON, WI 53705-3520	702 Schmitt Pl	45.00 100.00	Schmitt Pl Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0.5	45	$921.38	1	$1,350.00	18	$409.50	$2,680.88
070921203174 TR-U1	KREBER, ROBERT A 704 SCHMITT PL MADISON, WI 53705-3520	704 Schmitt Pl	45.00	Schmitt Pl	98	$147.98	55.96	$227.76	0	$0.00	0	$0.00	1	45	$1,842.75	1	$1,350.00	21	$477.75	$4,046.24
070921203215 CC-T	3005 UNIVERSITY LLC 3330 UNIVERSITY AVE # 206 MADISON, WI 53705	3007 University Ave	96.90 261.16	University Ave Schmitt Pl	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	261.16	$10,694.50	0	$0.00	0	$0.00	$10,694.50
070921204015 TR-U1	TRILLIUM INTERESTS 9 WICHITA CT MADISON, WI 53719	3001 Harvey St	100.00	Harvey St	0	$0.00	0	$0.00	6.67	$34.62	0	$0.00	1	100	$4,095.00	1	$1,350.00	20	$455.00	$5,934.62
070921204049 CN	CITY OF MADISON PARKS QUARRY PARK 210 MLK JR BLVD RM 104 MADISON, WI 53703-3342	3006 Stevens St	930.6 438.2	Stevens St Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	54.15	$2,217.44	0	$0.00	0	$0.00	$2,217.44
070921205120 TR-C2	KIENER, JOSHUA & SUMMER BLAHNIK KIENER 2901 HARVEY ST MADISON, WI 53705-3503	2901 Harvey St	40.60	Harvey St	0	$0.00	0	$0.00	15.18	$78.78	0	$0.00	0.5	40.6	$831.29	1	$1,350.00	12	$273.00	$2,533.07
070921205138 TR-C2	WONG, TUNG YEE 2905 HARVEY ST. MADISON, WI 53705-3503	2905 Harvey St	40.60	Harvey St	117.48	$177.39	160.5	$653.24	0	$0.00	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	24	$546.00	$4,389.20
070921205146 TR-C2	MOONEY, RACHEL A 2907 HARVEY ST MADISON, WI 53705-3503	2907 Harvey St	40.60	Harvey St	117.48	$177.39	160.5	$653.24	0	$0.00	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	25	$568.75	$4,411.95
070921205154 TR-C2	ANADON, ISABEL & YOUSSEF ABBADI 2913 HARVEY ST MADISON, WI 53705-3503	2913 Harvey St	50.60	Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	50.6	$2,072.07	1	$1,350.00	25	$568.75	$3,990.82
070921205162 TR-C2	BEILIN, KATARZYNA OLGA 2919 HARVEY ST MADISON, WI 53705-3503	2919 Harvey St	71.20	Harvey St	69.36	$104.73	103.87	$422.75	0	$0.00	0	$0.00	1	71.2	$2,915.64	1	$1,350.00	21	$477.75	$5,270.87
070921205170 TR-C2	REED, DAVID EDWIN 1823 W GRAND AVE CHICKASHA, OK 73018-5346	2921 Harvey St	40.60	Harvey St	0	$0.00	0	$0.00	55.3	$287.01	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	22	$500.50	$3,800.08
070921205188 TR-C4	GUNDERMANN SRVR'S TR, M L 202 GLACIER DR MADISON, WI 53705-2414	2925 Harvey St	81.20	Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	81.2	$3,325.14	1	$1,350.00	23	$523.25	$5,198.39
070921205203 TR-C2	SINGLETON, JOSEPH EDWARD MARY LOUISE SINGLETON 2937 HARVEY ST MADISON, WI 53705-3503	2937 Harvey St	40.60	Harvey St	152.28	$229.94	172.44	$701.83	0	$0.00	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	23	$523.25	$4,467.59
070921205211 TR-C2	WARRICH, RACHEL S 1114 SHOREWOOD BLVD MADISON, WI 53705	2939 Harvey St	40.60	Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	22	$500.50	$3,513.07
070921205229 TR-C2	MILLEVOLTE, LAURA 2941 HARVEY ST MADISON, WI 53705	2941 Harvey St	40.60	Harvey St	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	40.6	$1,662.57	1	$1,350.00	20	$455.00	$3,467.57
																				$104,805.28

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

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88098

File ID:	88098	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2025
File Name:	Awarding Public Works Contract No. 8783, Shawnee Pass Assessment District 2025, Nakoma Sidewalk, and Nakoma Culvert (District 10).			**Final Action:**	

Title: Awarding Public Works Contract No. 8783, Shawnee Pass Assessment District 2025, Nakoma Sidewalk, and Nakoma Culvert (District 10).

Notes: Nick Jackels

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	8783 BidOpeningTab Apr172025.pdf, 8783 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88098

Fiscal Note

The proposed resolution authorizes awarding the contract for the Shawnee Pass Assessment District 2025 at a total estimated cost of $2,003,022.21, including contingency. Funding for the project is available in Munis projects #11822 ($782,809.49), #13305 ($405,817.10), #14063 ($773,571.62), and #15465 ($40,824.00). No additional appropriation is required.

Title

Awarding Public Works Contract No. 8783, Shawnee Pass Assessment District 2025, Nakoma Sidewalk, and Nakoma Culvert (District 10).

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. 8783) for itemization of bids.

SHAWNEE PASS ASSESSMENT DISTRICT 2025, NAKOMA SIDEWALK, AND NAKOMA CULVERT
CONTRACT NO. 8783
DATE: 4/17/25
PREQUALIFICATION: 275, 310

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Speedway Sand & Gravel, Inc.	$1,854,650.18	OK
Engineering Estimate	$2,234,107.00	
Parisi Construction, LLC	$2,439,735.05	OK
R. G. Huston Co., Inc.	$2,529,000.00	OK

CONTRACT NO. 8783
Shawnee Pass Assessment District 2025, Nakoma Sidewalk, and Nakoma Culvert

Speedway Sand & Gravel, Inc.

CONTRACT AWARD	**$ 1,854,650.18**
MAX CONTINGENCY (8%)	*$ 148,372.03*
STREET: 11822-402-170: 54410 (91350)	396,988.08
ACCT. CONTINGENCY 8%	31,759.05
ACCT. SUBTOTAL	428,747.13
STREET (STORM): 11822-402-174: 54445 (91345)	66,413.20
ACCT. CONTINGENCY 8%	5,313.06
ACCT. SUBTOTAL	71,726.26
SANITARY: 11822-83-173: 54445 (91345)	203,793.73
ACCT. CONTINGENCY 8%	16,303.50
ACCT. SUBTOTAL	220,097.23
STORM: 11822-84-174: 54445 (91345)	57,628.58
ACCT. CONTINGENCY 8%	4,610.29
ACCT. SUBTOTAL	62,238.87
NAKOMA SIDEWALK: 13305-402-170: 54425 (91347)	375,756.57
ACCT. CONTINGENCY 8%	30,060.53
ACCT. SUBTOTAL	405,817.10
MANITOU STORM: 14063-84-174: 54445 (91345)	716,270.02
ACCT. CONTINGENCY 8%	57,301.60
ACCT. SUBTOTAL	773,571.62
STORMWATER QUALITY: 15465-84-174-84500: 54445 (91345)	37,800.00
ACCT. CONTINGENCY 8%	3,024.00
ACCT. SUBTOTAL	40,824.00
GRAND TOTAL INCL. CONTINGENCY	**$ 2,003,022.21**

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88099

File ID:	88099	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2025
File Name:	Awarding Public Works Contract No. 9642, Rennebohm Park East Tennis courts 2025			**Final Action:**	

Title: Awarding Public Works Contract No. 9642, Rennebohm Park East Tennis courts 2025 (District 11)

Notes: Corey Stelljes

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9642BidOpeningTab Apr172025.pdf, 9642 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88099

Fiscal Note

The proposed resolution authorizes awarding the contract for the Rennebohm Park East Tennis courts 2025 at a total estimated cost of $598,357.03, including contingency. Funding for the project is available in Munis #14015. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9642, Rennebohm Park East Tennis courts 2025 (District 11)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a

contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9642) for itemization of bids.

RENNEBOHM PARK EAST TENNIS COURTS 2025
CONTRACT NO. 9642
DATE: 4/17/25
PREQUALIFICATION: 201, 230, 240, 318

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Parisi Construction, LLC	$554,034.29	OK
Poblocki Paving Corporation	$573,948.56	OK
Joe Daniels Construction Co., Inc.	$676,893.14	OK
Engineering Estimate	$714,859.00	

CONTRACT NO. 9642
Rennebohm Park East Tennis Courts 2025

Parisi Construction, LLC

CONTRACT AWARD	**$**	**554,034.29**
MAX CONTINGENCY (8%)	*$*	*44,322.74*
14015-51-130: 54250 (91235)		554,034.29
ACCT. CONTINGENCY 8%		44,322.74
ACCT. SUBTOTAL		598,357.03
GRAND TOTAL INCL. CONTINGENCY	**$**	**598,357.03**

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88107

File ID:	88107	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/25/2025
File Name:	Awarding Public Works Contract No. 9646, 2025 Sport Court Resurfacings			**Final Action:**	

Title: Awarding Public Works Contract No. 9646, 2025 Sport Court Resurfacings (District 13, District 14, District 20)

Notes: Corey Stelljes

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9646BidOpeningTab Apr172025.pdf, 9646 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/25/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88107

Fiscal Note

The proposed resolution authorizes awarding the contract for the 2025 Sport Court Resurfacings at a total estimated cost of $151,374.78, including contingency. Funding for the project is available in Munis #15055. No additional appropriation is required.

Title

Awarding Public Works Contract No. 9646, 2025 Sport Court Resurfacings (District 13, District 14, District 20)

Body

BE IT RESOLVED, that the following low bids for miscellaneous improvements be accepted and that the Mayor and City Clerk be and are hereby authorized and directed to enter into a

contract with the low bidder contained herein, subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions **and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting:**

BE IT FURTHER RESOLVED, that the funds be encumbered to cover the cost of the projects contained herein.

See attached document (Contract No. 9646) for itemization of bids.

2025 SPORT COURT RESURFACINGS
CONTRACT NO. 9646
DATE: 4/17/25
PREQUALIFICATION: 318

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
Engineering Estimate	$131,657.00	
Poblocki Paving Corporation	$140,161.84	OK
K&S Driveway Guys LLC	$156,445.50	OK

CONTRACT NO. 9646
2025 Sport Court Resurfacings

Poblocki Paving Corporation

CONTRACT AWARD	**$**	**140,161.84**
MAX CONTINGENCY (8%)	*$*	*11,212.94*
15055-51-130: 54250 (91265)		128,364.43
ACCT. CONTINGENCY 8%		10,269.15
ACCT. SUBTOTAL		138,633.58
15055-51-130: 54250 (91265)		11,797.41
ACCT. CONTINGENCY 8%		943.79
ACCT. SUBTOTAL		12,741.20
GRAND TOTAL INCL. CONTINGENCY	**$**	**151,374.78**

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88132

File ID:	88132	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/28/2025
File Name:	Accepting sanitary sewer, street, and terrace improvements constructed by Private Contract for 302 N Bassett Street - Verve Madison, Private Contract No. 9150			**Final Action:**	

Title: Accepting sanitary sewer, street, and terrace improvements constructed by Private Contract for 302 N Bassett Street - Verve Madison, Private Contract No. 9150 (District 2).

Notes: Amy Kemp

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	302 N Bassett St Sanitary Schedule A Unit Cost.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/28/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88132

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting sanitary sewer, street, and terrace improvements constructed by Private Contract for 302 N Bassett Street - Verve Madison, Private Contract No. 9150 (District 2).

Body

WHEREAS, Verve Madison, LLC, has satisfactorily completed the installation of sanitary

sewer, street and terrace restoration by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: 302 N Bassett Street - Verve Madison.

NOW, THEREFORE, BE IT RESOLVED

1. 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)	$	31,148.54
B)	Contributions in Aid of Construction:		
	a) Public Sewer Components	$	31,148.54
	b) Sewer Laterals	$	-0-
C)	Investments in Capital (MSU Share)	$	-0-
D)	Total Plant Value	$	31,148.54

2. That said street and terrace improvements adjacent to 302 N Bassett Street - Verve Madison are hereby accepted.

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Structures)

302 N Bassett St

14038

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
4' DIAM SAS	3	EA	$ 2,900.00	$ 8,700.00
Engineering @ 12%				$ 1,044.00
Total Cost			$ 3,248.00	$ 9,744.00
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 9,744.00

Total Sanitary Sewer Improvments: $ 31,148.54

Prepared By: EEA
Date: 4/24/2025

SANITARY SEWER PLANT VALUE
(Schedule 'A' / Sanitary Pipes)

302 N Bassett St

14038

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
10" PVC	40	LF	$477.78	$ 19,111.20
Engineering @ 12%				$ 2,293.34
Total Cost			$ 535.11	$ 21,404.54
Engineering @ 12%				
Total Cost				
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 21,404.54

Prepared By: EEA
Date: 4/24/2025

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88136

File ID:	88136	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/28/2025
File Name:	Awarding Public Works Contract No. 9648, 2025 Parking Garage Maintenance			**Final Action:**	

Title: Awarding Public Works Contract No. 9648, 2025 Parking Garage Maintenance (District 2, District 4)

Notes: Bill Putnam

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9648BidOpeningTab Apr172025.pdf, 9648 award.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/28/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88136

Fiscal Note

The proposed resolution awards a contract for Parking Garage Maintenance at a cost of $401,285. Funding is available in Parking's 2025 adopted operating budget, and no additional appropriation is required.

Title

Awarding Public Works Contract No. 9648, 2025 Parking Garage Maintenance (District 2, District 4)

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. 9648) for itemization of bids.

2025 PARKING GARAGE MAINTENANCE
CONTRACT NO. 9648
DATE: 4/17/25
PREQUALIFICATION: 251

CONTRACTORS	TOTAL BID	PREQUALIFICATION STATUS
ProAxis LLC	$371,560.50	OK
RAM Construction Services of Minnesota, LLC	$492,327.00	OK
Engineering Estimate	$534,372.63	
Berglund Construction Company	$950,000.00	OK

CONTRACT NO. 9648
2025 Parking Garage Maintenance

ProAxis LLC

CONTRACT AWARD	**$**	**371,560.50**
MAX CONTINGENCY (8%)	*$*	*29,724.84*
OC: 82144562-54210: (90963)		110,489.90
ACCT. CONTINGENCY 8%		8,839.19
ACCT. SUBTOTAL		119,329.09
CSN: 82145561-54210: (90963)		173,139.00
ACCT. CONTINGENCY 8%		13,851.12
ACCT. SUBTOTAL		186,990.12
WS: 82145564-54210: (90963)		15,602.00
ACCT. CONTINGENCY 8%		1,248.16
ACCT. SUBTOTAL		16,850.16
SSCO: 82145567-54210: (90963)		72,329.60
ACCT. CONTINGENCY 8%		5,786.37
ACCT. SUBTOTAL		78,115.97
GRAND TOTAL INCL. CONTINGENCY	**$**	**401,285.34**

City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 88141

File ID:	88141	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/29/2025
File Name:	Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Mid Town Hydraulic Improvements			**Final Action:**	

Title: Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Mid Town Hydraulic Improvements (District 20)

Notes: Tim Pearson

Sponsors:	Barbara Harrington-McKinney	**Effective Date:**	
Attachments:	15387 BPW Notes.pdf, 15387_Mid Town Hydraulic Improvements Location Map.pdf, 15387WU-MID TOWN EXHIBIT A.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/29/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88141

Fiscal Note

The proposed resolution approves plans and specifications and authorizes the Board of Public Works to advertise and receive bids for the Mid Town Hydraulic Improvements. The total estimated cost of the project is $600,000. Funding is available in Munis #15387. No additional appropriation is required.

Title

Approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for Mid Town Hydraulic Improvements (District 20)

Body

BE IT RESOLVED,

1) That the plans and specifications for Mid Town Hydraulic Improvements, 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.

Mid Town Hydraulic Improvements

General Information

MUNIS No: 15387
Contract No.: 9626
Project Engineer: Tim Pearson
Project Alder: Alder Harrington-McKinney (AD 20)
Project Limits: Mid Town Road, generally between Marty Road and South Gammon Road

Utilities

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.

This proposed water main extension project will consist of approximately 1450 feet of 12-inch ductile iron water main and fittings installed along the North side of existing Mid Town Road.

Street

The construction operations will include excavations and open trench methods for connecting to the existing water system and installing new main; installation may take several weeks to fully complete. Street trench patching will be completed as required per standard specs, with asphalt to match the existing grade, geometry, and surface level.

Traffic will be restricted for the safety of the workers and the public. This will likely involve short-term, off-peak lane closures.

Water System Impacts

During construction the existing water main will remain in service up to any laterals to nearby properties served off this stretch of existing main on Mid Town Road. Impacts on the existing system will be minimal as the existing valving is sufficient to isolate the project area.

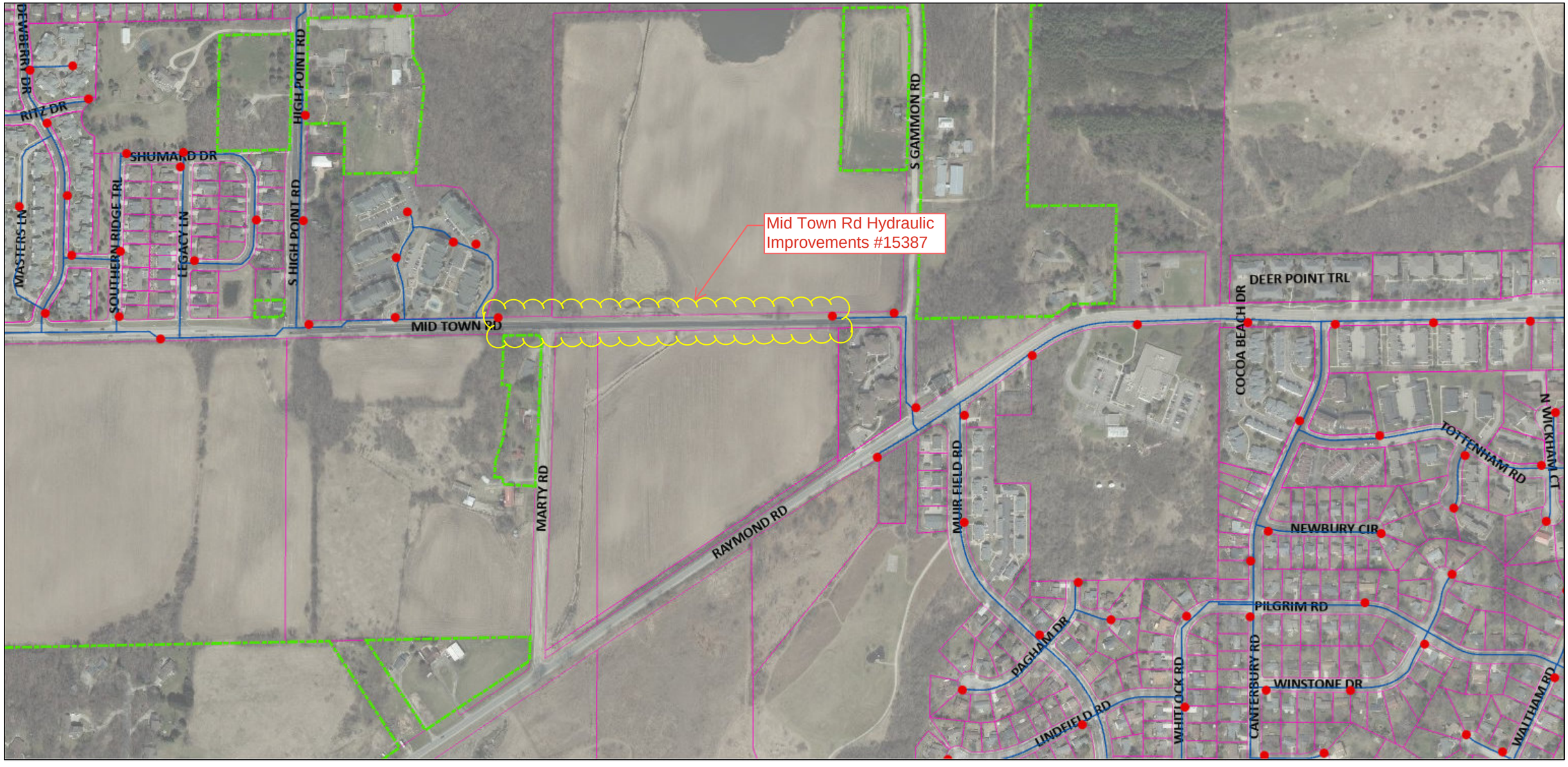
Costs:

Total Cost:	$ 600,000
Assessments:	$ 0
Water:	$ 550,000 (including street restore)
Engineering:	$ 25,000
City Cost:	**$ 600,000**

Schedule:

Advertise for Bids:	June 2025
Construction Start:	August 2025
Construction End:	November 2025

Madison Water Utility



4/3/2025, 7:43:15 AM

- Structure
- Property
- Site

FIRE HYDRANT

- 4" HYDRANT
- 5" HYDRANT

- Water Main
- Water Main (Private)
- Water Main (Other Private)
- Madison City Boundary
- Street Labels
- Parcel (City of Madison)

1:6,807

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

City of Madison Wisconsin Engineering Dept. | Greater Madison MPO | Azteca Systems, LLC - Cityworks® 2009 - 2025 |

Madison Water Utility

CITY OF MADISON PARKS
ELVER PARK
7250 MID TOWN RD

1" = 100'

CONNECT TO EX 12-IN MAIN

TRANSITION BACK INTO R/W, AVOID TREES AND UTILITIES

PROPERTY LINE

AVOID EX. BOX CULVERT W/ FUTURE UPGRADE PLANNED

AVOID LARGE OAK TREE WITHIN DRIP LINE 30' +/-

12"W 12"W 12"W 12"W 12"W 12"W 12"W 12"W 12"W

MID TOWN ROAD

HYDRANT AND VALVE BOX LOCATION

SITE ACCESS & TRACKING PAD

SITE ACCESS & TRACKING PAD

MATERIALS STORAGE & STOCKPILING WITHIN R/W

CONNECT TO EX 12-IN MAIN

MARTY ROAD

CITY OF MADISON ENGINEERING
STORMWATER UTILITY
7342 RAYMOND RD

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

Designed By: ###
Date: 3/26/2025 10:06 AM
Scale: ##########

15387

MADISON, WI

CONTRACT NO: 9626

MID TOWN ROAD - WATER PLAN & PROFILE

MID TOWN ROAD HYDRAULIC IMPROVEMENTS

M:\DESIGN\Projects\15387\CAD\Water\15387WU-Impact Plan.dwg

15387

W-1

256

City of Madison

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

Master

File Number: 88178

File ID:	88178	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2025
File Name:	Accepting storm sewer, street, and terrace improvements constructed by Private Contract for Union South Redevelopment, Private Contract No. 2220			**Final Action:**	

Title: Accepting storm sewer, street, and terrace improvements constructed by Private Contract for Union South Redevelopment, Private Contract No. 2220 (District 8)

Notes: Amy Kemp

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	Union South Storm Schedule A Unit Cost.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/30/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88178

Fiscal Note

No City Funds required. Private Contract.

Title

Accepting storm sewer, street, and terrace improvements constructed by Private Contract for Union South Redevelopment, Private Contract No. 2220 (District 8)

Body

WHEREAS, The Department of Administration (Division of State Facilities) and the Board of

Regents of the University of Wisconsin System on behalf of the State of Wisconsin, has satisfactorily completed the installation of storm sewer, street and terrace restoration by private contract, in accordance with the City of Madison Standard Specifications for Public Works Construction, in: Union South Redevelopment.

NOW, THEREFORE, BE IT RESOLVED

1. 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” $95,403.95

2. That said street and terrace improvements adjacent to Union South Redevelopment are hereby accepted.

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Structures)

Union South Redevelopment and Randall - Dayton Utilities St Restoration

53B2220

STRUCTURES

Description	Quantity	Unit	Unit Cost	Total Cost
H Inlet	8	EACH	$ 1,995.29	$ 15,962.32
Engineering @ 12%				$ 1,915.48
Total Cost			$ 2,234.72	$ 17,877.80
4X4 SAS	5	EACH	$ 2,934.25	$ 14,671.25
Engineering @ 12%				$ 1,760.55
Total Cost			$ 3,286.36	$ 16,431.80
5X5 SAS	4	EACH	$ 3,400.00	$ 13,600.00
Engineering @ 12%				$ 1,632.00
Total Cost			$ 3,808.00	$ 15,232.00
Engineering @ 12%				
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Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 49,541.60

Prepared By: EEA

Total Storm Sewer Improvements: $ 95,403.95 Date: 4/24/2025

STORM SEWER PLANT VALUE
(Schedule 'A' / Storm Pipes)

Union South Redevelopment and Randall - Dayton Utilities St Restoration

53B2220

PIPES

Description	Quantity	Unit	Unit Cost	Total Cost
12" RCP	301	LF	$ 41.08	$ 12,365.08
Engineering @ 12%				$ 1,483.81
Total Cost			$ 46.01	$ 13,848.89
15" RCP	18	LF	$ 45.00	$ 810.00
Engineering @ 12%				$ 97.20
Total Cost			$ 50.40	$ 907.20
18" RCP	23	LF	$ 49.30	$ 1,133.90
Engineering @ 12%				$ 136.07
Total Cost			$ 55.22	$ 1,269.97
24" RCP	228	LF	$ 55.00	$ 12,540.00
Engineering @ 12%				$ 1,504.80
Total Cost			$ 61.60	$ 14,044.80
29"X45"	105	LF	$ 126.76	$ 13,309.80
Engineering @ 12%				$ 1,597.18
Total Cost			$ 141.97	$ 14,906.98
Storm Sewer Trench Compaction	675	TF	$ 1.17	$ 789.75
Engineering @ 12%				$ 94.77
Total Cost			$ 1.31	$ 884.52
Engineering @ 12%				
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Engineering @ 12%				
Total Cost				
Engineering @ 12%				
Total Cost				
GRAND TOTAL COST				$ 45,862.35

Prepared By: EEA
Date: 4/24/2025

City of Madison

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

Master

File Number: 88183

File ID:	88183	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2025
File Name:	Approving plans and specifications for public improvements necessary for the project known as 603 S Whitney Way and authorizing construction to be undertaken by the Developer, Private Contract No. 9658			**Final Action:**	

Title: Approving plans and specifications for public improvements necessary for the project known as 603 S Whitney Way and authorizing construction to be undertaken by the Developer, Private Contract No. 9658 (District 11)

Notes: Kate Kane

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9658 BPW Exhibit.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/30/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88183

Fiscal Note

The proposed resolution approves plans and specifications for public improvements for the project known as 603 S Whitney Way and authorizes construction to be undertaken by the Developer, Private Contract No. 9658. The total estimated cost of the project is not to exceed $25,000. Funding is available in Munis #15845. No additional appropriation is required.

Title

Approving plans and specifications for public improvements necessary for the project known as

603 S Whitney Way and authorizing construction to be undertaken by the Developer, Private Contract No. 9658 (District 11)

Body

WHEREAS, the developer, University Park Acquisitions LLC, has received the City of Madison's conditional approval to amend the General Development Plan and a Specific Implementation Plan to construct a mixed-use building with roughly 2,200 square-feet of commercial and 167 dwelling units at 603 S Whitney Way, 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 603 S Whitney Way, with University Park Acquisitions LLC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.

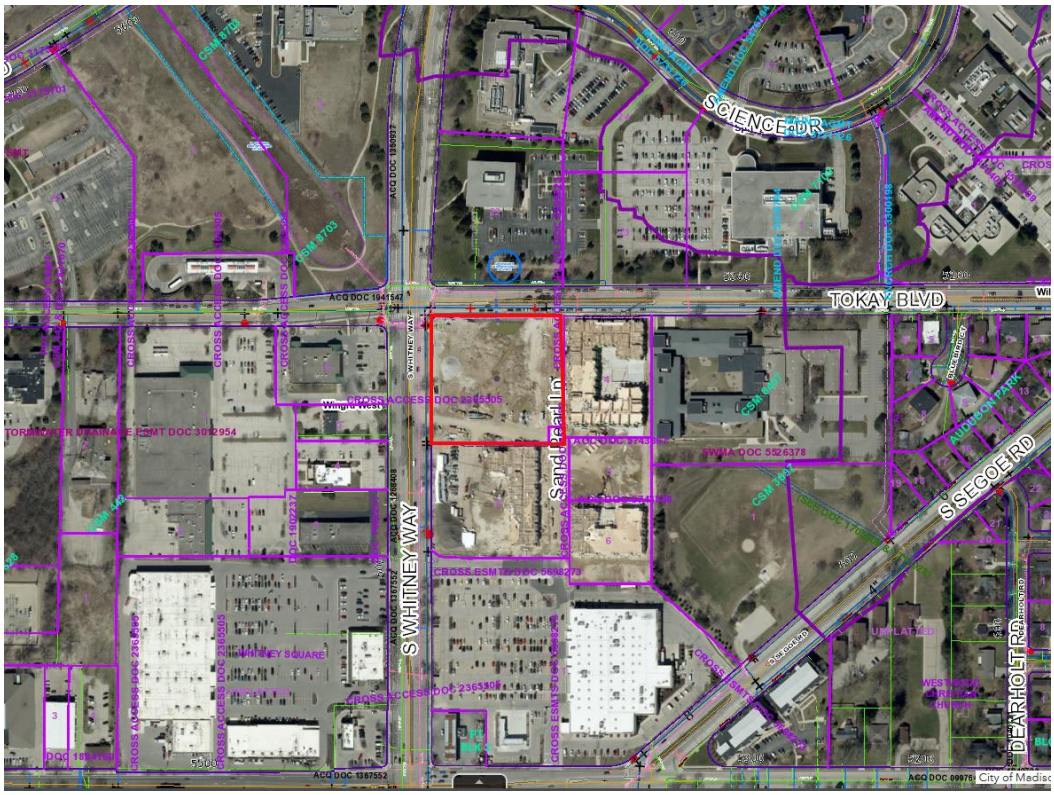
3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: NONE

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

603 S Whitney Way
Contract 9658
MUNIS 15742
Developer: University Park Acquisitions LLC



Summary of Improvements:

- Construct sidewalk, terrace, curb and gutter and pavement to a plan as approved by the City Engineer on S Whitney Way and/or Tokay Boulevard.

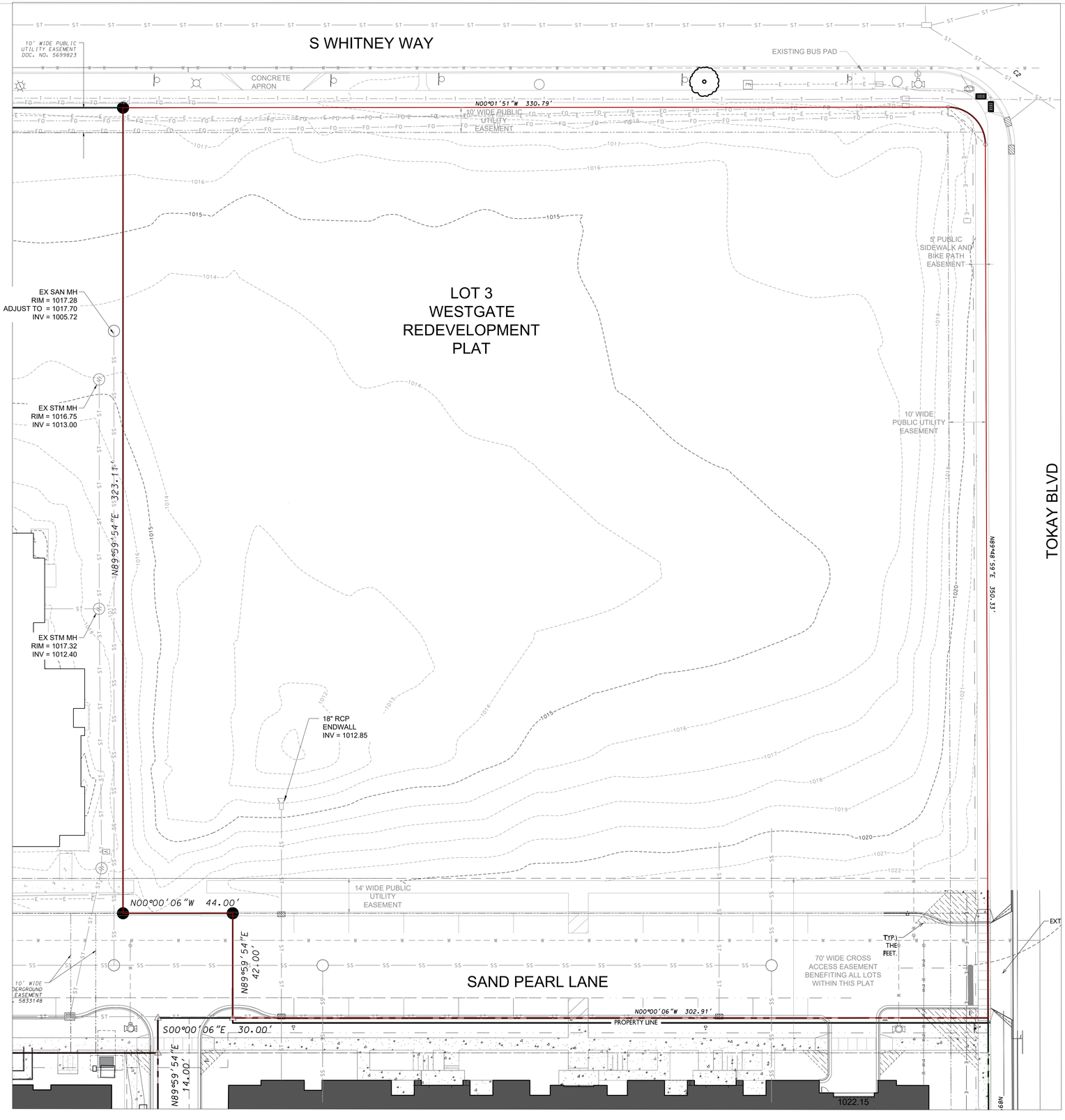
- Construct private sanitary, storm, and water service laterals necessary to serve 603 S Whitney Way per plans approved by the City Engineer.

- Construct public sanitary sewer upgrades on Segoe Road and Odana Road to provide sanitary sewer capacity for the proposed redevelopment. The City Sanitary Sewer Utility will participate in reimbursement to the Developer for the public sanitary sewer upgrades equivalent to lining the existing sanitary sewer (up to the maximum amount allowed per State statute).

- Provide existing public street tree protection, removals, and plantings per City Forestry approvals.

- Repair or replace existing sidewalk, terrace, curb & gutter as needed.

- Coordinate with City Traffic Engineering for any temporary relocation of existing streetlights needed to facilitate construction.



LEGEND

- FOUND PLSS MONUMENT
- FOUND 3/4" RED CAPPED REBAR
- FOUND 3/4" REBAR
- FOUND PK NAIL
- FOUND CHISELED "X" IN CONCRETE
- PLACED 3/4"x18" REBAR (WT=1.5 LBS/FT)
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELECOMMUNICATION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL/VAULT
- MANHOLE
- CATCH BASIN/INLET
- POWER POLE
- POWER POLE W/LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL
- GAS METER
- VALVE
- HYDRANT
- GUARD POST
- SIGN
- GUY WIRE
- DECIDUOUS TREE
- BUSH
- CONIFEROUS TREE
- TREE/SHRUB LINE
- FLAGPOLE
- GUARD RAIL
- CONCRETE
- BOULDER RETAINING WALL
- CONCRETE RETAINING WALL
- FENCE
- CONCRETE CURB AND GUTTER
- EXISTING CONTOUR
- BACK OF WALK SPOT ELEVATION (@ +)
- "RECORDED AS" INFORMATION

knothe bruce ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

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

ISSUED
Issued for Site Plan Submittal - January 13, 2025

PROJECT TITLE
Lot 3 University Park

SCALE: 1"=20'
(PAGE SIZE: 24x36)
0 20
GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

5410 Divided Sky Drive
Madison, WI

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
C-1.0

PROJECT NO. 23-05-117

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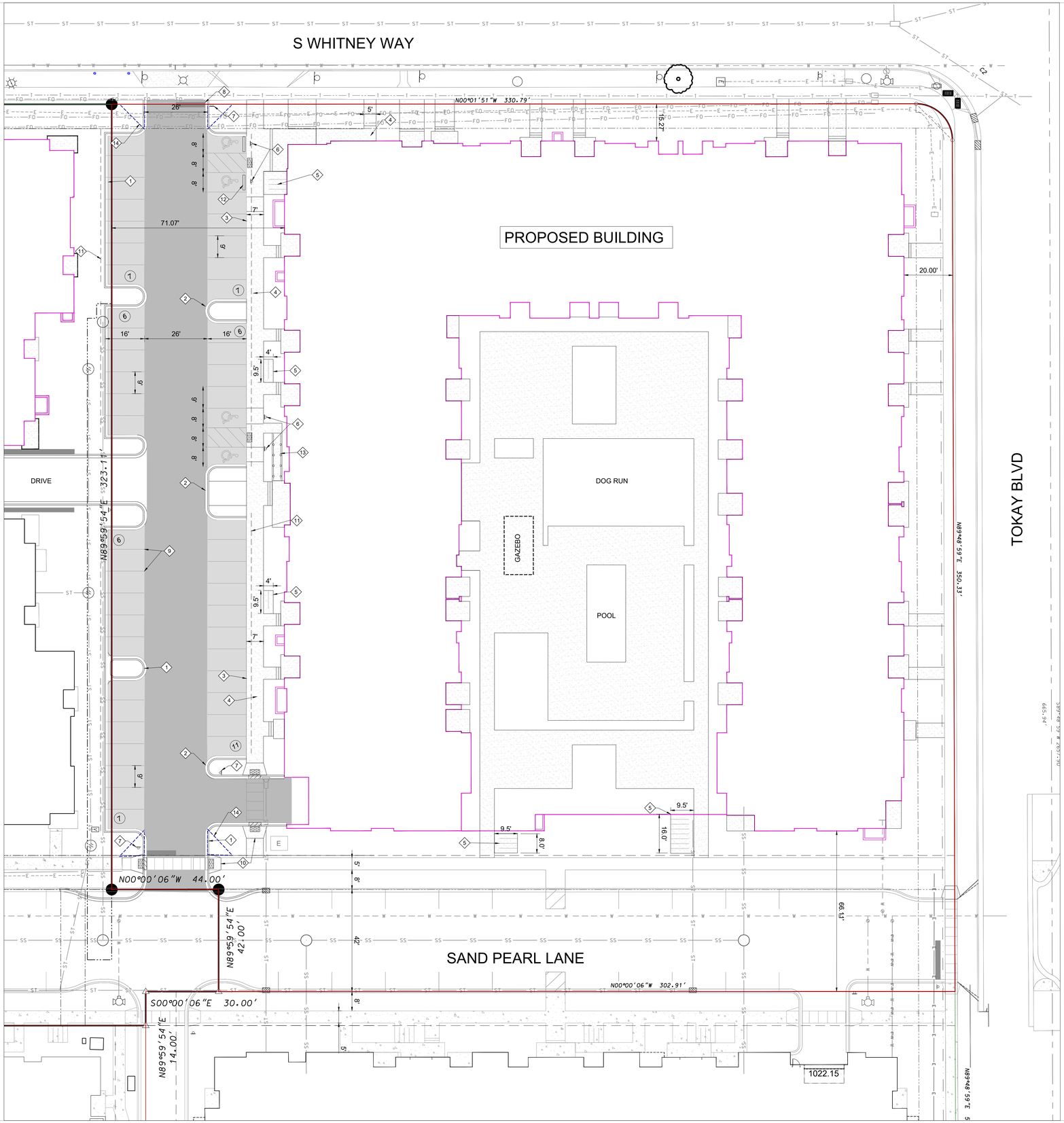

SITE PLAN NOTES

1. SEE GRADING PLAN TO DETERMINE LOCATIONS OF HOLDING OR REJECT CURBS.
2. PROVIDE CONTROL JOINTS 10'+/- O.C. PROVIDE EXPANSION JOINTS 50' O.C.
3. EARTHWORK CONTRACTOR TO SUBGRADE AND STONE 12" BEYOND BACK OF CURB TO PROVIDE COMPACTED LEVELING BASE FOR CURB AND GUTTER.
4. EARTHWORK CONTRACTOR TO REMOVE ALL EXCESS STONE BEHIND BACK OF CURB IN LANDSCAPE ISLANDS. THIS APPLIES TO EXCESS STONE BEYOND 12" AT BACK OF CURB.
5. PAVING CONTRACTOR SHALL PROVIDE FLUSH ASPHALT PAVING TO CONCRETE CURB. IF SURFACE COURSE IS RAISED AFTER PAVING, PAVING CONTRACTOR SHALL HEAT UP, REMOVE AND COMPACT EXCESS PAVEMENT.
6. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
7. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
8. CONTRACTOR SHALL REPLACE CURB AND GUTTER AND PAVEMENT WHICH ABUTS THE PROJECT AND IS DAMAGED BY CONSTRUCTION OR CURB AND GUTTER WHICH THE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
9. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
10. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL REQUIRED PERMITS.
11. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANYTIME PER THE RECOMMENDATION/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
12. ALL PARCELS WITHIN THIS DEVELOPMENT ARE BOUND BY THE CROSS ACCESS AGREEMENT ON FILE WITH THE REGISTER OF DEEDS.
13. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR

SITE PLAN INFORMATION BLOCK

PROPERTY AREA	124,583 SF
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	95,328 SF
ACCESSIBLE STALLS	4
ABOVE-GROUND OFF-STREET STALLS	46
BELOW GRADE STALLS	189
TOTAL PARKING STALLS	239
EXTERIOR BICYCLE STALLS	20
INTERIOR BICYCLE STALLS	171
TOTAL BICYCLE STALLS	191

PAVEMENT IMPROVEMENTS LEGEND

LIGHT DUTY PAVEMENT
3.5" ASPHALT (2.00" BINDER, 1.50" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
4" LOWER BASE COURSE, 3" STONE

MEDIUM DUTY PAVEMENT
4" ASPHALT (2.25" BINDER, 1.75" SURFACE)
4" UPPER BASE COURSE, 1-1/4" STONE
6" LOWER BASE COURSE, 3" STONE

CONCRETE SIDEWALK
4" CONCRETE OVER 3" GRANULAR BASE

(16) PROPOSED PARKING SPACE COUNT

DEPRESSED CURB

KEYNOTES

1. 18-INCH CURB & GUTTER (TYPE D - ACCEPTING PAN)
2. 18-INCH CURB & GUTTER (TYPE D - REJECTING PAN)
3. 6" THICKENED EDGE WALK
4. CONCRETE SIDEWALK
5. BIKE STALL PARKING
6. ACCESSIBLE PARKING SIGN
7. TRAFFIC STOP SIGN
8. STOP BAR STRIPING
9. PARKING SPACE STRIPING - TYP
10. CITY OF MADISON STANDARD CURB RAMP
11. TWO (2) FEET OF VEHICLE OVERHANG
12. CONCRETE CURB STOP
13. WALKWAY RAILING
14. VISION TRIANGLE

LEGEND
- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND CHISLED X
- ELECTRIC TRANSFORMER/VAULT/
- TELECOMMINICATION PED
- LIGHT POLE
- HYDRANT
- SIGN
- CONC. CURB
- CONCRETE

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Madison, WI

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SITE PLAN

SHEET NUMBER
C-2.0

PROJECT NO. 23-05-117

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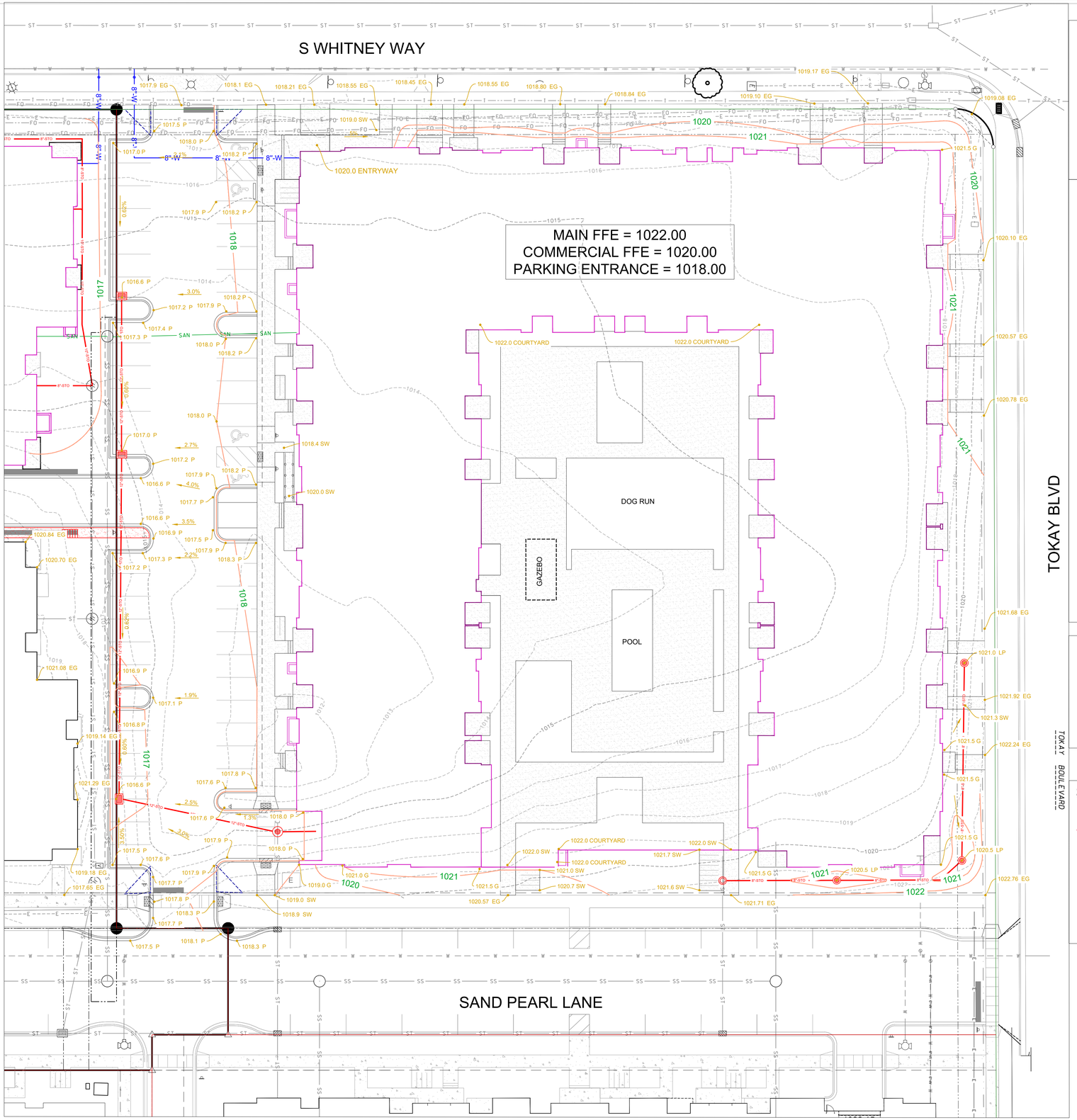


GENERAL NOTES

1. ALL WORK SHALL BE PER THE CITY OF MADISON STANDARD SPECIFICATIONS
2. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
3. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY
4. IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION
5. CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION
6. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED
7. CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTREAM INLET OF THE CULVERT. AREAS OF 2:1 SLOPES AND NO LONGER THAN 30 FEET CAN BE STABILIZED USING CLASS-I, TYPE - B EROSION MAT OTHERWISE FOLLOW WISDOT FDM 10-5 EROSION CONTROL MATRIX.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQFT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1 ½ POUNDS PER 1000 SQFT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROL
2. ROUGH SITE GRADING
3. UTILITIES, FINE GRADING, CONCRETE CURB AND GUTTER, ASPHALT
4. RE-SPREAD TOPSOIL AND FINAL RESTORATION
5. REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED

GRADING PLAN LEGEND

1020 / 1021	PROPOSED CONTOUR
	LIMITS OF DISTURBANCE
1000.50 TC	TOP (BACK) OF CURB
1000.50 P	PAVEMENT
1000.50 SW	SIDEWALK
1000.50 G	GROUND
1000.50 EG	EXISTING GRADE

LEGEND

- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND CHISLED X
- ELECTRIC TRANSFORMER/VAULT/
- TELECOMMINICATION PED
- LIGHT POLE
- HYDRANT
- SIGN
- CONC. CURB
- CONCRETE

knothe • bruce
ARCHITECTS
Phone: 608.836.3690
7601 University Ave, Ste 201
Middleton, WI 53562

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

ISSUED
Issued for Site Plan Submittal - January 13, 2025

PROJECT TITLE
Lot 3 University Park

SCALE: 1"=20'
(PAGE SIZE: 24x36)
0 20

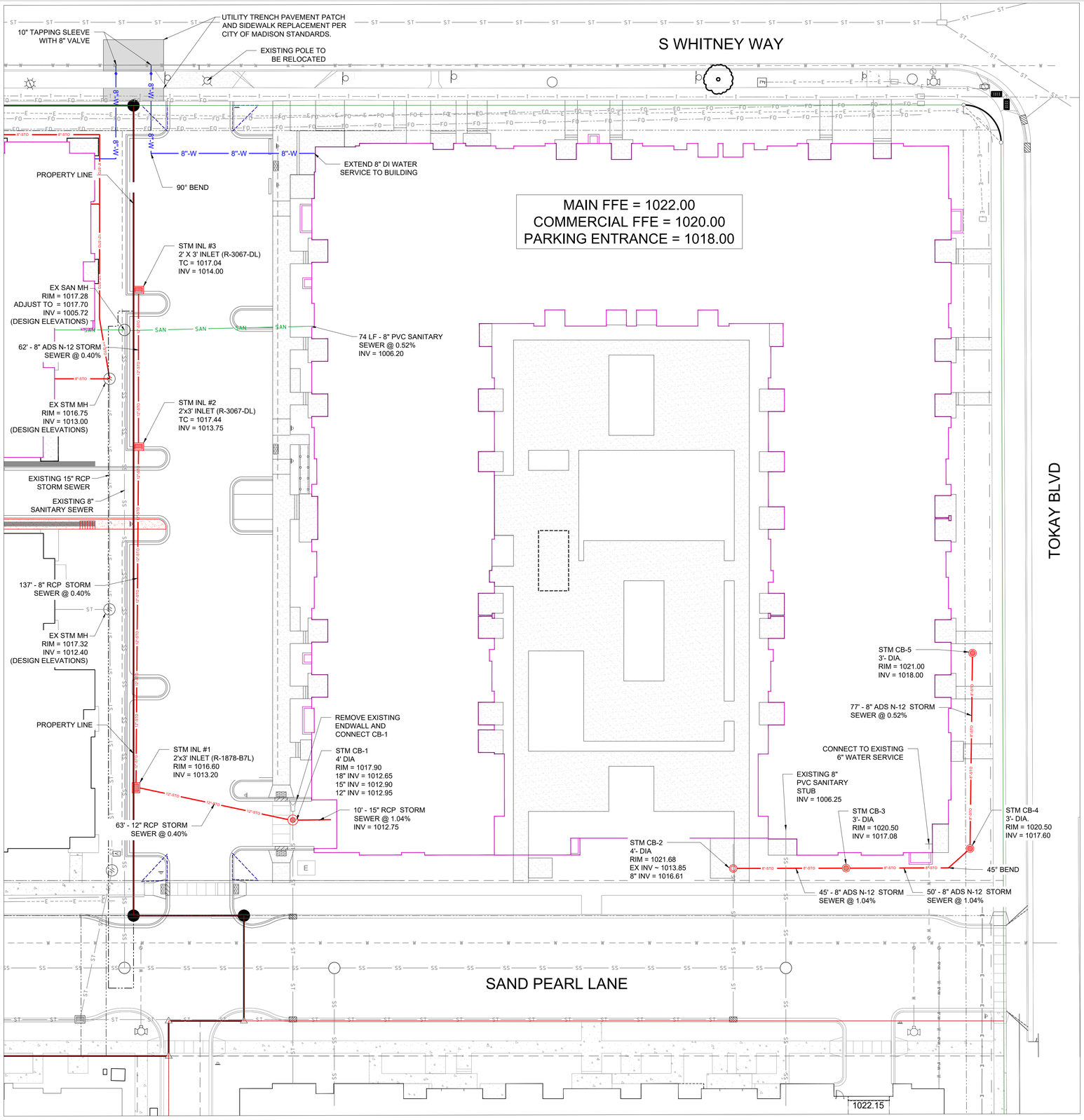
5410 Divided Sky Drive
Madison, WI

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C-3.0

PROJECT NO. 23-05-117

© Knothe & Bruce Architects, LLC



SITE UTILITY NOTES

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. PROTECTION OF EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
2. ALL SITE UTILITY WORK SHALL BE CONSTRUCTED PER THE CITY OF MADISON STANDARD SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE ELECTRIC, GAS, PHONE & CABLE INSTALLATION WITH THE RESPECTIVE UTILITY COMPANIES.
4. WATER MAIN SHALL HAVE A MINIMUM 6.5' BURY TO TOP OF PIPE.
5. CONTRACTOR TO COORDINATE SANITARY LATERAL AND WATER SERVICE ROUTING AND BUILDING CONNECTION WITH PLUMBING PLANS PRIOR TO CONSTRUCTION.
6. UTILITY CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITY GRADES AND NOTIFY THE PROJECT SUPERINTENDENT IF A CONFLICT ARISES WITH THE INSTALLATION OF NEW UTILITIES.
7. ALL 2X3 INLETS TO BE 2' X 3' INLET BOXES WITH NEENAH R-3067 COMBINATION INLET FRAME, GRATE.
8. ALL STORM PIPES IN FUTURE CITY OF MADISON RIGHT-OF-WAY TO BE REINFORCED CONCRETE PIPE.
9. ALL ROOF DRAIN STORM PIPES TO BE ADS N-12 @ 1.0% UNLESS OTHERWISE SHOWN.

PROPOSED STORM SEWER STRUCTURES

Structure ID	Rim Grade	Bottom Invert	Depth	Structure Size	Frame
INL #1	1016.60	1013.20	3.40	2' x 3' Inlet Box	R-1878-B7L
INL #2	TC = 1017.44	1013.75	3.69	2' x 3' Inlet Box	R-3067
INL #3	TC = 1017.04	1014.00	3.04	2' x 3' Inlet Box	R-3067
CB - 1	1017.90	1012.65	5.25	48" Manhole	R-1550-A
CB - 2	1021.68	1013.85	7.83	48" Manhole	R-3067
CB - 3	1020.50	1017.08	3.42	18" Nyloplast	Beehive
CB - 4	1020.50	1017.60	2.90	18" Nyloplast	Beehive
CB - 5	1021.00	1018.00	3.00	18" Nyloplast	Beehive

LEGEND
- FOUND 3/4" SOLID ROUND IRON STAKE
- FOUND 1-1/4" SOLID ROUND IRON STAKE
- FOUND CHISLED X
- ELECTRIC TRANSFORMER/VAULT/
- TELECOMMUNICATION PED
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UTILITY PLAN

SHEET NUMBER
C-4.0

PROJECT NO. 23-05-117

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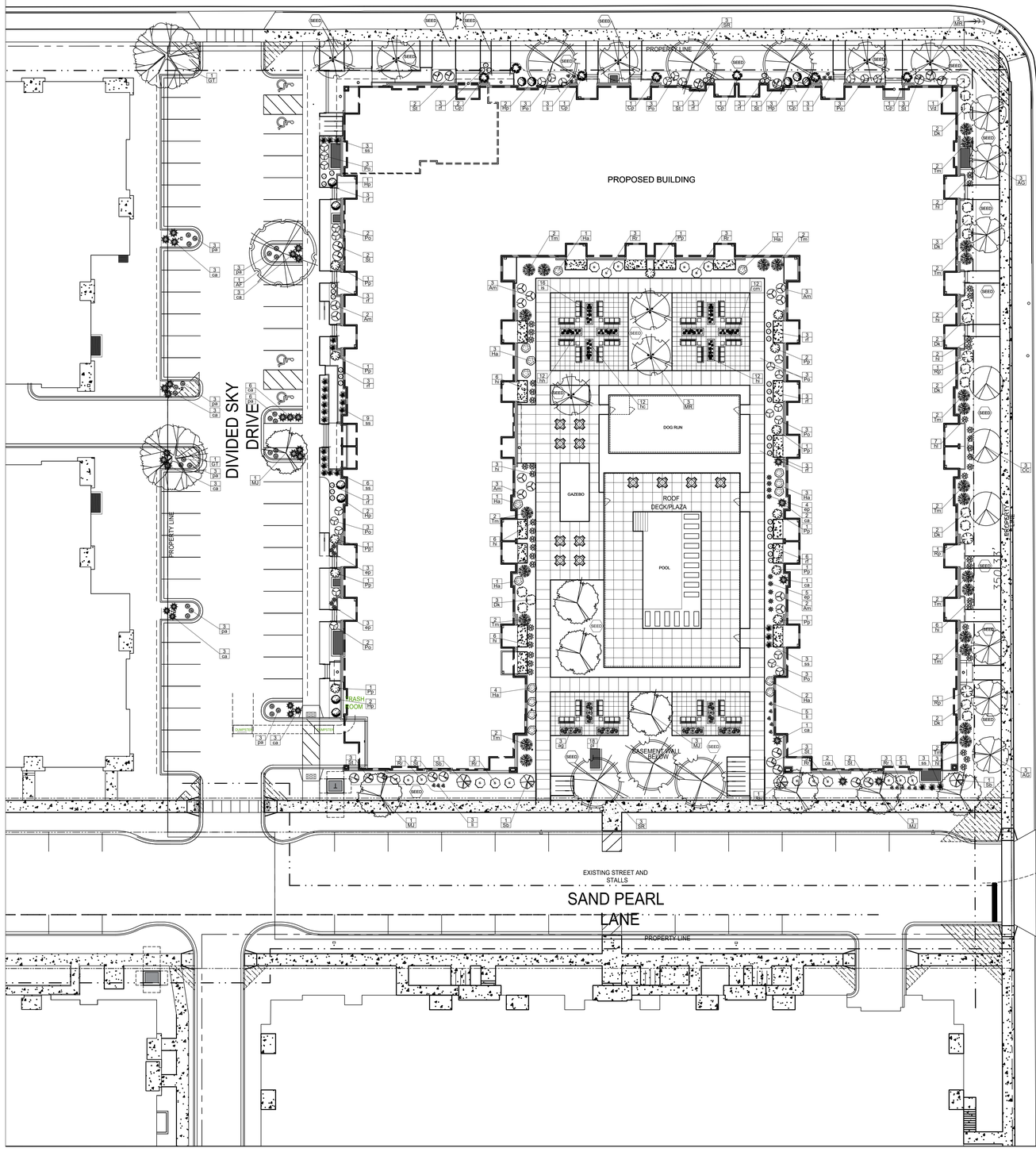


PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	ROOT	STEM
	DECIDUOUS TREES					
AF	*Acer x freemanii 'Jefersred'*	Autumn Blaze Maple	1	2"	B&B	
GT	*Gleditsia triacanthos 'Draves'*	Streetkeeper Honeylocust	2	2"	B&B	
	ORNAMENTAL TREES					
AG	*Amelanchier x grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	6	2"	B&B	tree form
CC	*Crataegus crus-galli var. inermis'*	Thornless Cockspur Hawthorn	3	2"	B&B	tree form
MJ	*Malus 'Jewelcole'*	Red Jewel Crabapple	8	2"	B&B	
MR	*Malus 'JFS-KW5'*	Royal Raindrops Crabapple	8	2"	B&B	
SR	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	6	2"	B&B	tree form
	EVERGREEN SHRUBS					
Cp	*Chamaecyparis pisifera 'Golden Mop'*	Golden Mop Jap False Cypress	7	#3	Cont.	
Pp	*Picea pungens 'Globosa'*	Dwarf Globe Blue Spruce	12	#5	Cont.	
Rp	*Rhodendron 'PJM'*	PJM Rhododendron	3	#5	Cont.	
Tm	*Taxus x media 'Tauntonii'*	Taunton Yew	24	#5	Cont.	
	DECIDUOUS SHRUBS					
Am	*Aronia melanocarpa 'Morton'*	Iroquois Beauty Chokeberry	13	#3	Cont.	
Dk	*Diervilla 'G2X885411'*	Kodiak Red Bush Honeysuckle	16	#3	Cont.	
Ha	*Hydrangea aborescens 'Abetwo'*	Incrediball Hydrangea	16	#3	Cont.	
Hp	*Hydrangea paniculata 'SMHPLQF'*	Little Quick Fire Hydrangea	11	#3	Cont.	
Po	*Physocarpus opulifolius 'SMPOTW'*	Tiny Wine Ninebark	28	#5	Cont.	
Rr	*Rosa 'BAImir'*	Easy Elegance Kashmir Rose	18	#3	Cont.	
St	*Spiraea betulifolia 'Tor Gold'*	Glow Girl Spirea	17	#3	Cont.	
Sb	*Syringa 'SMSJBP7'*	Dark Purple Bloomerang Lilac	3	#3	Cont.	
Vd	*Viburnum dentatum 'Christom'*	Blue Muffin Arrowwood Viburnum	1	#5	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
ag	*Andropongon gerardii 'Blackhawks'*	Blackhawks Big Bluestem Grass	3	#1	Cont.	
ca	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	30	#1	Cont.	
cm	*Carex morrowii 'Ice Dance'*	Ice Dance Sedge	12	#1	Cont.	
ep	*Echinacea 'Pixie Meadowbrite'*	Pixie Meadowbrite Coneflower	15	#1	Cont.	
hc	*Heuchera 'Caramel'*	Caramel Coralbells	12	#1	Cont.	
hh	*Helleborus x hybridus 'RD09'*	Frostkiss Pippa's Purple Helleborus	12	#1	Cont.	
hi	*Hosta 'Liberty'*	Liberty Hosta	41	#1	Cont.	
hl	*Hosta 'Island Breeze'*	Island Breeze Hosta	12	#1	Cont.	
is	*Iris sibirica 'Caesar's Brothers'*	Caesar's Brother Iris	16	#1	Cont.	
li	*Lavandula angustifolia 'Balavurlu'*	Superblue Lavendar	18	#1	Cont.	
pa	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	24	#1	Cont.	
pl	*Perovskia atriplicifolia 'Little Lace'*	Little Lace Russian Sage	18	#1	Cont.	
ss	*Sporobolus heterolepis*	Prairie Dropseed Grass	23	#1	Cont.	
rf	*Rudbeckia fulgida 'Viette's Little Suzy'*	Little Suzy Black Eyed Susan	36	#1	Cont.	

LANDSCAPE NOTES:

- Please refer to Grading & Erosion Control Plan for final contour information.
- All planting beds to receive organic bark mulch vinyl edging.
- Individual tree and shrub groupings in lawn areas to receive organic bark mulch rings with shovel cut edge.
- Vinyl edge is Dimex EdgePro polyvinyl edging or equivalent.

SCALE: 1"=20'-0"

CITY OF MADISON LANDSCAPE WORKSHEET

Total Developed Area	SQUARE FEET	5 points per 300 sq ft			LANDSCAPE POINTS REQ.
124,583 sf (lot) - 46,696 sf (building footprint)	77,887				1298
		CREDITS / EXISTING LANDSCAPING		NEW / PROPOSED LANDSCAPING	
PLANT TYPE / ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	QUANTITY	POINTS ACHIEVED
Overstory Deciduous (2.5" caliper)	35		0	3	105
Tall Evergreen Tree (5'-6')	35		0	0	0
Ornamental Tree (1.5" caliper)	15		0	31	465
Upright Evergreen Shrub (i.e. arborvitae) 3'-4' tall	10		0	0	0
Shrub, deciduous (#3 gal cont)	3		0	123	369
Shrub, evergreen (#3 gal. cont)	4		0	46	184
Ornamental Grasses/Perennials (#1 gal cont)	2		0	272	544
Ornamental/Decorative Fencing or Wall (4pts / 10LF)	4		0		0
Existing Significant Specimen Tree (2.5" dbh)	14		0		0
Landscape Furniture for public seating and/or transit connections (5pts. per seat)	5		0		0
			0		1667

TOTAL POINTS ACHIEVED	1667

OLSON TOON LANDSCAPING
3570 Pioneer Road
Verona, WI 53593
PH: (608) 827-9401
FAX: (608) 827-9402
WEB: www.olsontoon.com

WESTGATE REDEVELOPMENT LOT 3

5410 Divided Sky Drive
Madison, Wisconsin

Date: 2024.04.08
Scale: 1"=20'-0"
Designer: KS / BF
Job #

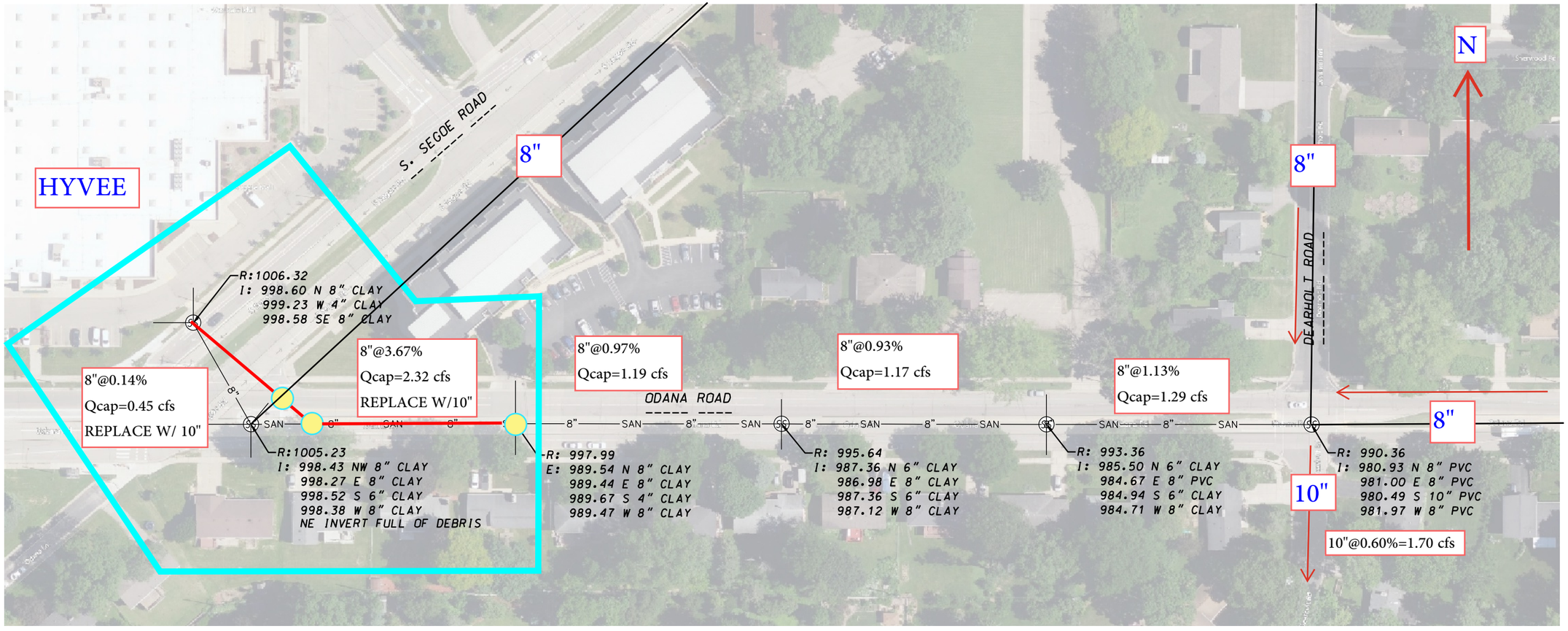
Seal:
To protect against legal liability, the plans presented herein are "schematic," and should not be outsourced as "biddable" or "construction documents" unless approved by the Landscape Designer. This is not an original document unless stamped in red, as ORIGINAL.

Revisions:

2024.05.23
2024.05.28
2024.11.18
2025.01.10

Reference Name:
JT Klein Company, Inc.

P:\AUTOCAD PLANS\JT KLEIN, INC\WESTGATE LOT 3\WESTGATE LOT 3 LANDSCAPE 2025.01.06.DWG Created: 1/10/2025, Saved: 1/10/2025, Printed: 1/10/2025



0 100' 200'

ODANA RD - SANITARY TOPO 2025.04.04

Apr 04, 2025-1:51pm U:\User\2305117\Drawings\Surveying\2305117 Odana San Topo 2025.04.04.dwg ODANA RD – SANITARY TOPO 2025.04.04 Printed by: bstoffregan

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City of Madison

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

Master

File Number: 88184

File ID:	88184	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	04/30/2025
File Name:	Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contracts 9559 and 9570			**Final Action:**	

Title: Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contracts 9559 and 9570 (District 15)

Notes: Brenda Stanley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9559 Exhibit.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	04/30/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	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 88184

Fiscal Note

The proposed resolution approves plans and specifications for the Phase 1 of the Subdivision known as Starkweather Plat and authorizes construction to be undertaken by Starkweather, LLC. Estimated City costs are not to exceed $25,000. Funding for the City portion of costs is available in Munis #15034. No additional appropriation is required.

Title

Approving plans and specifications for public improvements required to serve Phase 1 of the Subdivision known as Starkweather Plat and authorizing construction to be undertaken by the Developer, Private Contracts 9559 and 9570 (District 15)

Body

WHEREAS, the developer, Starkweather, LLC, has received the City of Madison's conditional approval to create the subdivision known as Starkweather Plat; and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances requires the developer to install the public improvements necessary to serve the subdivision; and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances allows the developer to install the improvements in construction phases provided that a Declaration of Conditions, Covenants, and Restrictions is executed for those lots included in future construction phases until such time as surety is provided to the City to guarantee the installation of the public improvements to serve said lots; and,

WHEREAS, the developer proposes to provide public improvements (excluding surface asphalt pavement) to serve Lots 1-13, inclusive, and Outlots 1-9, inclusive, as Phase 1; and,

WHEREAS, the developer proposes to provide public surface asphalt pavement improvements to serve Lots 1-13, inclusive, and Outlots 1-9, inclusive, as Phase 1 - Surface Paving.

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 Starkweather Plat Phase 1, with Starkweather, LLC.

2. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison For Starkweather Plat Phase 1 - Surface Paving, with Starkweather, LLC.

3. That the plans and specifications for the public improvements necessary to serve this phase of the subdivision are hereby approved.

4. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: Reimbursement not to exceed the statutory limit for the cost of street improvements that benefit the City and abut lands owned by the City, in accordance with Section 16.23(9)(d)(6)(d).

5. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

6. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition

of this contract.

7. The developer shall be permitted to assign this contract for the purposes of obtaining financing in a form to be approved by the City Attorney.

Starkweather Plat Phase 1
Project No.: 15389
Contract No: 9559

Starkweather Plat Phase 1 - Surface Paving
Project No.: 15389
Contract No: 9570

Entity Name: Starkweather, LLC

Starkweather Plat Phase 1
Project No.: 15389, Contract No: 9559

Starkweather Plat Phase 1 - Surface Paving
Project No.: 15389, Contract No: 9570

The Developer, Starkweather, LLC, has been conditionally approved for the final plat of Starkweather Plat on property addressed as 3420-3614 Milwaukee Street, creating 13 lots for future residential and mixed-use development, four outlots for public uses, and five outlots for private uses. The Developer shall be responsible for public infrastructure required to serve the development. A Public Works project on Milwaukee Street, adjacent to the development is currently scheduled for late 2026 and 2027.

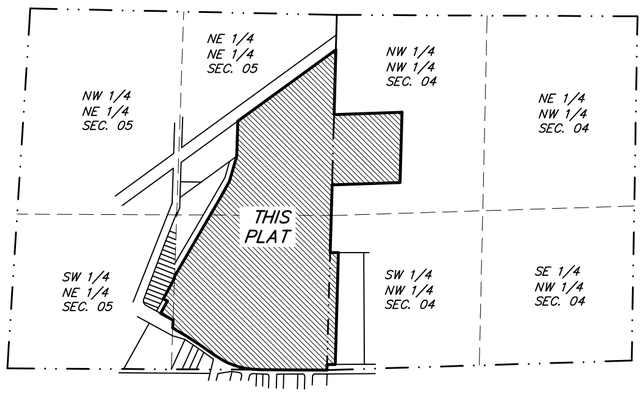
Developer Agreement items shall include:

- Recording of the proposed Starkweather Plat and all conditions of approval stated in the Planning Division letter dated October 11, 2024.
- Provide all required street dedications along the frontage of Milwaukee Street as required in the Milwaukee Area Special Area Plan and as officially mapped.
- Provide all required interior street dedications and those required for Chicago Avenue as required and approved by City Engineering Division, Traffic Engineering Division, and Madison Fire Department.
- Outlots 4 and 8 shall be "Dedicated to the Public for Stormwater Management" as shown on the plat with Public Sidewalk and Bike Path Easement(s) Granted to the City over their entirety.
- Outlot 7 shall be "Dedicated to the Public for Park" as shown on the plat.
- Outlot 9 shall be "Dedicated to the Public for Stormwater Management" as shown on the plat.
- Construction of:
    - Madison standard streets and sidewalk improvements for all streets within the plat.
    - Multi-use path, 12’ wide, along Milwaukee Street as approved by the City Engineer.
    - Raised concrete at the proposed Walter Street and Slow Street intersection.
    - Multi-use path, 10’ wide, along Starkweather Creek from Milwaukee Street through Chicago Avenue according to a plan approved by the City Engineer
    - Public sanitary sewer, storm sewer, and drainage improvements as necessary to serve the lots within the plat.
    - Approximately 1,200 feet of 10” PVC of off-site public sanitary sewer main on Leon Street from Milwaukee Street to Starkweather Drive to account for increased sewer capacity requirements due to the development.
    - Public water distribution system and services required to serve the development.
    - Pavement repairs are required per City of Madison pavement patching requirements.
- 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.
- Streetlights and pavement markings are required by Traffic Engineering to serve the development.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

STARKWEATHER PLAT

Creating 13 residential and mixed-use lots,
four outlots for public uses, and five outlots for private uses.

Plat page intentionally rotated for ease of viewing and north directed to top of page.

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OVERALL PLAT LAYOUT

TOTAL PLAT AREA = 2,957,797 SQ. FT. (67.9017 AC.)

NOTE:
SEE SHEETS 2 AND 3 FOR PLAT INFORMATION, SHEET 3 FOR THE CURVE DATA, SHEET 4 FOR EASEMENT DETAILS AND SHEETS 5 AND 6 FOR EXISTING SITE CONDITIONS.

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W

SCALE: 1" = 150'
0 150 300

N
W E
S

NORTHEAST CORNER OF SECTION 05-07-10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=494,439.68 E=836,794.15 PUBLISHED COORDS ARE: N=494,439.70 E=836,793.97

297.97'

MON-MON = S01°36'15"W 3034.53'

2736.56'

STARKWEATHER CREEK

TOWN OF BLOOMING GROVE
CITY OF MADISON

WISCONSIN DOT RAILROAD

LANDS

OUTLOT 8

OUTLOT 7

OUTLOT 9

POND
WATER ELEVATION=846.38
(AS SURVEYED ON 7/20/2022)

LOT 1
C.S.M.
13140

NORTH FAIR OAKS AVENUE

SAUTHOFF PLAT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

CHICAGO AVENUE

OUTLOT 4

LOT 5

OUTLOT 2

OL 3

LOT 4

LEON STREET

LOT 13
LOT 12
LOT 11
OUTLOT 6
LOT 10
OUTLOT 5
STREET "A"
LOT 7
LOT 6
HARDING STREET
LOT 8
WALTER STREET
LOT 9

STREET "B"

LOT 3
OUTLOT 1
LOT 2
LOT 1

MILWAUKEE STREET

584.99'

CENTER OF SECTION 05-07-10 FOUND BRASS CAPPED MONUMENT OF RECORD MEASURED COORDINATES N=491,420.34 E=833,980.04 PUBLISHED COORDS ARE: N=491,420.34 E=833,980.04

2144.21'

N89°42'21"W 2729.21'

LANSING PLACE

LANSING STREET

TILTON MIDLANDS

EAST 1/4 CORNER OF SECTION 05-07-10 FOUND MONUMENT STEM MEASURED COORDINATES N=491,406.33 E=836,709.21 PUBLISHED COORDS ARE: N=491,406.37 E=836,709.12

vierbicher
planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

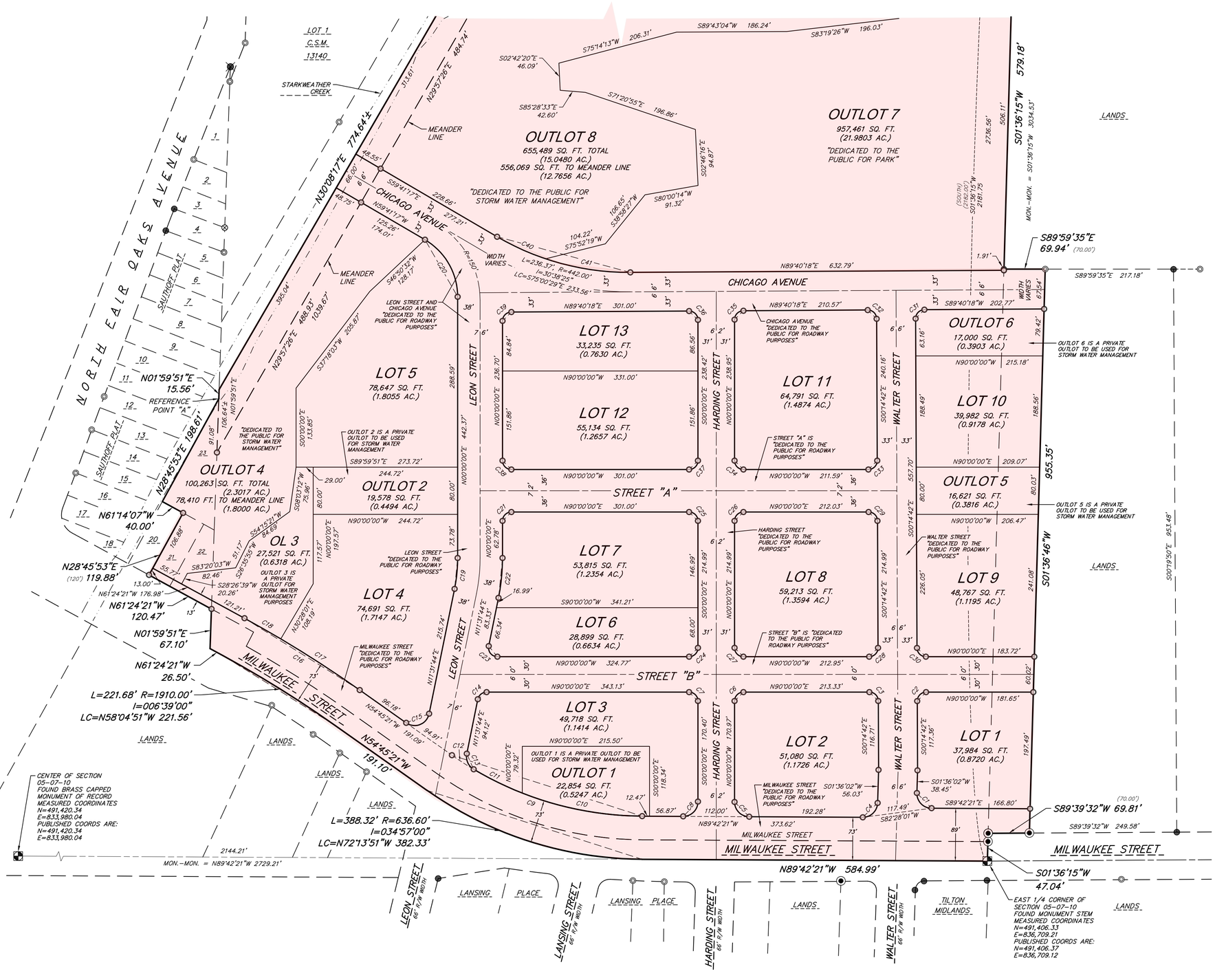
SURVEYED FOR:
Voit Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET
1 OF 7

STARKWEATHER PLAT

Southern portion of Plat

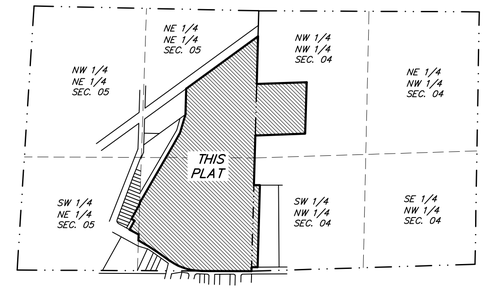
PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND RAILROAD SPIKE
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-ROD
- SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE WEST LINE OF THE NW 1/4 OF SEC 04-07-10 MEASURED AS BEARING S01°36'15"W

0 100 200
SCALE: 1" = 100'

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

vierbicher
planners | engineers | advisors

Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 2 OF 7

22 Aug 2024 - 7:54p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzie

STARKWEATHER PLAT

Northern portion of plat

PART OF LOTS 21 AND 22, AND ALL OF LOT 23, SAUTHOFF PLAT, AS RECORDED IN VOLUME 4 OF PLATS, ON PAGE 9A, AS DOCUMENT NUMBER 342008, DANE COUNTY REGISTRY AND ALSO PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05 AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 04, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

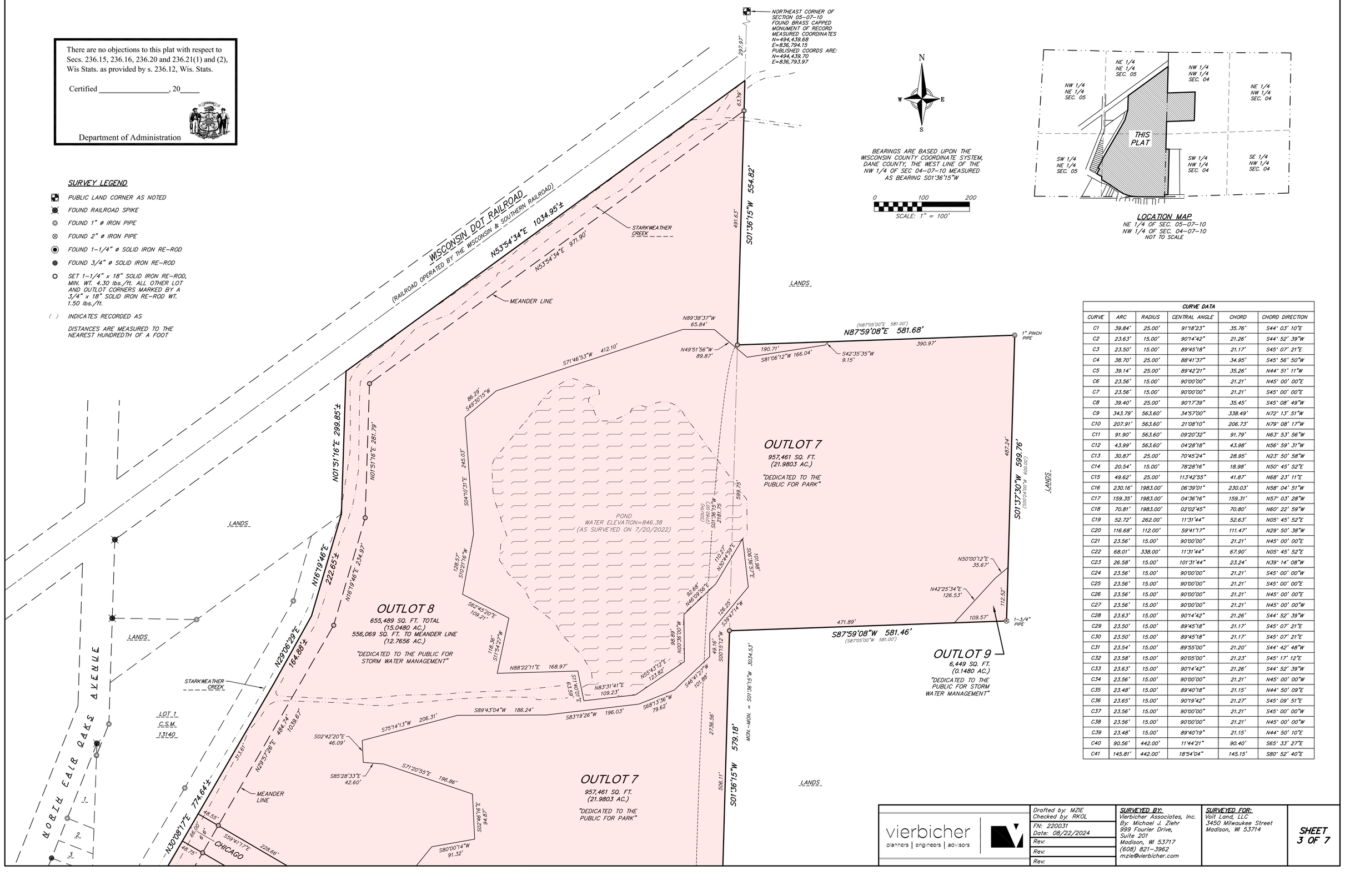
Department of Administration

SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- FOUND RAILROAD SPIKE
- FOUND 1" ø IRON PIPE
- FOUND 2" ø IRON PIPE
- FOUND 1-1/4" ø SOLID IRON RE-ROD
- FOUND 3/4" ø SOLID IRON RE-ROD
- SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.

( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



LOCATION MAP
NE 1/4 OF SEC. 05-07-10
NW 1/4 OF SEC. 04-07-10
NOT TO SCALE

CURVE DATA

CURVE	ARC	RADIUS	CENTRAL ANGLE	CHORD	CHORD DIRECTION
C1	39.84'	25.00'	91°18'23"	35.76'	S44° 03' 10"E
C2	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C3	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C4	38.70'	25.00'	88°41'37"	34.95'	S45° 56' 50"W
C5	39.14'	25.00'	89°42'21"	35.26'	N44° 51' 11"W
C6	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C7	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C8	39.40'	25.00'	90°17'39"	35.45'	S45° 08' 49"W
C9	343.79'	563.60'	34°57'00"	338.49'	N72° 13' 51"W
C10	207.91'	563.60'	21°08'10"	206.73'	N79° 08' 17"W
C11	91.90'	563.60'	09°20'32"	91.79'	N63° 53' 56"W
C12	43.99'	563.60'	04°28'18"	43.98'	N56° 59' 31"W
C13	30.87'	25.00'	70°45'24"	28.95'	N23° 50' 58"W
C14	20.54'	15.00'	78°28'16"	18.98'	N50° 45' 52"E
C15	49.62'	25.00'	113°42'55"	41.87'	N68° 23' 11"E
C16	230.16'	1983.00'	06°39'01"	230.03'	N58° 04' 51"W
C17	159.35'	1983.00'	04°36'16"	159.31'	N57° 03' 28"W
C18	70.81'	1983.00'	02°02'45"	70.80'	N60° 22' 59"W
C19	52.72'	262.00'	11°31'44"	52.63'	N05° 45' 52"E
C20	116.68'	112.00'	59°41'17"	111.47'	N29° 50' 38"W
C21	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C22	68.01'	338.00'	11°31'44"	67.90'	N05° 45' 52"E
C23	26.58'	15.00'	101°31'44"	23.24'	N39° 14' 08"W
C24	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C25	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"E
C26	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"E
C27	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C28	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C29	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C30	23.50'	15.00'	89°45'18"	21.17'	S45° 07' 21"E
C31	23.54'	15.00'	89°55'00"	21.20'	S44° 42' 48"W
C32	23.58'	15.00'	90°05'00"	21.23'	S45° 17' 12"E
C33	23.63'	15.00'	90°14'42"	21.26'	S44° 52' 39"W
C34	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C35	23.48'	15.00'	89°40'18"	21.15'	N44° 50' 09"E
C36	23.65'	15.00'	90°19'42"	21.27'	S45° 09' 51"E
C37	23.56'	15.00'	90°00'00"	21.21'	S45° 00' 00"W
C38	23.56'	15.00'	90°00'00"	21.21'	N45° 00' 00"W
C39	23.48'	15.00'	89°40'19"	21.15'	N44° 50' 10"E
C40	90.56'	442.00'	11°44'21"	90.40'	S65° 33' 27"E
C41	145.81'	442.00'	18°54'04"	145.15'	S80° 52' 40"E

vierbicher
planners | engineers | advisors

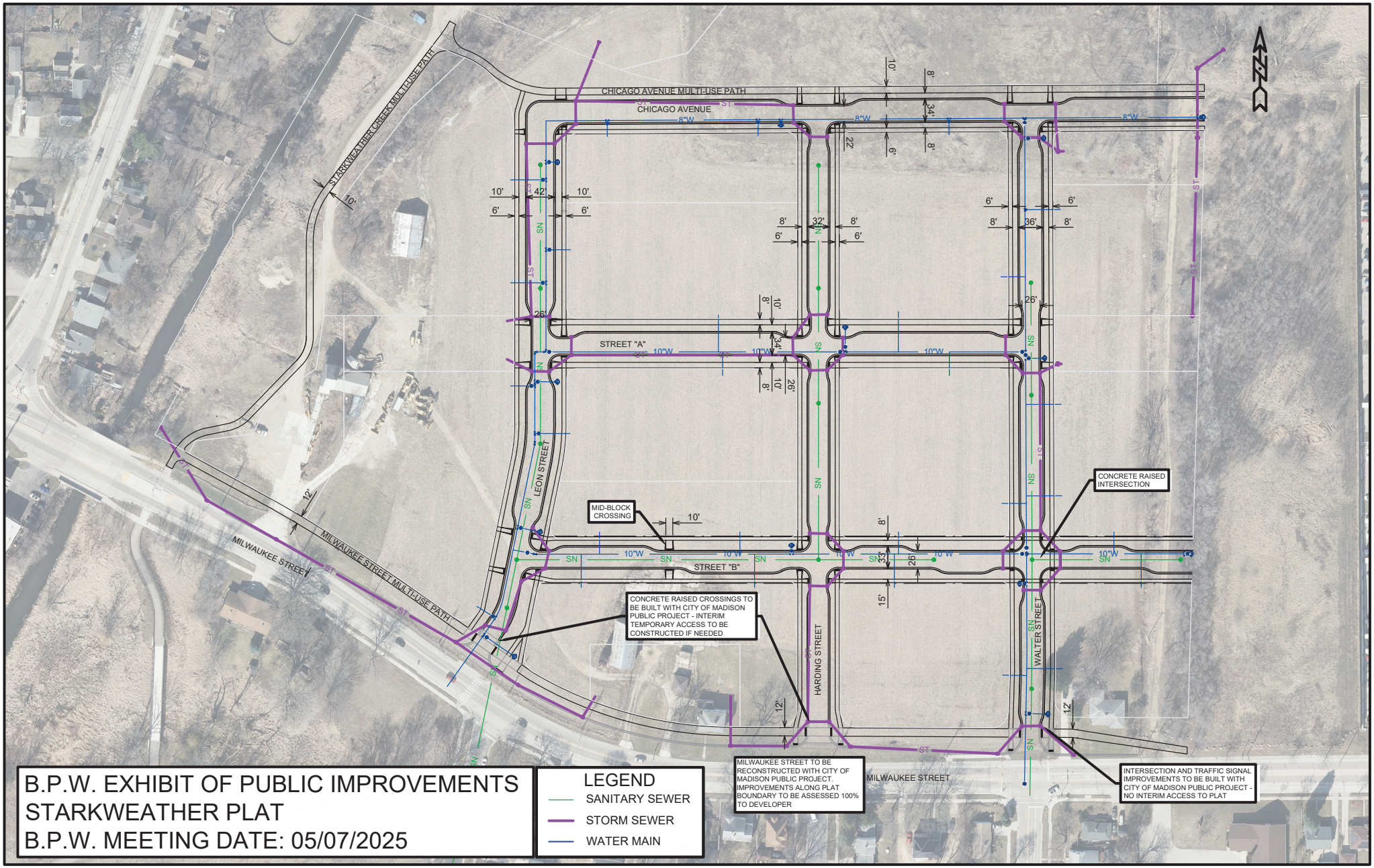
Drafted by: MZIE
Checked by: RKOL
FN: 220031
Date: 08/22/2024
Rev:
Rev:
Rev:

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

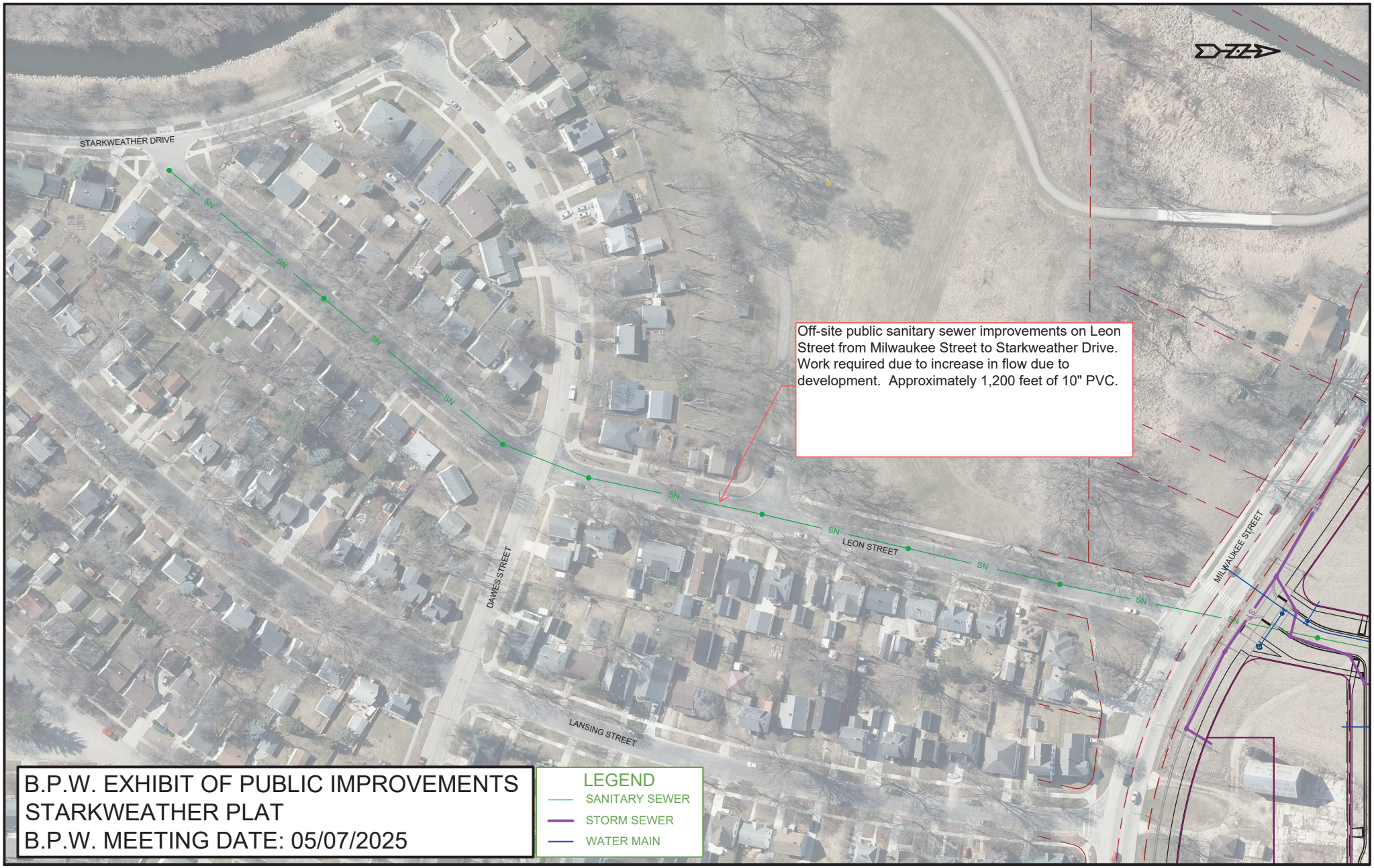
SURVEYED FOR:
Volt Land, LLC
3450 Milwaukee Street
Madison, WI 53714

SHEET 3 OF 7

22 Aug 2024 - 7:54p M:\Stone House Development\220031_Volt Farm\CADD\220031_Final Plat.dwg by: mzie



B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
STARKWEATHER PLAT
B.P.W. MEETING DATE: 05/07/2025


STARKWEATHER DRIVE
SN
SN
SN
SN
SN
SN
SN
SN
LEON STREET
DAWES STREET
LANSING STREET
MILWAUKEE STREET
LS
LS
Off-site public sanitary sewer improvements on Leon Street from Milwaukee Street to Starkweather Drive. Work required due to increase in flow due to development. Approximately 1,200 feet of 10" PVC.
B.P.W. EXHIBIT OF PUBLIC IMPROVEMENTS
STARKWEATHER PLAT
B.P.W. MEETING DATE: 05/07/2025
LEGEND
SANITARY SEWER
STORM SEWER
WATER MAIN

City of Madison

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

Master

File Number: 88231

File ID:	88231	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
				File Created Date :	05/06/2025
File Name:	Approving plans and specifications for public improvements necessary for the project known as Huxley Yards Subdivision - The Conway at Huxley Yards and authorizing construction to be undertaken by the Developer, Private Contract No. 9625.			**Final Action:**	

Title: Approving plans and specifications for public improvements necessary for the project known as Huxley Yards Subdivision - The Conway at Huxley Yards and authorizing construction to be undertaken by the Developer, Private Contract No. 9625 (District 12)

Notes: Brenda Stanley

Sponsors:	BOARD OF PUBLIC WORKS	**Effective Date:**	
Attachments:	9625 Exhibit.pdf, 9625 Exhibit Revised Sewer.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	jjohnson@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/06/2025	Refer	BOARD OF PUBLIC WORKS		05/07/2025	
	Action Text: This Resolution was Refer to the BOARD OF PUBLIC WORKS						
1	BOARD OF PUBLIC WORKS	05/07/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Stern, seconded by Clausius, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88231

Fiscal Note

No City Funds required. Private Contract.

Title

Approving plans and specifications for public improvements necessary for the project known as Huxley Yards Subdivision - The Conway at Huxley Yards and authorizing construction to be undertaken by the Developer, Private Contract No. 9625 (District 12)

Body

WHEREAS, the developer, Conway at Huxley LLC, has received the City of Madison's conditional approval from the City for subdivision known as Huxley Yards Subdivision and to construct a five-story, 50-unit apartment building with commercial space, parking lot, and detached garages known as The Conway at Huxley Yards at 905 Huxley 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 Huxley Yards Subdivision - The Conway at Huxley Yards, with Conway at Huxley LLC, or designee with the approval of the City Engineer.

2. That the plans and specifications for the public improvements necessary to serve the development are hereby approved.

3. That the developer is authorized to construct the public improvements in accordance with the terms of the Contract For the Construction of Public Improvements That Will be Accepted by the City of Madison at the sole cost of the developer, except as follows: NONE

4. That the Mayor and City Clerk are hereby authorized to sign and grant easements or right-of-way release or procurement documents, maintenance agreements or encroachment agreements, as necessary and grant or accept dedication of lands and/or easements from/to the Developer/Owner for public improvements located outside of existing public fee title or easement right-of-ways.

5. The Common Council is approved to accept ownership of the improvements in the Maintenance Area if a maintenance agreement is executed and recorded as a condition of this contract.

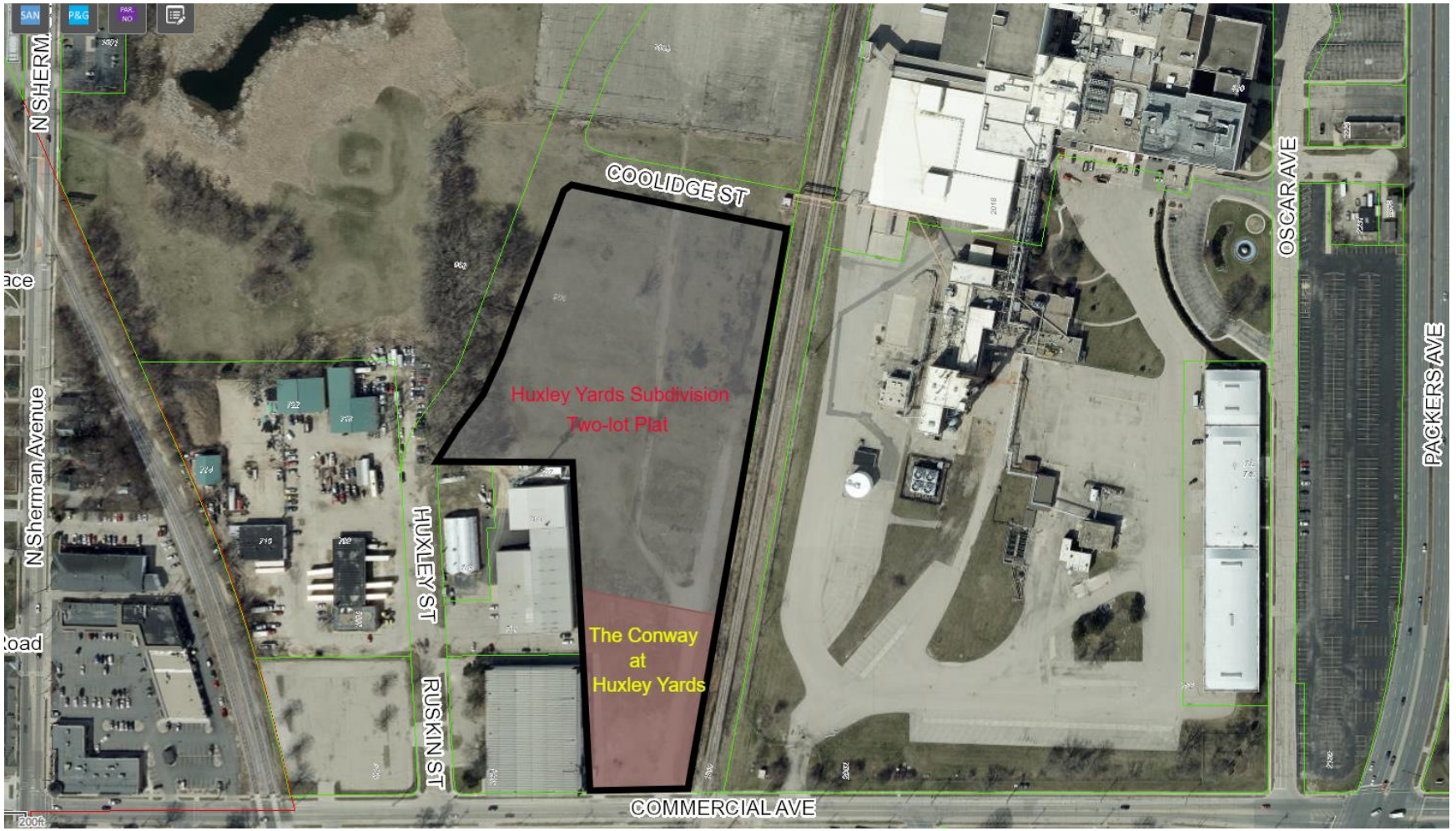
6. The developer shall be permitted to assign this contract with the approval of the City Engineer, and in a form to be approved by the City Attorney.

Huxley Yards Subdivision - The Conway at Huxley Yards

Project No.: 15573

Contract No.: 9625

Entity: Conway at Huxley LLC



The developer, Conway at Huxley LLC, is conditionally approved for a two-lot plat, Huxley Yards Subdivision located at 905 Huxley Street. This development shall construct The Conway at Huxley Yards on Lot 1 of the plat.

Huxley Yards Subdivision - The Conway at Huxley Yards

Project No.: 15573

Contract No.: 9625

Entity: Conway at Huxley LLC

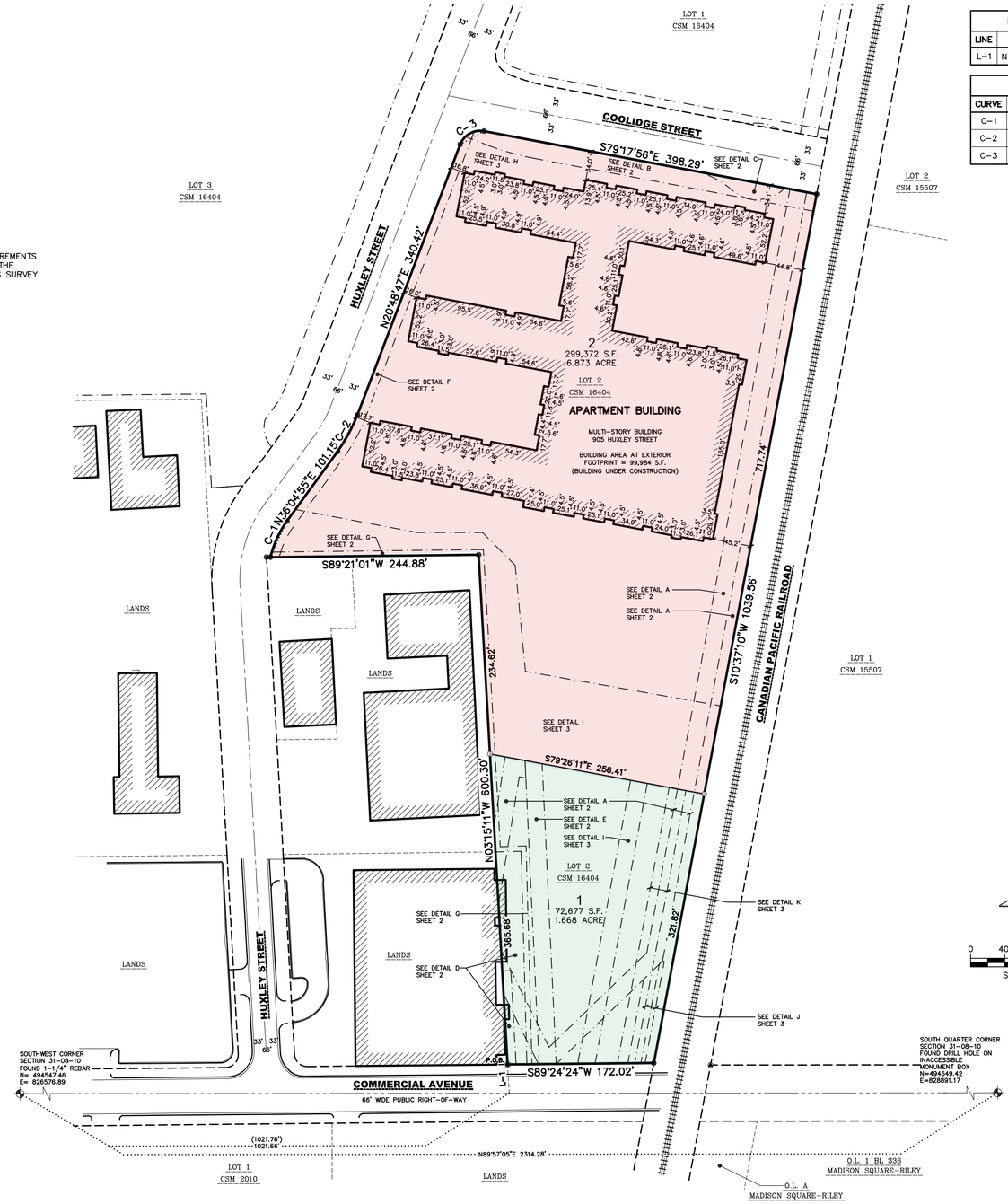
- Satisfy all conditions of approval from the reviewing City agencies required for the approval and recording of the proposed Huxley Yards Subdivision plat required for the private development The Conway at Huxley Yards project.
- Dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum ten (10)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along the site's frontage of Commercial Avenue.
- Removal of existing public sanitary sewer and installation of new public sanitary sewer manhole (northwest corner of property)
- Removal of existing public sanitary sewer (in conflict with proposed building)
- Construction of approximately 25 feet of future public sanitary sewer, public sanitary manhole, and connection into existing sanitary manhole located in a public sanitary easement. This specific work will be required if electric power to serve the proposed building intersects with the future public sanitary sewer.
- Removal of existing public storm sewer (in conflict with proposed building/site development)
- Install of new public sanitary sewer to connect to MMSD interceptor in Commercial Ave.
- Install of new public storm sewer to connect to ex. storm sewer in Commercial Ave.
- Regrading & Expansion of existing public stormwater facility north of Conway development.
- Agreement for Maintenance of Stormwater Management Measures required.
- Grading of proposed public stormwater management overflow route.
- Signing and marking as required by Traffic Engineering.
- Planting of new terrace trees as required by City Forestry.
- Pavement patching of Commercial Avenue required per City of Madison Patching criteria.

HUXLEY YARDS SUBDIVISION

LOT 2, CERTIFIED SURVEY MAP NO. 16404, VOLUME 122, PAGES 166–193 OF CERTIFIED SURVEY MAPS OF DANE COUNTY, RECORDED AS DOCUMENT NO. 5939504, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST 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
- PK/MAG NAIL FOUND
- 3/4" REBAR FOUND
- PARCEL BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- SECTION LINE
- PLATTED LOT LINE
- EASEMENT LINE
- FENCE LINE
- GUARD OR SAFETY RAIL
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- EDGE OF GRAVEL
- BUILDING
- DELINEATED WETLANDS
- EDGE OF BITUMINOUS
- END OF FLAGGED UTILITIES
- ( ) DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY



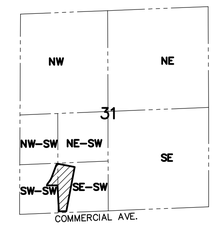
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N03°15'11"W	33.92'

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C-1	117.00'	23°03'29"	N24°33'11"E	46.77'	47.09'	N36°04'55"E	N13°01'26"E
C-2	183.00'	15°16'09"	N28°26'51"E	48.62'	48.77'	N20°48'47"E	N36°04'55"E
C-3	25.00'	79°53'17"	N60°45'25"E	32.10'	34.86'	S79°17'56"E	N20°48'47"E

north

0 40' 80' 160'

SCALE: 1" = 80'



LOCATION SKETCH
SECTION 31, T08N, R10E, DANE COUNTY

LEGEND

UTILITY EASEMENTS – NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE.

THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC PRIVATE UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

→ ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE TOWN OF MADISON ENGINEER. THE FINAL GRADE SHALL NOT BE ALTERED BY MORE THAN 6 INCHES WITHOUT PRIOR WRITTEN CONSENT OF THE TOWN OF MADISON ENGINEER AND THE APPROPRIATE UTILITY COMPANY OR COMPANIES.

NOTES

1. BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 10 EAST, BEARS N89°57'05"E.
2. ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
3. DISTANCES SHOWN ALONG CURVES ARE CHORD LENGTHS.
4. LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.
5. SEE SHEET 3 FOR TERMS AND CONDITIONS OF ALL CITY EASEMENTS.

WISCONSIN
JIM I. MORROW
S-2777
DELAFIELD, WI
LAND SURVEYOR

SURVEYED FOR:

LINCOLN AVENUE COMMUNITIES
401 WILSHIRE BOULEVARD, 11TH FLOOR
SANTA MONICA, CA 90401
(608)999-4450

SURVEYED BY:

JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN, 53593
(608) 848-5060

PROJECT LOCATION:
SECTION 31
TOWNSHIP 08 NORTH
RANGE 10 EAST
CITY OF MADISON
DANE COUNTY, WI

JSD CREATE THE VISION TELL THE STORY jsdinc.com

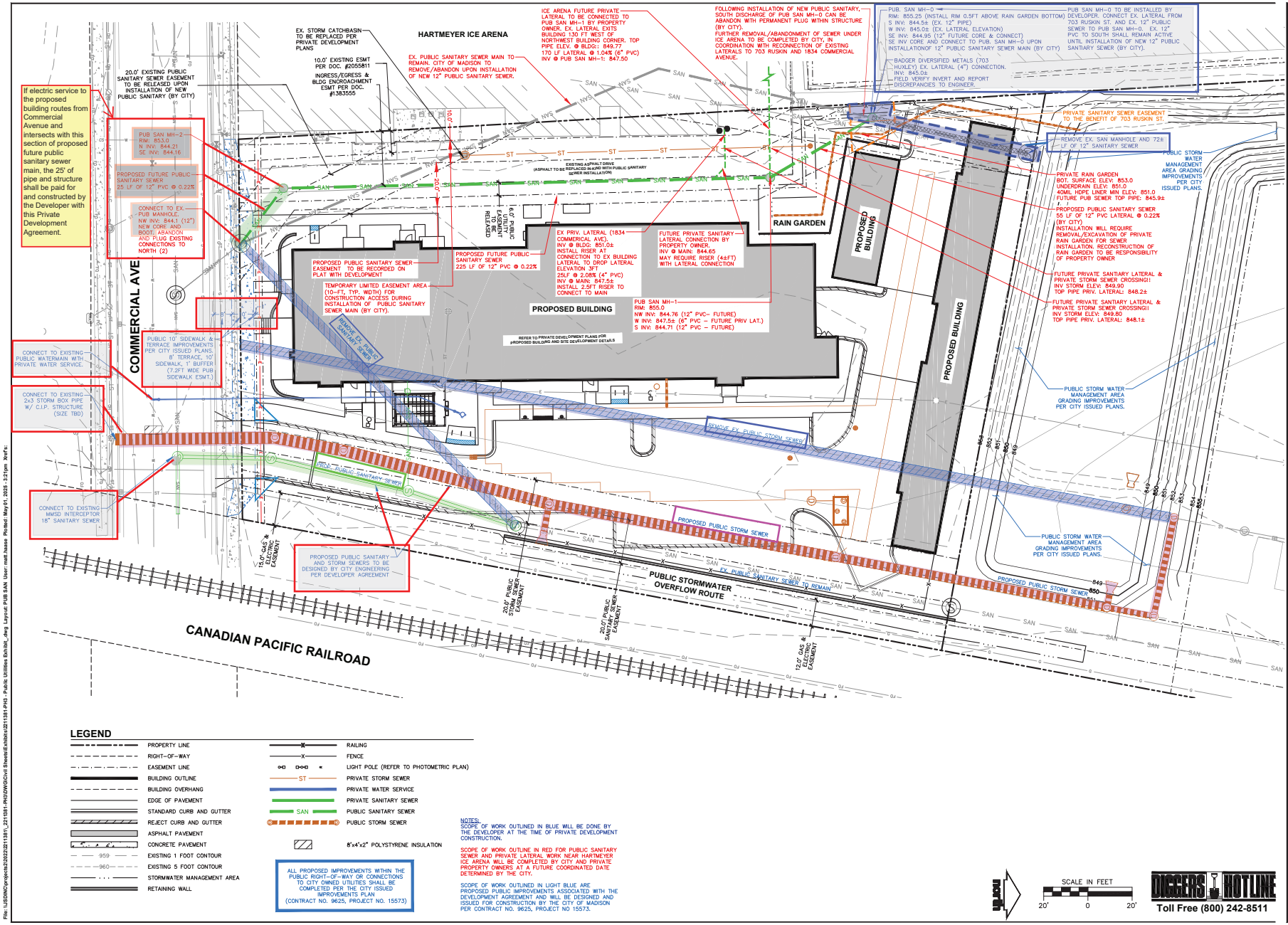
HUXLEY YARDS SUBDIVISION

PROJECT NO:	22-11381	SURVEYED BY:	RAC
FIELDBOOK/PG:	E-FILE	DRAWN BY:	JK

INITIAL SUBMITTAL DATE:	JULY 15, 2024
REVISION RESUBMITTAL DATE:	–
REVISION RESUBMITTAL DATE:	–
REVISION RESUBMITTAL DATE:	–

SHEET 1 OF 4

File: \\SDINC\projects2\2022\2211381\03 Survey\Working Files – Survey\2024-07-15 Plats\2211381 F-Plat.dwg Layout: Sheet 1 User: john.krebs Plotted: Jul 15, 2024 – 9:36am



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 959 — EXISTING 1 FOOT CONTOUR
- 960 — EXISTING 5 FOOT CONTOUR
- STORMWATER MANAGEMENT AREA
- RETAINING WALL
- RAILING
- FENCE
- LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
- ST — PRIVATE STORM SEWER
- PRIVATE WATER SERVICE
- SAN — PRIVATE SANITARY SEWER
- PUBLIC SANITARY SEWER
- PUBLIC STORM SEWER
- 8"x4"x2" POLYSTYRENE INSULATION

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. 9625, PROJECT NO. 15573)

NOTES:
SCOPE OF WORK OUTLINED IN BLUE WILL BE DONE BY THE DEVELOPER AT THE TIME OF PRIVATE DEVELOPMENT CONSTRUCTION.

SCOPE OF WORK OUTLINE IN RED FOR PUBLIC SANITARY SEWER AND PRIVATE LATERAL WORK NEAR HARTMEYER ICE ARENA WILL BE COMPLETED BY CITY AND PRIVATE PROPERTY OWNERS AT A FUTURE COORDINATED DATE DETERMINED BY THE CITY.

SCOPE OF WORK OUTLINED IN LIGHT BLUE ARE PROPOSED PUBLIC IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT AGREEMENT AND WILL BE DESIGNED AND ISSUED FOR CONSTRUCTION BY THE CITY OF MADISON PER CONTRACT NO. 9625, PROJECT NO 15573.

SCALE IN FEET
20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD
CREATE THE VISION TELL THE STORY
jsdinc.com
MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE COMMUNITIES, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, FLOOR 11 SANTA MONICA, CA 90401

PROJECT:
THE CONWAY AT HUXLEY YARDS

PROJECT LOCATION:
COMMERCIAL AVENUE MADISON, WI 53704 DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.15.24	LAND USE SUBMITTAL
2	11.04.24	SPV SUBMITTAL
3	12.06.24	CONSTRUCTION DOCUMENTS
4	01.29.25	ISSUED FOR CONSTRUCTION
5	04.09.25	CB 01
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
PROPOSED PUBLIC IMPROVEMENTS SCOPE OF WORK EXHIBIT

SHEET NUMBER:
EXHIBIT

JSD PROJECT NO: 22-11381-PH3

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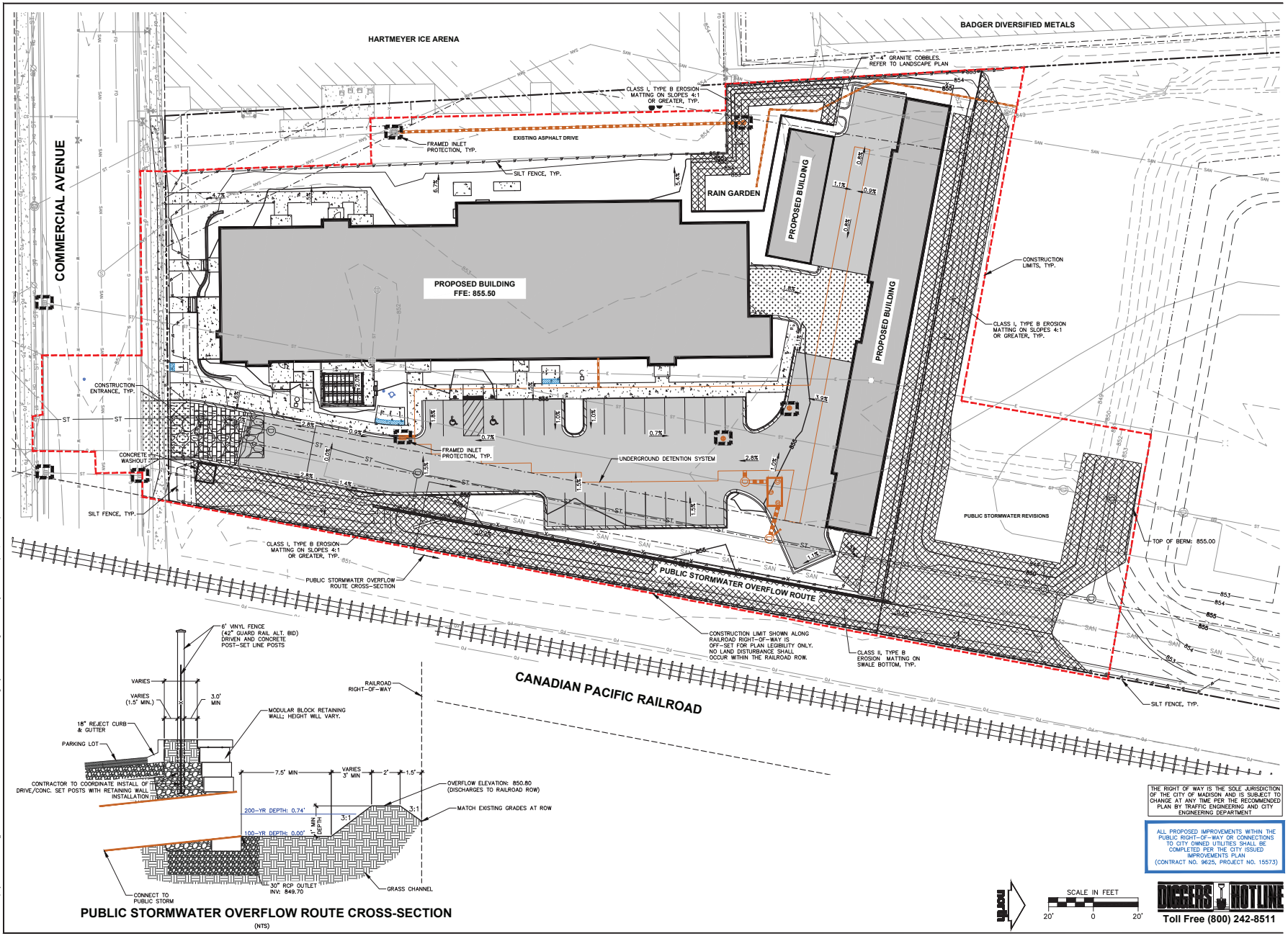
File: \\JSDINC\projects\2022\22-11381_21\381-PH3\DWG\Civil Sheets\Exhibits\22-11381-PH3- Public Utilities Exhibit_dwg Layout: PUB SAN User: matt.haase Plotted: May 01, 2025 - 2:21pm



PUBLIC STORMWATER OVERFLOW ROUTE CROSS-SECTION

(NTS)

THE RIGHT OF WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON, AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDED PLAN BY TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENT.

ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. 9625, PROJECT NO. 15573)

SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
LINCOLN AVENUE COMMUNITIES, LLC

CLIENT ADDRESS:
401 WILSHIRE BLVD, FLOOR 11
SANTA MONICA, CA 90401

PROJECT:
THE CONWAY AT HUXLEY YARDS

PROJECT LOCATION:
COMMERCIAL AVENUE
MADISON, WI 53704
DANE COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
1	07.15.24	LAND USE SUBMITTAL
2	11.04.24	SPV SUBMITTAL
3	12.06.24	CONSTRUCTION DOCUMENTS
4	01.29.25	ISSUED FOR CONSTRUCTION
5	04.09.25	CB 01
6		
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10		
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12		
13		
14		
15		

Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C4.0

JSD PROJECT NO: 22-11381-PH3

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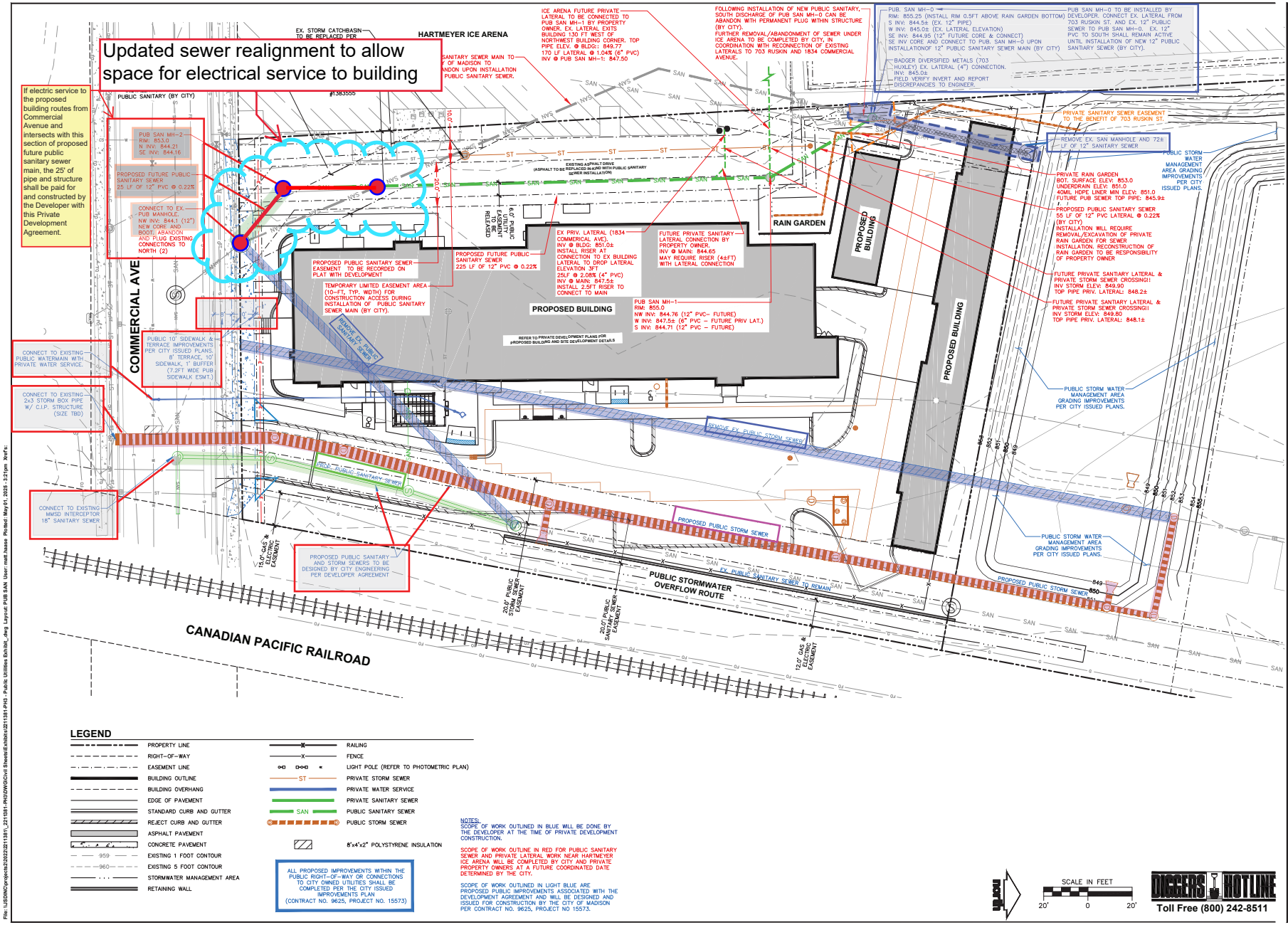
File: \\JSDINC\projects\2022\22-11381_221381-PH3\DWG\Civil Sheets\221381-PH3 - CivilDocs.dwg Layout: C4.0 Grading User: courtneyj.cox Plotted: Apr 08, 2025 - 3:52pm Xref's:



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Designed By: CAC
Reviewed By: MRH
Approved By: MRH

SHEET TITLE:
PROPOSED PUBLIC IMPROVEMENTS SCOPE OF WORK EXHIBIT

SHEET NUMBER:
EXHIBIT

JSD PROJECT NO: 22-11381-PH3

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

File: \\JSDINC\projects\2022\22-11381_2\11381-PH3\PW\Civil Sheets\Exhibits\22-11381-PH3 - Public Utilities Exhibit_.dwg Layout: PUB SAN User: matt.haase Plotted: May 01, 2025 - 2:21pm

City of Madison

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

Master

File Number: 86231

File ID:	86231	**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 May 20, 2025. See attached report for list of operators.

Notes:

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 86231

Title

Report of Operator License Applications May 20, 2025. See attached report for list of operators.

Police Review - Submit to Council

Holder Name	License
Bartos, Eric R	LICOPR-2025-00416
Bashyal, Pashupati	LICOPR-2025-00419
Beem, Abigail	LICOPR-2025-00408
Castillo, Adrianna T	LICOPR-2025-00404
Ewing, Skyler	LICOPR-2025-00420
FASSNACHT, TYLER S	LICOPR-2025-00400
GAFFNEY, WILLIAM	LICOPR-2025-00394
GRIFFIN, DEMONTE J	LICOPR-2025-00418
Johnson, MyReeah	LICOPR-2025-00395
JORDAHL, SERENA M	LICOPR-2025-00405
KHALIL, ABDULLAH	LICOPR-2025-00413
KHAN, SHAHBAZ	LICOPR-2025-00388
Malueg, Jessica K	LICOPR-2025-00402
mckinney, nicole r	LICOPR-2025-00370
NADI, BASHAR EMAD	LICOPR-2025-00389
RAZA, SHAMS	LICOPR-2025-00390
Razafinanja, Thomas	LICOPR-2025-00417
Rux, Egan	LICOPR-2025-00415
Sikora, Maija	LICOPR-2025-00398
SINGH, AMANDEEP	LICOPR-2025-00387
Suzan, Bryan	LICOPR-2025-00373
Trotter, Jensen	LICOPR-2025-00407
Verfuerth, Michael	LICOPR-2025-00403
Weitner, Lily	LICOPR-2025-00392
Werner, Robert Nelson Lawrence	LICOPR-2025-00412
Wilson, Audrey	LICOPR-2025-00411
Wodnicki, Bartosz	LICOPR-2025-00414

City of Madison

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

Master

File Number: 87830

File ID:	87830	**File Type:**	Resolution	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				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:

Sponsors:	Yannette Figueroa Cole And Carmella Glenn	**Effective Date:**	
Attachments:	AmFam Championship Email and Presentation.pdf, Cherokee Marsh North-Parking Agreement (AmFam) (2025) (Updated).pdf, AmFam Championship Cherokee Marsh Use Memorandum.pdf, 041425-041525_CC_public_comments.pdf, _File 87830 -- FC Public Comment 04.28.25.pdf, RegistrantsReport_FC_04.28.25.pdf, Cherokee Marsh Lot use Agreement - Public Comment BPC.pdf, _File 87830 -- Addtl FC Public Comment.pdf	**Enactment Number:**	
Author:	CJ Ryan	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	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)					
1	COMMON COUNCIL	04/15/2025	Referred	FINANCE COMMITTEE		04/28/2025	
	Action Text:	This Resolution was Referred to the FINANCE COMMITTEE					
	Notes:	Additional referral to Board of Park Commissioners					

1	FINANCE COMMITTEE	04/16/2025	Referred	BOARD OF PARK COMMISSIONERS	05/14/2025	
	Action Text:	This Resolution was Referred to the BOARD OF PARK COMMISSIONERS				
1	FINANCE COMMITTEE	04/28/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.				
1	BOARD OF PARK COMMISSIONERS	05/14/2025	Return to Lead with the Recommendation for Approval	FINANCE COMMITTEE		Pass
	Action Text:	Motion made by Glenn, 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 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.

From: Johnson, Katie E <KELLIOTT@amfam.com>
Sent: Wednesday, May 14, 2025 3:46 PM
To: Park Commission <pacommission@cityofmadison.com>
Cc: Ryan, CJ <CRyan@cityofmadison.com>
Subject: AmFam Champ - Cherokee Marsh Park Parking - #87830

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

Good evening Board of Park Commissioners,

I hope this message finds you well. I wanted to reach out ahead of tonight's meeting to provide some background information regarding the AmFam Championship's request to use the Cherokee Marsh Park parking lot during this year's event, taking place June 2–8.

I will be speaking in support of this request during the meeting and wanted to ensure you had a digital copy of the information I'd like to briefly address.

Please don't hesitate to reach out if you have any questions. Thank you for your time and consideration.

Sincerely,

Katie E. Johnson

American Family Insurance Championship

STEVE STRICKER AMERICAN FAMILY INSURANCE FOUNDATION

AMERICAN FAMILY
INSURANCE
CHAMPIONSHIP
2025 TPC WISCONSIN
PGA TOUR
CHAMPIONS

American Family Insurance Championship

Cherokee Marsh Park

Request for use of Southern Lot: June 2-8, 2025

- Golf Channel TV Operations & Parking
- Golf Channel works every week at venues within protective environments; vested interest to be respectful of surroundings
- All other vendors will use the compound on the north side of TPCs property
- Tournament food & beverage vendor will not be working in the Southern lot
- Alternate access for vehicular traffic via Burning Wood Way

Operations and Security

- Vehicles, carts and trucks restricted to gravel areas only.
- Operations will occur during daylight hours
- Only the TV production trucks and golf carts may remain overnight; no personnel
- 24-hour security patrols will be in place to monitor the property
- Double rope and stake on perimeter of course (Holes 4-6) backing up to Cherokee Marsh Park
- No trespassing signage from golf course side into park to restrict any foot traffic through protected areas
- Marshals/Volunteers on every hole
- MPD bike patrol throughout course

2025 AmFam Championship Operations Compound & Cherokee Marsh Park Overhead

American Family Insurance Championship

Event Perimeter and Access

- Secure perimeter around the course
- MPD Presence at Key Intersections
- Tournament and resident access permits
  - Sherman Ave: June 2-8
  - Comanche Way: June 6-8
- Complimentary coach bus shuttles (Fri.-Sun.) for Sponsors, Volunteers, and General Public
  - Alleviate street parking
  - Controlled and easy access for patrons

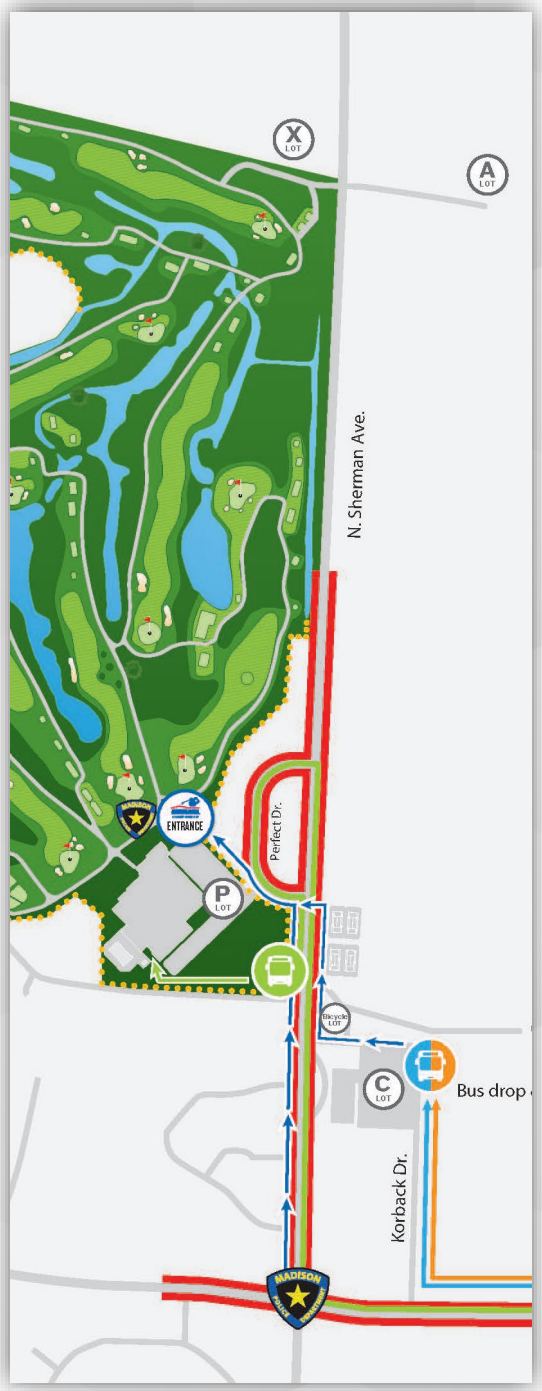
American Family Insurance Championship

Resident parking and access

Sherman Ave. Access

- Golf Parkway, Golf Glen, and Perfect Drive
  - Sherman Avenue Road Closure north of Wheeler Rd. (MPD Presence)
  - 2 Parking passes to be mailed to residents for access; guest requests through: strickeramfamfoundation@amfam.com.
    - Include name and mailing address in request.
  - Parking available to permitted residents on private roads or personal spaces/garages
  - No resident parking on Sherman Avenue or Perfect Drive (June 2-8)

Daily services such as Amazon, FedEx, UPS, USPS, Meals on Wheels, etc. will not be interrupted



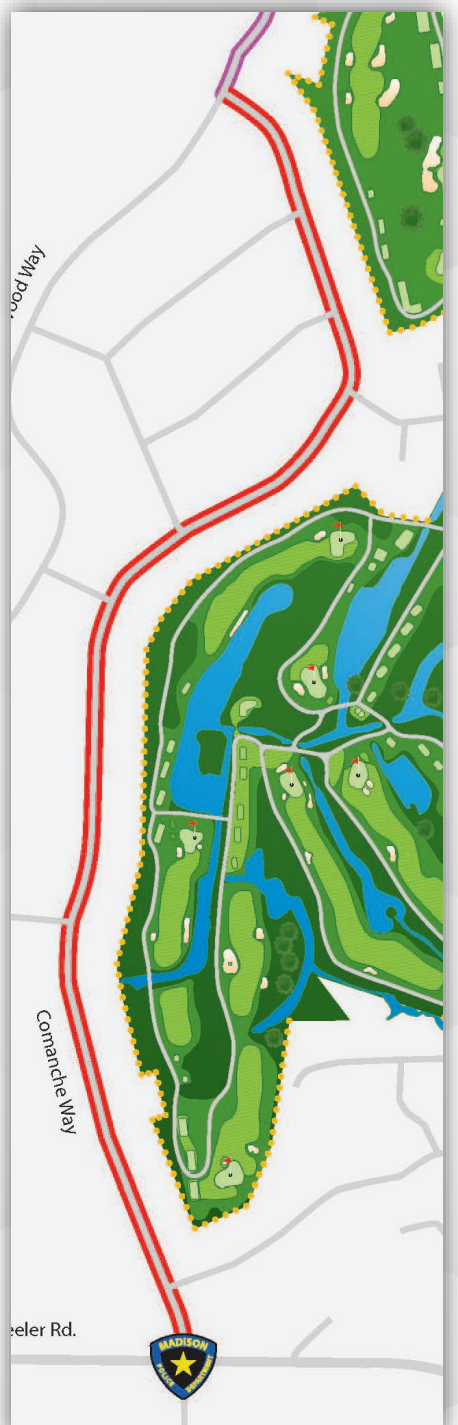
American Family Insurance Championship

Resident parking and access

Comanche Way Access

- Cherokee Park Neighborhood
  - MPD officer at Wheeler Road and Comanche Way
  - Parking by permit for residents, their guests and park attendees only
  - 2 Parking passes to be mailed to residents; additional requested through CPNA.
  - No parking signage will be posted on Comanche Way, but residents will not be towed

Daily services such as Amazon, FedEx, UPS, USPS, Meals on Wheels, etc. will not be interrupted



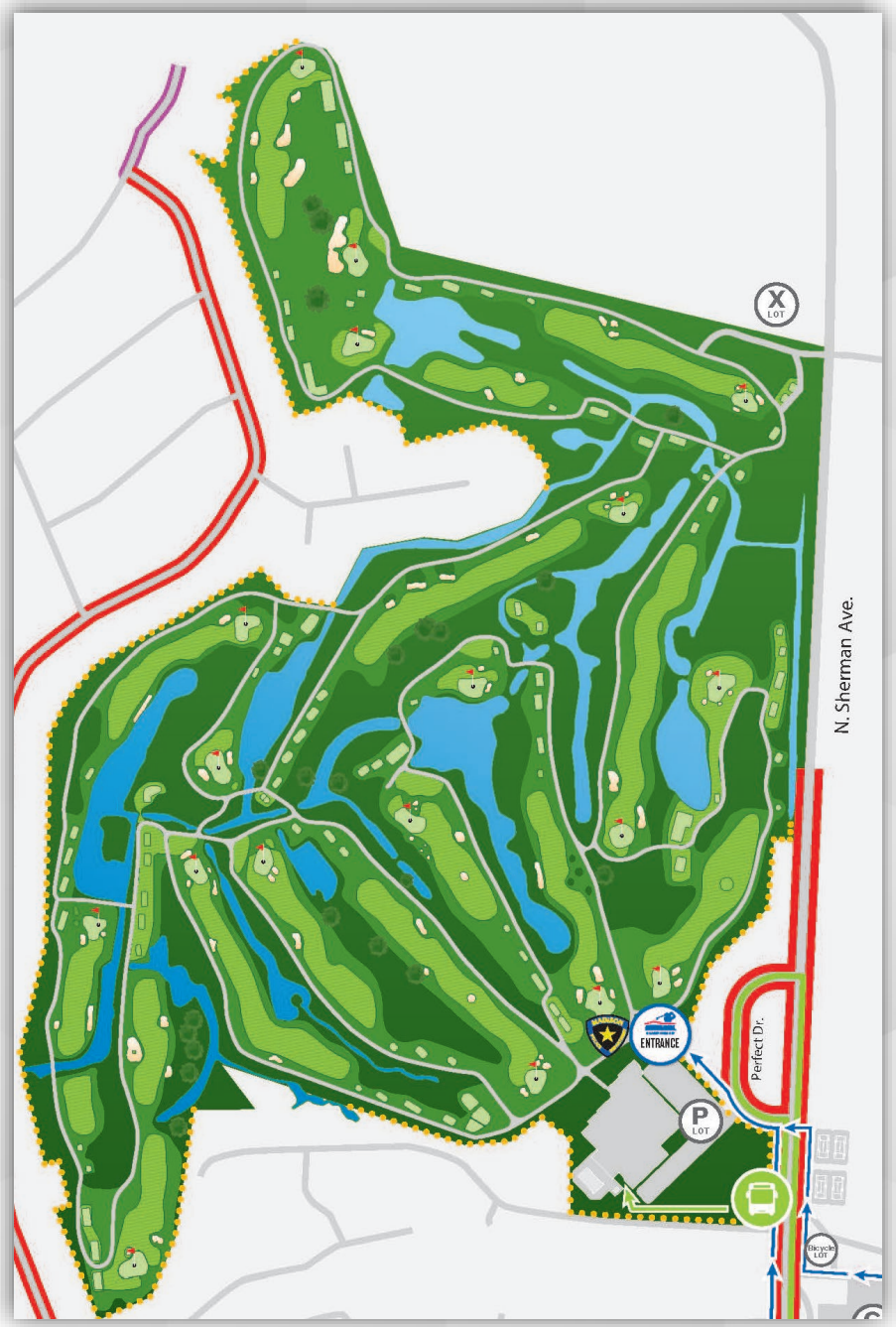
American Family Insurance Championship

Resident Security – Golf Course

Cherokee Park Neighborhood

- Double rope and stake around perimeter of golf course
- Chain link fence around clubhouse area
- No trespassing signage around perimeter of course
- Marshals/Volunteers on every hole
- MPD Bike patrol throughout course

Questions or concerns regarding tournament patrons?
Email: StrickerAmFamFoundation@amfam.com



American Family Insurance Championship

About the Event

Tournament Structure

- American Family Insurance; title sponsor
- Partnership with the PGA TOUR Champions
- Steve Stricker American Family Insurance Foundation; host organization
- Hosted by Wisconsin native, and Northside resident, Steve Stricker
- Nearly 1,000 volunteers from 16 states support tournament operations
- University Ridge Golf Course; host venue 2016-24
- TPC Wisconsin; host venue 2025-27

PGA TOUR Champions

- 50+ years of age
- Represented by 15 countries
- World golf Hall of Fame members
- Major Champions
- Ryder Cup team members and Captains

American Family Insurance Championship

Daily Schedule of Events

Monday, June 2 – Thursday, June 5, 2025

- **Golf course closed to the public**
- 7:00am-8:00pm:
  PGA TOUR Practice Rounds, Pro-Am's & Private Events

Friday, June 6 – Sunday, June 8, 2025

- **Golf course is open to ticketed guests Friday-Sunday**
- 8:00am Tournament gates open to public
- 9:00am Tournament play begins
- 4:00pm Tournament competition complete (estimated)
- 5:00pm Course closed to the public

**Saturday the celebrity group will take place from approximately 2:00-4:15pm*

AMERICAN FAMILY INSURANCE®

CHAMPIONSHIP

FAN & HOSPITALITY LOCATIONS

Fan focused; family-friendly experience

- Kids, Military & First Responders are free
- Family-friendly concession pricing
- Public venues for all to enjoy

TPC WISCONSIN

**renderings subject to change*

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

PARKING MAP • JUNE 6-8, 2025

Madison College

Public, Sponsor, Volunteer, and ADA Parking

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

RESULTS & IMPACT

STEVE STRICKER AMERICAN FAMILY INSURANCE foundation

2016 • 2017 • 2018 • 2019 • 2020 • 2021 • 2022 • 2023 • 2024

$19,753,000
PROCEEDS RAISED FROM THE EVENT

1,010 CHARITABLE GRANTS

$100+ MILLION
ECONOMIC IMPACT

ATTENDEES FROM 41 STATES

8,050
VOLUNTEERS

1,538
SPONSORS

The Steve Stricker American Family Insurance Foundation supports charities, educational initiatives and organizations aimed at building strong families and healthy kids, empowering them to chase and achieve their dreams.

CHARITABLE RECIPIENTS

AMFAM CHAMP
AMERICAN FAMILY INSURANCE CHAMPIONSHIP
JUNE 6-8, 2025
TPC WISCONSIN • MADISON • WI
VISIT AMFAMCHAMPIONSHIP.COM

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 (Parel 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: Nake 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 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

Madison Parks Division

330 E. Lakeside St.
Madison, WI 53715
608-266-4711 ● cityofmadison.com/parks

DATE: May 9, 2025
TO: Mayor, All Alders, and Board of Park Commissioners
FROM: Lisa Laschinger, Interim Parks Superintendent
SUBJECT: Steve Stricker American Family Insurance Foundation Agreement for the Use of Cherokee Marsh Conservation Park, North Unit Parking Lots and Driveway

Dear Mayor, Alders, and Commissioners,

The Parks Division has submitted an agreement with the Steve Stricker American Family Insurance Foundation that was introduced at the April 15 Common Council Meeting (Leg File #87830).

Cherokee Country Club, which is privately owned and adjacent to the Cherokee Marsh Conservation Park, recently reopened following a major course renovation as TPC Wisconsin. The American Family Insurance Championship, which has been held at University Ridge Golf Course is scheduled to move to TPC Wisconsin in 2025. The event not only provides a playing venue for PGA Tour Champions who are 50 and older, but it provides entertainment for the community, economic benefit through tourism and support to numerous local charities each year.

The annual PGA Tour will bring thousands of people to the north side of Madison, including players, staff, and spectators, during the event from June 2 – 8, 2025. During the weekend events, Friday to Sunday, between ten and twenty thousand public spectators are expected to attend each day. With this influx of people to the space, ensuring a safe event for residents, event attendees, and park users is top priority. The Parks Division recognizes that this area of the city is not accustomed to or designed for an event of this size. There will undoubtedly be a significant impact on the neighborhood, in both positive and negative ways.

The event organizers have met with the City's Street Use staff team for overall neighborhood and traffic impacts and have met with the Parks Division separately to discuss the use of the parking lots at Cherokee Marsh – North for the event. The event organizers met with the Street Use staff team on March 21, 2025, to review transportation impacts, emergency and safety plans, impacts to the bus system, and other logistical impacts. The Foundation has submitted their request for a Street Use permit, which is currently under review and will be taken up again by the Street Use staff team on May 12.

Recognizing the magnitude of impact the event will have on the area the Foundation has separately requested the use of the Cherokee Marsh Conservation Park – North Unit parking lots for the event support vehicles. Regardless of the Foundation's use of the parking lots, North Sherman Avenue, north of Wheeler, will be closed to traffic except for residents and event vehicles, effectively closing all vehicular access to the park. Therefore, the Parks Division is proposing allowing the event organizers to utilize the parking lots off North Sherman Road, requiring that pedestrian and bicycle access be maintained throughout the event in a coordinated fashion, and that the organizer pay a fee that will bring revenue to the park system to support the conservation park. The agreement terms are summarized as follows:

- The Foundation will be granted access to the two parking lots and driveway in Cherokee Marsh North Park. The first lot is located at 5850 N. Sherman Avenue which is directly adjacent to the northern boundary of TPC Wisconsin, and the second lot is located at 6006 N. Sherman Avenue.

- Vehicles will not be allowed in the park from June 2 through June 8, unless permitted by the event organizers or by the Madison Police Department. Emergency personnel and Park Rangers will still have vehicular access to the park.

- The park will be open at its normal hours, and pedestrians and cyclists will be allowed to enter the park via Sherman Avenue. The pedestrian entry on Burning Wood Way will remain open, allowing park access from the west to the park.

- Due to the sensitive nature of the park, no parking or equipment will be allowed off the gravel areas of the parking lots or driveway, with the exception of signage only if it does not damage the vegetation.

- Parking will not be allowed on the driveway without prior permission from Madison Fire Department to ensure emergency vehicle access clearance while not parking on the vegetation.

- The Foundation is responsible for any damages to the park, and for cleaning up and removing all visible debris associated with the Event.

- The Foundation is responsible to pay the City $14,000 for the seven days of use. The revenue from the event will be allocated to the Park Division Operating Budget in the Conservation section, which is responsible for the management of Cherokee Marsh Conservation Park, North Unit.

The Parks Division has met with the Friends of Cherokee Marsh about the impacts to the park and received feedback on concerns about public access and concerns about impacts to the flora and fauna of the park. Alder Glenn will be hosting a virtual community meeting on Tuesday, May 13 with the event organizers to review the logistics, impacts, and get feedback from the community regarding the plan. Parks Division staff will be present at this event to assist with answering questions and supporting the community with this complex event.

The Parks Division, in coordination with other City Agencies, will ensure that the event organizers communicate what the impacts to the public will be as the event date nears. The City will release a news release from Traffic Engineering regarding traffic issues. This includes sharing that the Foundation has agreed to allow park users to park in the event parking at Madison College and take a shuttle bus to and from the shuttle stop, located near the corner of N. Sherman and Wheeler Roads.

Madison Parks will post information about how to access the park during the event. The information will be shared on our website, via the Madison Parks E-News with 43,000 subscribers, and forwarded to the media and neighborhood organizations starting in mid-May. The information will be amplified with social media posts as the event nears. The Parks Division will be adding additional bike racks to the Cherokee Marsh Conservation Park to accommodate additional bike traffic during this time.

We recognize that with the number of people expected in the neighborhood during this week and with the road closures and checkpoints, it will be more difficult than normal to visit Cherokee Marsh North. The first week in June will be a good opportunity for park users to visit one of the other 18 conservation parks in the system. Cherokee Marsh Conservation Park – South is located at 5002 School Road and provides over 240 acres of ecology similar to the North Unit. Warner Park, though not designated as a conservation park, is another nearby park that offers areas of passive recreation for residents looking to connect with nature.

Overall, the Parks Division proposes this agreement because it provides a mechanism to keep the park open to users and would only prohibit vehicle access temporarily, while simultaneously bringing revenue back to the park. The American Family Insurance Championship is an event that has many benefits to the community, and we look forward to working with the Steve Stricker American Family Insurance Foundation collaboratively to minimize the impacts to neighboring residents, park users, and the park itself.

From: Mailbox, STRICKERAMFAMFOUNDATION
To: All Alders
Subject: 87830 - Cherokee Marsh Conservation Park parking lots
Date: Monday, April 14, 2025 6:06:19 PM
Attachments: 2025 AmFam Champ - Madison Common Council - Public Comment Submission.pdf
AmFam Champ Supporting Documents - Madison Common Council - Public Comment Submission.pdf

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

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

Good evening, City of Madison Alders.

On behalf of the American Family Insurance Championship and Steve Stricker American Family Insurance Foundation I'd like to submit some information for your consideration regarding agenda item 87830, use of the parking lots in Cherokee Marsh Conservation Park-North Unit.

Please see the attached letter and supporting images. Thank you for your time and consideration.

Sincerely,

Katie E. Johnson
American Family Insurance Championship
STEVE STRICKER AMERICAN FAMILY INSURANCE FOUNDATION

American Family Mutual Insurance Company, S.I. | American Family Insurance Company | American Family Life Insurance Company | American Standard Insurance Company of Ohio | American Standard Insurance Company of Wisconsin | Midvale Indemnity Company | Home Office - 6000 American Parkway Madison, WI 53783

*If you are not the intended recipient, please contact the sender and delete this e-mail, any attachments and all copies..

Dear Madison Common Council,

On behalf of the American Family Insurance Championship and the Steve Stricker American Family Insurance Foundation, thank you for taking the time to review our request to utilize the Cherokee Marsh Park Parking Lot during week of June 2-8, 2025. We appreciate your thoughtful consideration as we work to host a safe, successful, and community-minded event in our new North Side location at TPC Wisconsin.

First, as an initial basis, the Steve Stricker American Family Insurance Foundation (a registered 501c3 charitable entity) is the host organization of this PGA TOUR Champions sanctioned event. Under the direct guidance of American Family Insurance, a 98 year-old company based in Madison, we have been successfully executing a safe event since 2016 at University Ridge Golf Course in Verona, WI. In 2025, the Foundation has a venue rental agreement with TPC Wisconsin, and will now be hosting the event at the new Madison location.

To execute this large-scale event, our team has worked closely with a number of constituents to develop a logistical and operational framework for the surround areas. While, we are happy to share appropriate information associated with the overall planning efforts, please find below an executive summary specific to our request for the temporary closure of the Cherokee Marsh Park Parking lot.

Since our initial outreach to the city in 2023, our organization has been working with the City of Madison, Madison Police Department, Madison Fire Department, Madison City Parks, Street Use, Parking Enforcement, Madison Metro, and City of Madison Traffic & Engineering to ensure a safe and welcoming environment for fans, volunteers, players, and neighbors alike. Together, we're actively developing plans to minimize disruption while prioritizing safety for all involved.

We've recently had an introductory meeting with the newly elected Madison City Alders: Alder Carmella Glenn of District 18—which encompasses the TPC Wisconsin property—and Alder Julia Matthews of District 12.

Additionally, we have been in communication with representatives of the Cherokee Park Neighborhood Association and the Cherokee Garden Condo Association to share initial plans and gather their feedback. Listening sessions for the area condo associations and neighborhoods surrounding the property are also in the process of being scheduled. Once all feedback is received, broad based communication to all residents will be shared to ensure clear and accurate information is presented.

Specific to our request for controlled access to the Cherokee Marsh Park parking lot, the event has developed a plan to use that space as a secured location for tournament operations vendors. The Cherokee Marsh Park parking lot, which is immediately adjacent to the TPC Wisconsin property, provides critical space for operations, food & beverage, and television vendors. In collaboration with Madison City Parks, plans have been developed to ensure barriers are in place that will restrict

tournament vehicular access to only the stoned portion of the lot, while protecting the surrounding native grasses.

During tournament week, vehicular access to the Cherokee Marsh Park parking lot will be closed to the public to ensure the safety of vendors and guests on property. However, pedestrian and bicycle access to Cherokee Marsh Conservation Park – North will remain open. To support this parking lot closure, alternate public access plans have been developed using Burning Wood Way. These measures help maintain public access to the park while also addressing essential security and operational needs for the event.

To ensure the safety of all guests in attendance, Sherman Avenue (north of Wheeler) access will be controlled - in partnership with the Madison Police Department - to only residents, PGA TOUR Champions officials, vendors and tournament staff. Madison Police Department officers will be stationed at the Sherman/Wheeler and Comanche intersections to ensure security and reduce non-authorized neighborhood traffic. Parking officials will be stationed along Sherman Avenue at TPC Wisconsin Cherokee Marsh Park and St. Peter Catholic Church to ensure authorized users have access to these locations.

In addition, no-parking signage will be posted along Comanche Way, Wheeler Road, and portions of Sherman Avenue. For general public, sponsor and volunteer access to the event, we are directing patrons to an offsite location at Madison College for bus shuttles to the tournament grounds (announced on March 27, 2025).

These collective plans have been developed to help ensure attendees of the tournament are not parking in the immediate areas of TPC Wisconsin property. (see attached maps)

Event plans are developing and evolving on a daily basis as feedback and permit approvals are received. These plans will be continued to be communicated via email to the neighborhood associations, alders, and presented at a listening session once approvals and/or permits are in place. Please know, all efforts are implemented with the objective to ensure a safe environment for attendees and Cherokee Marsh area community.

Since 2016, the American Family Insurance Championship has raised nearly $20 million for charitable organizations (the Madison Parks Foundation has been an annual beneficiary) and provided over $100 million in economic impact to the greater Madison area. We're excited to continue to grow that impact as we host the event on the North Side and build a tradition that benefits the community for years to come.

Thank you again for your time and support.

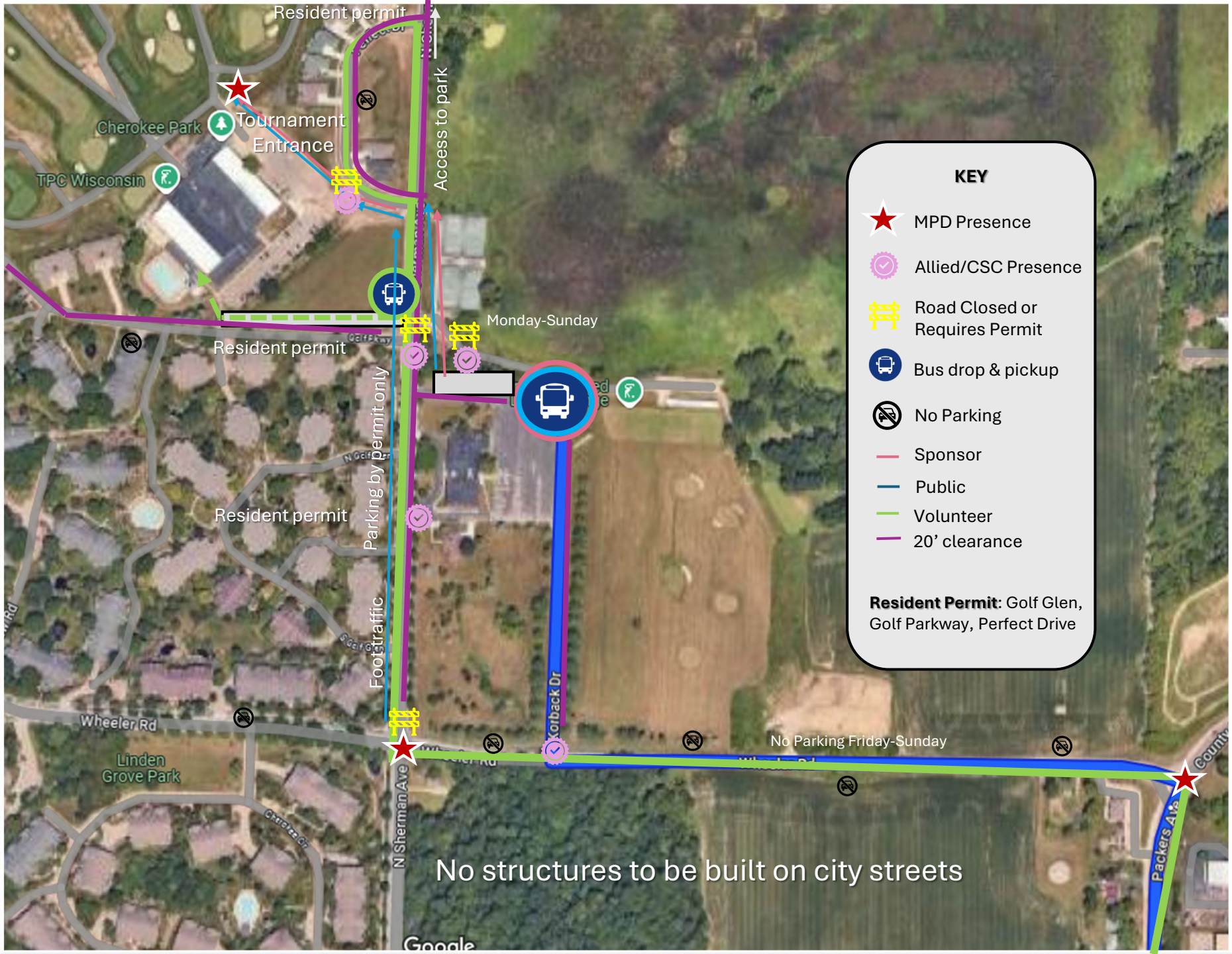
Sincerely,

Nate Pokrass
Executive Director, Steve Stricker American Family Insurance Foundation
Tournament Director, American Family Insurance Championship

Katie Johnson
Tournament Manager, American Family Insurance Championship

AMERICAN FAMILY
INSURANCE
CHAMPIONSHIP
2025 TPC WISCONSIN
PGA TOUR
CHAMPIONS

2025 AmFam Championship Operations Compound & Cherokee Marsh Park Overhead


Resident permit
Access to park
Cherokee Park
Tournament Entrance
TPC Wisconsin
Monday-Sunday
Resident permit
Parking by permit only
Resident permit
Foot traffic
Wheeler Rd
Linden Grove Park
N Sherman Ave
Korback Dr
No Parking Friday-Sunday
Packers Ave
No structures to be built on city streets
Google
KEY
MPD Presence
Allied/CSC Presence
Road Closed or Requires Permit
Bus drop & pickup
No Parking
Sponsor
Public
Volunteer
20' clearance
Resident Permit: Golf Glen, Golf Parkway, Perfect Drive

No Parking Signage
Cherokee Park
Comanche Glen
N Sherman Ave
RLK Sealcoating & Striping Wisconsin
Namekagon Ln
Mosinee Ln
Arapahoe Ln
Comanche Way
TPC Wisconsin
Golf Pkwy
Cherokee Heated Driving Range
St. Peter Catholic Church
Dennis Dr
Golf Course Rd
Wheeler Ct
Wheeler Rd
Golf View Rd
Korback Dr
Eden Vista Madison
Linden Grove Park
Packers Ave
Monica Ln

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

PARKING MAP • JUNE 6-8, 2025

Madison College

AMERICAN FAMILY INSURANCE CHAMPIONSHIP

RESULTS & IMPACT

STEVE STRICKER AMERICAN FAMILY INSURANCE foundation

2016 • 2017 • 2018 • 2019 • 2020 • 2021 • 2022 • 2023 • 2024

$19,753,000
PROCEEDS RAISED FROM THE EVENT

1,010 CHARITABLE GRANTS

$100+ MILLION
ECONOMIC IMPACT

ATTENDEES FROM 41 STATES

8,050
VOLUNTEERS

1,538
SPONSORS

The Steve Stricker American Family Insurance Foundation supports charities, educational initiatives and organizations aimed at building strong families and healthy kids, empowering them to chase and achieve their dreams.

CHARITABLE RECIPIENTS

STEVE STRICKER AMERICAN FAMILY INSURANCE FOUNDATION

Since 2016, the American Family Insurance Championship has raised $19,753,000 for charity. Through the Steve Stricker American Family Insurance Foundation, over 1,000 grants have been distributed to organizations that support strong families and healthy kids.

Badger Air Community Council-115th Fighter Wing
30th Street Industrial Corridor Corp
Access Community Health Centers
AE Cares Inc
Aldo Leopold Foundation
Aldo Leopold Nature Center
Alliance For Fire Safety Burn Camp
America SCORES Milwaukee
American Cancer Society
American Family Children's Hospital
American Heart Association
ARTS for ALL Wisconsin
American Indian Chamber of Commerce
American Junior Golf Association
American Red Cross of Southwest Wisconsin
Andy and Susan North Family Foundation
Autism Society of South Central Wisconsin
Badger Childhood Cancer Network
Badger Prairie Needs Network
Balance & Believe Foundation
Balance, Inc.
Beloit Public Library
Bethel Horizons Foundation
Big Brothers Big Sisters of Dane County
Beloit Public Schools
Blackhawk Church
Blessings In A Backpack
Blessings in a Backpack - DeForest
Blessings in a Backpack - Pinellas County
Blessings in a Backpack - Poynette
Boys and Girls Club of Dane County
Boys and Girls Club of Janesville
Bridge Lake Point Waunona Neighborhood Center
Caddie and Leadership Academy
Camp Kesem National
Care Partners Health Care Training
Caritas Inc.
Casting For Kids
Centro Hispano of Dane County
Champions Fore Charity
Children's Dyslexia Center-Madison
Children's Service Society of Wisconsin
Children's Theater of Madison
Church Health Services
City of Milton/Milton Public Library
City on a Hill
Clarke Square Neighborhood Initiative
Coalition for Children, Youth & Families
Community Action, Inc. of Rock & Walworth Counties
Community Advocates
Community Coordinated Child Care
Community Foundation of Southern Wisconsin
Connect RX for Health Disparities
Cook It Forward
Cover Me
Cure SMA
Deerfield Community Center
Destinations Wisconsin
District Council of Madison, Inc., Society of St. Vincent de Paul
Domestic Abuse Intervention Services
Door of Hope
East Madison Community Center
Ebenezer Stone Food Pantry
Edgerton Community Outreach
Edgerton Public Schools
Edgewood High School of the Sacred Heart
Evans Scholars Foundation
Everyone Cooperating to Help Others
Explore Children's Museum of Sun Prairie
Extended Hands Pantry Inc
Falk School Eviction Prevention Fund
Families & Schools Together
Families in Transition Support Network
Family Service Madison, Inc.
Flood the Hood with Dreams
Fondy Food Center
Forward Community Investments
Foundation for Dane County Parks
Foundation for Madison's Public Schools
Free Bikes 4 Kidz Madison
Friends of the Cottage Grove Community Library
Friends of Schumacher Farm Park
Gener8tor
Get Kids Outside
Gifts for Kids
GiGi's Playhouse
Gilda's Club
Gio's Garden
Girl Scouts of Wisconsin Badgerland
Girls on the Run of South Central Wisconsin
Girls on the Run Southeastern Wisconsin
Glacier's Edge Council, Boy Scouts of America
Greater Green Bay Chamber of Commerce Foundation
Greater Madison Chamber of Commerce
Haase Community Connections
Habitat for Humanity of Dane County
Havenwoods Economic Development Corp
Heal The Hood
HEAR Wisconsin, Inc
Homeless Action Network of DeForest
Hometown Heroes
Horizon High School of Madison
Inkster Foundation
Irwin A. and Robert D. Goodman Community Center
Janesville Public Schools
Janesville Recreation
Jefferson Charitable Golf Foundation
Jockey Family Foundation
Johnson Creek School District
Junior Achievement of Wisconsin
Justin J Watt Foundation
Keeping Neighbors Connected Fund
Kids Impact Community
KOJO Productions
Lapham Schools
Latino Chamber of Commerce of Dane County
Legacy Redevelopment Corp.
Little John's Restaurants Inc
Living Hope Food Pantry
Local Initiatives Support Corporation
Luke House Community Meal Program
Madison 4 Kids
Madison Area Food Pantry Gardens
Madison Children's Museum
Madison Metropolitan School District
Madison Parks Foundation
Madison Public Library Foundation
Madison Reading Project
Madison School & Community Recreation
Madison-Area Urban Ministry
Make A Wish Foundation Wisconsin
Maydm
Mentoring Positives
Middleton Outreach Ministry
Midwest Athletes Against Childhood Cancer
Mike Muranyi Junior Golf Foundation
Milwaukee Brewers Community Foundation
Milwaukee Christian Center
Milwaukee Public Schools Foundation
Mitchell Street BID
Monona Grove Education Foundation
Monsignor Thomas F. Campion Charitable Fund
More Smiles Wisconsin
Mukwanago Education Foundation
Muslim Community Health Center
Neighborhood House Community Center
New North
North Avenue Market Place BID
Nutrition and Health Associates
One City Schools
Operation Fresh Start
PEARLS for Teen Girls
Penfield Children's Center
Perfect Golf Event
Professional Fire Fighters of Wisconsin Charitable Foundation
Reach Dane
REACH-A-Child
REAP Food Group
RISE Wisconsin
Rock River Recovery Network
Ronald McDonald House Charities of Madison
Ronald McDonald House – Eastern Wisconsin
Safe Harbor Child Advocacy Center
Sally J. Schnarr Foundation
Second Harvest Foodbank of Southern Wisconsin
SHARP Literacy, Inc.
Sherman Park Community Association
Silver Spring Neighborhood Center
Southwest Wisconsin Community Action Program
Southwestern Wisconsin Community Action Program
St. Benedicts the Moor Institute
St. Vincent de Paul - Fort Atkinson
Stateline Boys & Girls Clubs
Stricker Am Fam Foundation Scholarship Fund
Stoughton Area Resource Team (START)
Sun Prairie Community Schools
Sun Prairie Emergency Food Pantry
Sunshine Place
Sun Prairie Public Library Foundation
Sustain Dane
Take A Vet Fishing
Technology Education Fund
Tenney Nursery and Parent Center
The Ability Center of Milwaukee
The Center for Black Excellence & Culture
The First Tee - Timothy W. Finchem Scholarship
The First Tee of South Central Wisconsin
The First Tee of Southeast Wisconsin
The Golf Affect
The Michael Phelps Foundation
The Playing Field, Inc
The River Food Pantry
The Road Home Dane County
Three Harbors Council, Boy Scouts of America
Tri 4 Schools
Tru North Treks
United Community Center
United Migrant Opportunity Services
United Way of Dane County
University of Illinois Foundation - Men's Golf Program
University of Southern Mississippi Foundation - Athletics
University of Wisconsin - Whitewater Women's Golf Program
University of Wisconsin Foundation – Athletics
University of Wisconsin Foundation - Birdies to end Alzheimers
University of Wisconsin Foundation - Carbone Cancer Center
University of Wisconsin Foundation - Garding Against Cancer
Variety of Wisconsin
Vera Court Neighborhood Center
VIA CDC
VSA Wisconsin
Waunakee Community School District
Waunakee Neighborhood Connection
Waunakee Public Library
West Madison Bible Church
Wheels for Winners
Wil-Mar Neighborhood Center
Wisconsin Adaptive Sports Association
Wisconsin Amputee Golf Association
Wisconsin Athletic Hall of Fame Foundation
Wisconsin Interscholastic Athletic Association
Wisconsin PGA Junior Foundation
Wisconsin State Golf Association Foundation
Wisconsin Wetlands Association
Wisconsin Women's Business Initiative Corporation
Wishes and More
X2AI/ZuZu Foundation
YMCA of Dane County
Young Life
Youth Frontiers
Youth Life Builders Foundation of Southern Wisconsin
YWCA Madison

From: susan McMurray
To: All Alders
Subject: Mtg of 4/15/2035 Re item 87830, p. 38 Cherokee Marsh city park - oppose
Date: Monday, April 14, 2025 10:51:23 AM

Some people who received this message don't often get email from susanmcm17@gmail.com. Learn why this is important

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

Good morning alders of Madison,
I reside in Madison, in condos just off of N. Sherman Avenue and close to Cherokee Marsh.

I'm registering as OPPOSED to allowing the Mayor and City Clerk to enter into a Parking Lot and Driveway Use Agreement with the Steve Stricker AFI Foundation to use the parking lots for the June 6-8 golf tournament.

1.) **zero communication**: As a neighbor, I've not heard ANYTHING from the Steve Stricker group /TPC about this event, until only recently, and from reading the monthly newsletter of the Friends of Cherokee Marsh. For the record, Cherokee Garden Condos have told us next to nothing as well.

The Cherokee Golf enterprise/TPC is not a good neighbor, A good neighbor would go out of their way to talk to their community about plans that would affect it. Unfortunately, there has been zero communication with us about the tournament and a host of other developments that have occurred in the last few years. TPC did, however, send condo residents a solicitation to join the newly 'improved' golf club, which indicates to me that they had the capacity to communicate with us, but chose not to. This is not ok.

2) **The use of a city park as a parking lot for a private, for profit entity troubles me.** Will the park be officially closed to the public during that time? Will that fairly small parking lot actually accommodate the number of cars expected?

3.) **Who will enforce the parking?** I understand the golf tournament is going to happen, and something needs to be done to address the traffic and cars. A neighbor told me recently that they had heard that observers would be *bussed* in to the tournament. That apparently isn't going to be happening, but we hear nothing about the logistics of what is sure to be a massive event. Again, we are in the dark. I envision people "casually" parking along the long, gravel road stretch of N. Sherman Avenue, thinking it's ok. Will golf enthusiasts park in the nearby streets? There are a myriad of issues that need to be considered.

4) Why has there been **NO city-sponsored public hearing** to give neighbors like me and countless others an opportunity to hear what is being planned, and what we can expect? The process for deciding the use by a private company of public lands/parking lot for a private event is deeply troubling.

The idea that the Common Council would authorize the Mayor and the City Clerk to enter into a Use Agreement is offensive. There should be a public engagement process. I know it's too late for that, and I don't know who is responsible for this last minute effort to get approval for TPC et. al., to use the parking is undemocratic and troubling.

I strongly oppose Legistar item 87830 on page 38

Thank you

Susan McMurray
1605 S. Golf Glen, Unit C
Madison, WI 53704

From: Marsha Cannon
To: All Alders
Subject: Agenda #127 / Legistar 87830 - Please vote NO on Parking at Cherokee North
Date: Tuesday, April 15, 2025 2:01:01 PM

Some people who received this message don't often get email from mpcannon76@gmail.com. Learn why this is important

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

Please do not authorize City execution of the current agreement for use of Cherokee Marsh parking lots and driveway for the June 6-8 golf tournament at Cherokee Country Club, a/k/a TPC (Tournament Players Club) for the following reasons:

1. Cherokee Marsh Conservation Park is just that: a *conservation* park, not a parking lot.

2. It appears Event planners are being given exclusive use of two parking lots and a long driveway, without limitations on how Event activities will disturb park wildlife and park visitors. Noise and disturbance (e.g. dust) from loading, unloading and staging activities are authorized for a full week (June 2 - June 8, 2025) each day from 4:00 am through 10:00 pm, well beyond the posted park closing of 1 hour after sunset.

3. The agreement is being rushed through, without community input . . . even though the tournament was announced many months ago.

4. Unless the agreement states otherwise, it sets precedent to use conservation park land for commercial activities. As a taxpayer and environmentalist, this is *not* what I expect to happen at our precious conservation properties.

Sincerely,

Marsha Cannon
5 Cherokee Cir. Unit 202
Madison, WI 53704
608.251.1276 (land line, no text)

From: Matthew Peterson
To: All Alders
Subject: Please Do Not Approve Current Resolution for Commercial Use of Cherokee North
Date: Wednesday, April 16, 2025 8:01:33 AM

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

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

Hello,

Re: Resolution to enter into an Agreement for commercial use of Cherokee Marsh Conservation Park-North Unit (Agenda item 127, File 87830).

I urge you not to approve the resolution at this time. Insufficient information has been published about the intended use of the Park, there has been little opportunity for public input, and the Agreement and its enforcement appear to be insufficient to protect the Park.

The City's website states, "Conservation parks are uniquely managed with the primary purpose to preserve Madison's native landscapes, plants and animal populations for the careful use and enjoyment of visitors."

The Agreement reserves the Park's motor vehicle access (parking lots and road) during a week in June for the exclusive use of a golf tournament, apparently for support activities such as food preparation and other services. No public motor vehicle access to the park will be allowed during this time.

There has been no public discussion of why the City considers a week of commercial activities limiting public access to be consistent with the Park's "primary purpose".

The proposed Use Agreement, as published in the File, does not appear to contain reasonable safeguards to ensure that "careful use" of the Park as stipulated in the City's objective.

While the event organizer "acknowledges" the Park rules in the proposed Use Agreement (5.D), the Agreement does not commit the organizer to follow the rules, to educate its service providers about the rules, and to enforce provider compliance.

These omissions, and other ambiguities in the Agreement, raise questions about the commercial use's potential impact on the objective to "preserve Madison's native landscapes, plants and animal populations."

Despite receiving $14,000 under the Agreement, the City has not committed to staff a comprehensive enforcement effort that would, at all times and locations, deter violations of Park rules and of the Use Agreement terms, and that would promptly deal with violations as they happen. Park rules and a Use Agreement for which it is understood in advance there will be no significant enforcement are unlikely to yield "careful use".

This is not to say that a satisfactory Agreement cannot be worked out. But it will require more

time for better communication from the Event organizers and from the City, for citizen input, and for careful public consideration of the issues.

Thank you,

Matt Peterson
Cherokee Circle

From: Josh Olson
To: Finance Committee
Subject: 4/28/25 - Item 6
Date: Monday, April 28, 2025 7:44:05 AM

You don't often get email from jo.olson03@gmail.com. Learn why this is important

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Hi,

I am surprised by the amount quoted for the golf charity event for parking lots for the park.

$2000 a day seems like a small amount. How many spaces is the city expecting to lose for the 7 days of this event? For events like this is the past, I've seen parking spaces sold by the event organizer for $10-20 a spot. Is the charity foundation going to be selling access to these spaces?

And understanding this is a charity event run by Steve Stricker and AmFam, two very large figures in Madison and WI, I'm willing to give the benefit of the doubt to a charity event. But the charity itself could do more to be more transparent about their operations: https://www.charitynavigator.org/ein/460930746. 40% on Charity Navigator doesn't make me feel great when the city is providing something to that charity, I hope the charity is able to provide more transparency in the future.

Josh Olson

From: Sylvie Schuresko
To: Finance Committee; Martinez-Rutherford, Dina Nina
Subject: Oppose closing Cherokee Marsh North for a private golf tournament
Date: Monday, April 28, 2025 6:35:46 AM

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

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

Hello Finance Committee and Alder Martinez-Rutherford,
As a Madison resident and regular visitor to Cherokee Marsh North (as well as the city's other conservation parks), I strongly oppose closing the Cherokee Marsh North parking lots for a golf tournament.

1. Closing these parking lots makes the park extremely inaccessible. The Burning Wood Way entrance is in the least popular part of the park (it's nobody's destination area), and parking at that entrance and then walking to the main park or walking/biking to the main entrance requires park users to be able to handle a large amount of additional distance, making the park functionally closed to residents who have limited mobility. I have a mobility disability and am also recovering from foot surgery for a bone tumor, and while I'm now mostly recovered from the surgery, that additional distance would be basically impossible for me to handle. It would also be basically impossible for my dad, who's in his 70s and has knee problems, as well as for many other disabled residents who still like and deserve access to the outdoors. Just because this park isn't wheelchair accessible doesn't mean it isn't used by disabled residents - disability looks like a lot of different things, and we all deserve access to public resources regardless of whether we 'look' disabled or have a disabled parking permit
2. The increased traffic and noise will be disruptive to the animals the conservation park is meant to be protecting. Early summer is a sensitive time for animals that are raising their young. The fact that they want to COMPLETELY close the parking (instead of just sharing it with park users) makes me strongly suspect that they intend to overfill the parking lots or otherwise abuse the space, especially since there don't seem to be any usage limits other than sticking to the gravel areas
3. This is an excessively long closure compared to the length of the event
4. This parking is clearly an afterthought for the tournament organizers - if they really needed it, they would have been talking about it more than ~6 weeks before the tournament. Maybe they can shuttle in like the attendees, or organize valet parking if they're too 'important' to ride a bus

Thanks for your consideration,
-Sylvie Schuresko

--
Hige sceal þe heardra, heorte þe cenre,
mod sceal þe mare, þe ure mægen lytlað.

From:	James Eastman
To:	Finance Committee; Glenn, Carmella; Matthews, Julia
Subject:	Parking Lot and Driveway Use Agreement for Cherokee Marsh Conservation Park-North Unit (April 28, 2025 meeting)
Date:	Monday, April 28, 2025 12:40:12 PM

You don't often get email from jte319@gmail.com. Learn why this is important

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

Re: Parking Lot and Driveway Use Agreement for Cherokee Marsh Conservation Park-North Unit (April 28, 2025 meeting)

Dear Finance Committee members,

I request that the Committee defer action on this topic until all the issues surrounding such a dramatic action are thoroughly considered and discussed.

This draft Agreement proposes an unprecedented commercial use of a City Conservation Park. In principle, I think this is a bad idea. It would set precedent for future commercial use of City Conservation Parks, which have a unique, non-commercial purpose as defined in City Law and in City Communications.

1. To agree to this request prematurely, or even at all, is a compromise without justification. It feels like a "sellout" to TPC and on a broader scale, to any such commercial interest. It does not seem to be in the public interest. As it is, the very presence of the Golf Tournament in question blocks any access to Cherokee Marsh conservation Park-North Unit for the entire week of the tournament, certainly to cars and possibly even to walkers and bicyclers.

2. Moreover, there has been no public explanation or discussion of the appropriateness or the adequacy of the proposed $14,000 use fee. Considering the potential damage that might be done by multiple heavy vehicles on unpaved roads, to say nothing of potential damage and destruction to the park grounds, this fee seems pitifully small. It does not reflect the probable costs required to bring the park back to its natural state at the end of the tournament. And there seems to have been no preparation for adequate monitoring of the park grounds during this use period. The Park staff is already overburdened and there seems to have

been no provision for alternative monitoring.

Finance Committee action is inappropriate at this time. The draft Agreement is premature at this point; the City has communicated very little to the public about the proposed Agreement, there have been no City sessions where the public can ask questions and offer guidance, and a public 'listening session' with the Event organizers still remains unscheduled.

The City and the public need time for communication about these issues and to work together to resolve them in a satisfactory manner.

Sincerely,

James Eastman

James T. Eastman, MD
34 Cherokee Circle, #102
Madison, WI 53704-8624
608-514-4481(cell)
608-298-7155 (home)
Email: jte319@gmail.com

From: Matthew Peterson
To: Finance Committee
Cc: Glenn, Carmella; Matthews, Julia
Subject: Parking Lot and Driveway Use Agreement for Cherokee Marsh Conservation Park-North Unit (April 28, 2025 meeting)
Date: Friday, April 25, 2025 2:35:41 PM

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

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

Dear Finance Committee members,

I request that the Committee defer action on this topic.

This draft Agreement proposes an unprecedented commercial use of a City Conservation Park. As such, it will set precedent for future commercial use of City Conservation Parks, which have a unique, non-commercial purpose as defined in City Law and in City Communications.

It would be premature to take action at this point because of many unresolved issues with this draft Agreement and its implementation. Issues of particular relevance to the Committee are:

1. There has been no public explanation or discussion of the appropriateness or the adequacy of the proposed $14,000 use fee. It would be a disservice to the public interest to lock in that number at this point.

2. There has been no public explanation or discussion of the expenses required to implement the Agreement, particularly with respect to effectively monitoring and enforcing the Agreement terms and the Conservation Park Ordinance.

3. Finance Committee action is inappropriate at this time, given where we are in the process. The draft Agreement is immature at this point, the City has communicated very little to the public about the proposed Agreement, there have been no City sessions where the public can ask questions and offer guidance, and a public 'listening session' with the Event organizers still remains unscheduled.

The City and the public need time for communication about these issues and to work together to resolve them in a satisfactory manner.

Thank you,

Matthew Peterson
18 Cherokee Circle #103

From: susan McMurray
To: Finance Committee; Glenn, Carmella; Matthews, Julia
Subject: Proposed Use Agreement for Cherokee Marsh Conservation Park
Date: Friday, April 25, 2025 11:12:18 AM

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

Re: Use Agreement for Cherokee Marsh Conservation Park-North Unit (April 28, 2025 Finance Committee meeting)

Dear Finance Committee members, Northside Alders Glenn and Matthews, and Mayor Rhodes-Conway,

I request that the Finance Committee **defer action on this decision regarding the use agreement for Cherokee Marsh Conservation Park -North Unit**. Here's why:

1. This draft Agreement proposes an unprecedented commercial use of a city conservation park**.** It will set precedent for future commercial use of city conservation parks, which have a unique, non-commercial purpose. This proposal needs to be thoroughly reviewed, because what happens with the city's decision in this case will set the standard for the future.

2. The city has not communicated with the affected neighbors or the public about the proposed Agreement and there have been no public meetings on either the upcoming event or the proposed use agreement not to mention the closure to the public of the Cherokee Marsh North Unit.

3. It is my understanding that a public 'listening session' with the event organizers still remains unscheduled.

4. There has been no public explanation or discussion of the appropriateness or the adequacy of the proposed $14,000 use fee that would be paid by event organizers for the use of the conservation park's parking lot. It would be a disservice to the public interest to lock in that number now.

5. There has been no public explanation or discussion of the expenses required to implement the Agreement, particularly with respect to monitoring and enforcing the agreement terms and the city conservation park rules.

As a Cherokee Marsh neighbor, a member of the Friends of Cherokee Marsh, a regular park visitor, and avid hiker, I have concerns about this proposed agreement as well as the hasty manner in which this agreement is moving forward.

Action by the Finance Committee prior to public input and thorough consideration of the precedent being made to allow a commercial entity to use a city conservation park, is

premature and unwise. Please defer action on the proposed Use Agreement for Cherokee Marsh Conservation Park - North Unit.

Thank you,

Susan McMurray
1605 S. Golf Glen # C
Madison, WI 53704
Susanmcm17@gmail.com
608-535-2398

04/28/2025 04:30 PM - Finance Committee				Representing Organization				Lobbying
Agenda Item Registered	Name	Support	Speaking	Y/N	Name(s)	Paid	Duties	Rep
AGENDA ITEM: 1 Public Comment								
1 04/28/25 10:23 AM	**Tyler Brunsell** District: 11 4620 Frey Street 10 Madison, WI 53705	Support	Yes	Yes	Urban Community Arts Network, Ltd. 2116 Post Rd Madison, WI 53713 USA 608-561-UCAN	No	Yes	No
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 3 SUBSTITUTE - Providing Urban Community Arts Network, Ltd. (UCAN) a $15,000 $30,000 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)								
3 04/27/25 08:42 PM	**Karen Reece** District: 14 2116 Post Road Madison, WI 53713	Support	Yes	Yes	Urban Community Arts Network, 2116 Post Road, Madison WI 53713	No	No	
3 04/28/25 07:57 AM	**Nick Pjevach** District: 12 2513 E Mifflin St Madison, WI 53704	Support	Yes	No				
3 04/28/25 09:51 AM	**Lorien Carter** District: Unknown 104 brown quail court 2 Madison, WI 53713	Support	Yes	No				
3 04/28/25 10:11 AM	**Natalia Hacerola** District: 4 101 E Mifflin St 510 Madison, WI 53703	Support	Yes	No				
3 04/28/25 10:39 AM	**Marcus Porter** District: 18 926 Troy Dr. Madison, WI 53704	Support	Yes	No				
3 04/28/25 12:02 PM	**Keenih Allen-Wallace** District: 6 129 S Hancock St 4 Madison , WI 53703	Support	Yes	No				
3 04/28/25 03:19 PM	**Rob Franklin** District: 6 850 East Dayton Street Madison, WI 53703	Support	Yes	Yes	Urban Community Arts Network	No	No	
3 04/28/25 03:49 PM	**Dwight Hayes** District: 16 2005 Anvil Madison, WI 53716	Support	Yes	No				
3 04/28/25 04:08 PM	**Corey Dean** District: Unknown 7009 Century Ave Middleton, WI 53562	Support	Yes	No				
3 04/28/25 04:39 PM	**rob** District: 6 850 east dayton street madison, WI 53703	Support	Yes	Yes	UCAN	No	No	
3 04/28/25 05:37 AM	**Matthew C Strickland** District: 15 144 South Fair Oaks Avenue 425 Madison, WI 53704	Support	Available to answer questions	No				
3 04/28/25 10:22 AM	**Felica Turner-Walton** District: Unknown 880 N Main St Apt 202 Oregon, WI 53575	Support	Available to answer questions	No				
3 04/26/25 03:29 PM	**Rebecca Barber** District: Unknown 6354 Nesbitt Road Madison, WI 53719	Support	No	No				
3 04/27/25 08:43 PM	**Johnnie Phiffer** District: 14 2116 Post Road Madison, WI 53713	Support	No	No				
3 04/27/25 08:45 PM	**Melissa Adams** District: 7 7476 East Pass Madison, WI 53719	Support	No	No				
3 04/27/25 08:45 PM	**Laura Marquardt** District: 7 7476 East Pass Madison, WI 53719	Support	No	No				
3 04/27/25 08:59 PM	**Nick Pjevach** District: 12 2513 E Mifflin St Madison, WI 53704	Support	No	No				
3 04/27/25 11:32 PM	**Jane Marquardt** District: 13 504 Cedar St Madison, WI 53715	Support	No	No				
3 04/28/25 05:28 AM	**Alex Driver** District: Unknown 102 Paoli St 3 Verona, WI 53593	Support	No	No				
3 04/28/25 07:04 AM	**Erin Fuller** District: 14 1022 Sequoia Trail Madison, WI 53713	Support	No	No				
3 04/28/25 07:11 AM	**Corrie Graham** District: Unknown 3326 Leopold Way D Fitchburg, WI 53713	Support	No	No				
3 04/28/25 07:22 AM	**Sharon Bjyrd** District: 17 2534 Independence Lane Madison, WI 53704	Support	No	No				
3 04/28/25 08:38 AM	**Joe Loehnis** District: 6 1314 Morrison St Madison, WI 53703	Support	No	No				
3 04/28/25 08:47 AM	**Justice Anthony** District: Unknown 4549 shooting star ave Middleton, WI 53562	Support	No	No				
3 04/28/25 08:52 AM	**Lisa L Hoffman** District: Unknown 1610 Jackjay Dr. Sun Prairie, WI 53590	Support	No	No				
3 04/28/25 09:25 AM	**Terrianna Bradley** District: 17 2406 Independence Ln Apt 201 Madison, WI 53704	Support	No	No				
3 04/28/25 09:29 AM	**Jessica Snyder** District: 10 6005 Mayhill Dr Madison, WI 53711	Support	No	No				
3 04/28/25 09:30 AM	**Breanna Guenther** District: Unknown 2911 Blue Aster Blvd 1315 Sun Prairie, WI 53590	Support	No	No				
3 04/28/25 09:33 AM	**Jade Zachery** District: 18 2002 Tennyson Ln Apt 419 Madison, WI 53704	Support	No	No				
3 04/28/25 09:48 AM	**Share Lindsay** District: 14 1013 N Sunnyvale Ln, Unit B Madison, WI 53713	Support	No	No				
3 04/28/25 10:51 AM	**Nick Andreano** District: Unknown 117 East Main Street 1 Madison, WI 53703	Support	No	No				
3 04/28/25 11:02 AM	**Alexander Lemke** District: 13 504 Cedar St Madison, WI 53715	Support	No	No				
3 04/28/25 11:41 AM	**Moises Garcia** District: Unknown 3211 S Howell Ave 3 Milwaukee, WI 53207	Support	No	No				
3 04/28/25 12:00 PM	**Julia Lust** District: 3 907 Vernon Ave Madison, WI 53714	Support	No	No				
3 04/28/25 12:13 PM	**Dawry Ruiz** District: 4 330 N Carroll St 201 Madison, WI 53703	Support	No	Yes	Madison Metropolitan School District 545 W Dayton St, Madison, WI 53703 (608) 663-1879	No	No	
3 04/28/25 12:37 PM	**Elizabeth Metz** District: 2 414 N Pinckney St Apt 5 Madison, WI 53703	Support	No	No				
3 04/28/25 12:40 PM	**Travis Bedard** District: 10 5825 Russett Rd APT 2F Madison, WI 53711	Support	No	No				
3 04/28/25 12:45 PM	**William Newman** District: 6 2037 Rutledge St Madison , WI 53704	Support	No	No				
3 04/28/25 12:46 PM	**Sam Marjanov** District: Unknown 830 Hawthorne Avenue South Milwaukee, WI 53172	Support	No	No				
3 04/28/25 12:48 PM	**Taylor Franklin** District: Unknown 7473 Hardscrapple Dr Apt C Marlborough, MO 63123	Support	No	No				
3 04/28/25 12:53 PM	**Liz Hadachek** District: 14 5525 Greenleaf Drive Madison, WI 53713	Support	No	No				
3 04/28/25 12:55 PM	**Sara Meredith** District: 15 2645 Milwaukee St Madison, WI 53704	Support	No	Yes	Sara Meredith 1708 Mayfield Ln Madison 53704 6086985979 Communication 2645 Milwaukee St Madison 53704	No	No	
3 04/28/25 12:57 PM	**Jo Carter** District: 15 1001 Linda Vista Rd Madison, WI 53716	Support	No	No				
3 04/28/25 12:58 PM	**Jan Sternbach** District: 15 4603 Maher Ave Madison, WI 53716	Oppose	No	No				
3 04/28/25 01:05 PM	**Courtney Byelich** District: 15 2417 Sommers Madison, WI 53704	Support	No	No				
3 04/28/25 01:14 PM	**Sarah C Streich** District: 13 1348 FISH HATCHERY RD MADISON, WI 53715	Support	No	No				
3 04/28/25 01:14 PM	**Gregory Gelembiuk** District: 6 112 S. 2nd St Madison, WI 53704	Support	No	No				
3 04/28/25 01:14 PM	**Elijah Blakely** District: 3 1360 MacArthur Rd 308 Madison, WI 53714	Support	No	No				
3 04/28/25 01:15 PM	**Moises Garcia** District: Unknown 3211 S Howell Avenue 3 Milwaukee, WI 53207	Support	No	No				
3 04/28/25 01:40 PM	**Nathan Foulks** District: 12 1517 Loftsgordon Madison, WI 53704	Support	No	No				
3 04/28/25 01:43 PM	**Nathan Foulks** District: 12 1517 Loftsgordon Ave Madison, WI 53704	Support	No	No				
3 04/28/25 01:45 PM	**Colleen M Hayes** District: 6 1242 Spaight St 2 Madison, WI 53703	Support	No	No				
3 04/28/25 01:59 PM	**Sam Woodford** District: Unknown 905 Alpine St Brodhead, WI 53520	Support	No	No				
3 04/28/25 02:13 PM	**Alexandria Herbst** District: Unknown 834 elm st Beloit, WI 53511	Support	No	No				
3 04/28/25 02:18 PM	**Hedi Rudd** District: 3 5314 Retana Dr Madison, WI 53714	Support	No	No				
3 04/28/25 02:23 PM	**Carlee Latimer** District: 4 201 West Mifflin Street Madison, WI 53703	Support	No	Yes	The Bubbler at Madison Public Library 201 W Mifflin St Madison, WI 53703	No	No	
3 04/28/25 02:35 PM	**Carole Schaeffer** District: 13 614 W Olin Ave Madison , WI 53715	Support	No	No				
3 04/28/25 02:48 PM	**Walters Julian** District: 7 3910 Dallas Dr Madison , WI 53719	Support	No	No				
3 04/28/25 02:50 PM	**Megan Diaz-Ricks** District: 9 311 Lakota Way Middleton, WI 53562	Support	No	No				
3 04/28/25 03:00 PM	**Teresa Thomas** District: 17 5876 Tranquility Trail Madison, WI 53718	Support	No	No				
3 04/28/25 03:03 PM	**Barbara A Chusid** District: 15 2706 Sommers Ave. Madison, WI 53704	Support	No	No				
3 04/28/25 03:05 PM	**Kayla Conklin** District: Unknown 2480 Jenny Wren Trl 2819 Sun Prairie, WI 53590	Support	No	No				
3 04/28/25 04:02 PM	**Bradley Thomas** District: 17 5876 Tranquility Trail Madison, WI 53718	Support	No	No				
3 04/28/25 04:06 PM	**Brian Benford** District: 15 2722 Center Ave Madison, WI 53704	Support	No	No				
3 04/28/25 04:34 PM	**Tessa Jade Price** District: 12 3724 Orin Rd Madison, WI 53704	Support	No	No				
3 04/28/25 04:42 PM	**Greg White** District: 15 2917 union st Madison , WI 53704	Support	No	No				
3 04/28/25 04:52 PM	**Deran Owen** District: 15 2350 Winnebago St 319 Madison, WI 53704	Support	No	No				
3 04/28/25 04:53 PM	**Tiffany Kenney** District: 14 40 Waunona Woods Ct Madison, WI 53713	Support	No	No				
		Support: 64 **Opposed**: 1 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 6 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)								
6 04/27/25 12:48 PM	**Nicholas Davies** District: 15 3717 Richard Street Madison, WI 53714	Oppose	Yes	No				
6 04/28/25 01:47 PM	**Marsha Cannon** District: 18 5 Cherokee Circle Unit 202 Madison, WI 53704	Oppose	Yes	No				
6 04/28/25 04:11 PM	**Matthew Peterson** District: 18 18 Cherokee Circle 103 Madison, WI 53704	Neither support nor oppose	Yes	No				
6 04/25/25 03:47 PM	**Katie Johnson** District: Unknown 5372 Ballyduff Street Fitchburg, WI 53711	Support	Available to answer questions	No				
6 04/25/25 03:49 PM	**Nate Pokrass** District: 17 6000 American Parkway Madison , WI 53783	Support	Available to answer questions	No				
6 04/28/25 07:37 AM	**Josh Olson** District: 6 1010 E Washington Ave Madison, WI 53703	Oppose	No	No				
		Support: 2 **Opposed**: 3 **Neither**: 1 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 8 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)								
8 04/25/25 03:56 PM	**Helen Bradbury** District: 6 1010 E Washington Ave Suite 101 Madison, WI 53703	Support	Available to answer questions	Yes	Stone House Development, Inc.	No	Yes	No
8 04/25/25 03:57 PM	**Richard Arnesen** District: 6 1010 E Washington Ave Suite 101 Madison, WI 53703	Support	Available to answer questions	Yes	Stone House Development, Inc.	No	Yes	No
		Support: 2 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
AGENDA ITEM: 11 Update on Federal Executive Orders and Directives to Pause Federal Grants and Loans								
11 04/27/25 09:23 PM	**Gina Blanked** District: Unknown 6808 University Ave 100 Middleton , WI 53562	Support	Available to answer questions	No				
		Support: 1 **Opposed**: 0 **Neither**: 0 Counts distinct registrants and removes duplicate votes						
		Total Registrants: 75						
		Meeting Watchlist: 0						

From: Nicholas Davies <nbdavies@gmail.com>
Sent: Sunday, April 27, 2025 12:47 PM
To: Finance Committee <financecommittee@cityofmadison.com>; Martinez-Rutherford, Dina Nina <district15@cityofmadison.com>; Park Commission <pacommission@cityofmadison.com>
Cc: STRICKERAMFAMFOUNDATION@amfam.com; Knepp, Eric <EKnepp@cityofmadison.com>
Subject: No to Cherokee Marsh conservation park exclusivity for a golf tournament (87830)

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

Dear Finance Committee,

Please reject the proposed use agreement for Cherokee Marsh Park (north unit) in its current form. I see these issues with it:

It's exclusionary to disabled park users
In cases when parks need parking lots inside them, it's typically because park users with limited mobility would otherwise be unable to access the park. This is especially true somewhere like Cherokee Marsh North. There is no transit service to the park, and there are no sidewalks or bike lanes along Sherman Ave.

If you were to walk/bike into Cherokee Marsh North, it's 0.7 miles from the entrance of the park just to get to where you would normally start your hike. But during the event, your starting point will be even further than that. For many park users, tacking on a >1.5 mile hike just to get to/from the start of their hike will prevent their usage of the park.

If this agreement is accepted as is, then it should definitively lay to rest any future arguments in favor of having parking lots in parks for accessibility reasons, because apparently, accessibility is only a consideration when we want it to be. If Cherokee Marsh North, Madison's largest park (and perhaps least transit-accessible), is "open for business" even when its parking is entirely closed, then so is any other city park.

The agreement doesn't specify intensity of usage
It grants exclusive access to the north and south lots of Cherokee Marsh North, and the driveways, but sets no limits on the amount of traffic to/from these lots, or the vehicles stored there. This means that during the period of the agreement, this conservation park--this wildlife habitat--could be subjected to a lot more vehicle traffic than it normally is.

Vehicle traffic comes with light pollution (esp. since the agreement allows access into the night, after the normal park hours), noise pollution, vehicle emissions, some chance of fuel/fluid leakage, roadkill, and dust.

An entire week's closure isn't necessary for a weekend event
During the period that Sherman Ave will be closed, that will also hinder access to the park via Sherman Ave. But the agreement would close park access for an entire week, including days when Sherman Ave is not restricted.

Parking at the park is not a shortcut for people with disability tags
If accessible parking is kept available at Cherokee Marsh North, event attendees who need accessible parking will not be seeking to "cheat the system" by parking there, since they would then have to walk 0.7 miles each way to get in/out of the park.

The payment date in the agreement doesn't allow for a public process
The agreement sets May 2 as the payment date. This item is on the April 27 Finance Committee agenda, and it has been referred (rightly so!) to the Board of Park Commissioners, who next meet on May 14. Then it will need to go back to Common Council after that, which would be May 20 at the earliest. So on May 20, Common Council will be expected to approve (or reject) an agreement that makes payment due on May 2, for a park closure starting on June 2. This process may have simply been started too late for it to go through the required public process and be completed in time.

Proposed changes
Overall, given the timing, there may not be time to enter into an agreement at all, and/or it may simplify things to only make the southern lot subject to the agreement, and not the northern one. But based on the factors above, here are the changes to the agreement that would be necessary for me to see it as worthwhile to the city:

* For all times covered by the agreement, there should be limits in the agreement of the intensity of the usage of the park: how vehicles will come and go, how many vehicles will be stored there at a time. These need to be ecologically-based limits that take into account the impact on the park's wildlife.

* The amount of the agreement shouldn't be a nominal $2k/day for carte blanche exclusive/unlimited usage of a city park. It should be based on the intensity of the proposed use, and also influenced by the exclusivity clause's impact on city resident park use.

* For June 2-5, designate what portion of the lot(s) the event organizers can make use of, such that there will still be enough remaining space for normal levels of park usage.

* For June 6-8, require organizers to keep at least a small portion of the lot(s) available for park visitors with accessibility needs.

Thank you,

Nick Davies
3717 Richard St

From:	Nicholas Davies
To:	Finance Committee; Martinez-Rutherford, Dina Nina; Park Commission
Cc:	STRICKERAMFAMFOUNDATION@amfam.com; Knepp, Eric
Subject:	No to Cherokee Marsh conservation park exclusivity for a golf tournament (87830)
Date:	Saturday, May 3, 2025 5:21:18 AM

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

Dear Finance Committee,

Please reject the proposed use agreement for Cherokee Marsh Park (north unit) in its current form. I see these issues with it:

It's exclusionary to disabled park users
In cases when parks need parking lots inside them, it's typically because park users with limited mobility would otherwise be unable to access the park. This is especially true somewhere like Cherokee Marsh North. There is no transit service to the park, and there are no sidewalks or bike lanes along Sherman Ave.

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It grants exclusive access to the north and south lots of Cherokee Marsh North, and the driveways, but sets no limits on the amount of traffic to/from these lots, or the vehicles stored there. This means that during the period of the agreement, this conservation park--this wildlife habitat--could be subjected to a lot more vehicle traffic than it normally is.

Vehicle traffic comes with light pollution (esp. since the agreement allows access into the night, after the normal park hours), noise pollution, vehicle emissions, some chance of fuel/fluid leakage, roadkill, and dust.

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If accessible parking is kept available at Cherokee Marsh North, event attendees who need accessible parking will not be seeking to "cheat the system" by parking there, since they would then have to walk 0.7 miles each way to get in/out of the park.

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Proposed changes
Overall, given the timing, there may not be time to enter into an agreement at all, and/or it may simplify things to only make the southern lot subject to the agreement, and not the northern one. But based on the factors above, here are the changes to the agreement that would be necessary for me to see it as worthwhile to the city:

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* The amount of the agreement shouldn't be a nominal $2k/day for carte blanche exclusive/unlimited usage of a city park. It should be based on the intensity of the proposed use, and also influenced by the exclusivity clause's impact on city resident park use.

* For June 2-5, designate what portion of the lot(s) the event organizers can make use of, such that there will still be enough remaining space for normal levels of park usage.

* For June 6-8, require organizers to keep at least a small portion of the lot(s) available for park visitors with accessibility needs.

Thank you,

Nick Davies
3717 Richard St

City of Madison

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

Master

File Number: 87934

File ID:	87934	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/14/2025
File Name:	Naloxone and fentanyl strips donation from WDHS for MPD			**Final Action:**	

Title: Accepting a Wisconsin Department of Health Service donation of naloxone (Narcan) and fentanyl test strips for overdose prevention for the Police Department's Madison Area Recovery Initiative (MARI) and Patrol operations

Notes:

Sponsors:	Yannette Figueroa Cole, John W. Duncan And Derek Field	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Capt. D. Nachtigal	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	04/14/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/12/25), Common Council 5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE	05/12/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 87934

Fiscal Note

The proposed resolution authorizes the acceptance of and appropriates a Wisconsin Department of Health Service donation of Narcan naloxone and fentanyl test strips for overdose prevention to the Police Department's Madison Area Recovery Initiative and Patrol with an estimated value of $55,240. The Wisconsin Department of Health Service has made

these items available to law enforcement agencies as part of the state's opioid settlement fund grant program. Madison General ordinance 4.29(4) requires that gifts over ten thousand dollars ($10,000) must be accepted and appropriated by the Common Council. There is no impact on the city levy.

Title

Accepting a Wisconsin Department of Health Service donation of naloxone (Narcan) and fentanyl test strips for overdose prevention for the Police Department's Madison Area Recovery Initiative (MARI) and Patrol operations

Body

PREAMBLE

Most overdoses in Dane County occur in the City of Madison and both have seen an overall decrease, which is attributed to the wide distribution and availability of Narcan. While overdoses are down, overdose deaths in Madison and Dane County have **not** decreased. Fentanyl, and more recently Xylazine, are contributing factors to overdoses. Fentanyl is cut into other drugs such as heroin, cocaine, methamphetamine, and even marijuana. Fentanyl is a synthetic opioid that is cheap to produce and has highly addictive qualities, both attractive features to illegal drug producers.

The Madison Area Recovery Initiative (MARI) exists as a diversion and deflection program through the Madison Police Department and numerous partners, in particular Safe Communities. Following an overdose, a MPD officer and Peer Support Specialist from Safe Communities attempt contact with that person to offer help and resources. During that visit, the intended contact or collateral contact (family member, friend, etc.) are offered Fentanyl Test Strips (FTS) and naloxone for their safety. The FTS allows for someone to test a small quantity of their substance to determine if it contains Fentanyl. If positive, they have the option of not using or choosing to use less quantity to decrease the risk of overdose. The Narcan can be immediately administered if someone overdoses.

WHEREAS the Police Department created in 2017 the Madison Area Recovery Initiative (MARI) pre-arrest diversion program to direct individuals struggling with mental health and substance use disorder challenges away from the criminal justice system and instead connect them with treatment, peer support and recovery services; and,

WHEREAS, the program was expanded in 2020 to become more regional, develop an Addiction Resource Team for community outreach, conduct clinical assessments, provide peer support coaching for participants and naloxone distribution; and,

WHEREAS, officers have referred hundreds of participants to the program who would have otherwise been arrested; and,

WHEREAS, the Wisconsin Department of Health Service has made Narcan naloxone and fentanyl test strips available to law enforcement agencies as part of the state's opioid settlement fund grant program and may donate these items to the Madison Police Department for use by Patrol and the MARI program, with value up to $55,240); and,

WHEREAS, Madison General ordinance 4.29(4) states that "Gifts from other entities up to ten thousand dollars ($10,000) may be accepted by Department heads with the approval of the Mayor; gifts from other entities over ten thousand dollars ($10,000) shall be accepted by resolution of the Common Council. Any gifts or grants not otherwise accounted for in an agency's budget must be appropriated by the Common Council. Gifts include in-kind contributions."

NOW THEREFORE BE IT RESOLVED that the Madison Police Department is authorized to accept the donations described above from the Wisconsin Department of Health Services for use by MARI and Patrol.

City of Madison

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

Master

File Number: 87959

File ID:	87959	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/16/2025
File Name:	WEDC Site Assessment Grant for S Park Land Banking Properties			**Final Action:**	

Title: Authorizing the City's Economic Development Division (EDD) to submit for a $150,000 grant from the Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant program and if awarded, accepting the funds granted, amending EDD's 2025 Capital Budget within the Land Banking program and authorizing the Mayor and city Clerk to enter into a contract with WEDC to accept Site Assessment Grant award for the use of the funds. (District 14)

Notes:

Sponsors:	Isadore Knox Jr.	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Tom Otto, Economic Development Specialist	**Hearing Date:**	
Entered by:	cklawiter@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	04/16/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/12/25), Common Council (5/20/25)						
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 87959

Fiscal Note

The proposed resolution authorizes the submission of an application for a $150,000 grant from the Wisconsin Economic Development Corporation (WEDC) to fund a portion of the City's cost of site assessment and demolition at 1810 S Park St, 1901 S Park St, 814 North Ave, and 826 North Ave. If awarded, the Economic Development Division's 2025 Capital Budget will be amended in the amount of the grant award within the Land Banking program (program #12640).

Title

Authorizing the City's Economic Development Division (EDD) to submit for a $150,000 grant from the Wisconsin Economic Development Corporation (WEDC) Site Assessment Grant program and if awarded, accepting the funds granted, amending EDD's 2025 Capital Budget within the Land Banking program and authorizing the Mayor and city Clerk to enter into a contract with WEDC to accept Site Assessment Grant award for the use of the funds. (District 14)

Body

WHEREAS, the City of Madison, the owner (the "Owner") of land banked properties located at 1810 S Park Street, 1901 S Park Street, 814 North Avenue and 826 North Avenue (the "Property) is working on plans for the reuse of the Property; and

WHEREAS, one of the initial barriers to reusing the property is the need to fund site assessment and demolition costs on the site; and,

WHEREAS, the Wisconsin Economic Development Corporation's (WEDC) Site Assessment Grant program provides funding to Wisconsin municipalities to fund the costs needed to facilitate reinvestment in former commercial or industrial property in need of environmental evaluation; and

WHEREAS, WEDC may award a Site Assessment Grant in the amount of $150,000 to fund a portion of the Owner's costs of site assessment and demolition on the Property;

NOW THEREFORE BE IT RESOLVED that the City of Madison is authorized to submit and, if awarded, accept a grant for $150,000 from WEDC's Site Assessment Grant Program ('Grant") to fund a portion of the Owner's cost of site assessment and demolition on the Property and take the following actions related to the Grant:

> Enter into a contract to accept and carry out the duties required pursuant to the Grant (the "Grant Contract").

BE IT FURTHER RESOLVED that, if awarded, EDD's 2025 Capital Budget is amended to reflect the grant revenues and corresponding expenditures of up to $150,000 within the Land Banking program (program #12640); and,

BE IT FINALLY RESOLVED that the Mayor and Clerk are hereby authorized to execute and record the above documents and any other documents related to this transaction in a form to be approved by the City Attorney.

City of Madison

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

Master

File Number: 88123

File ID:	88123	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	2	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/28/2025
File Name:	WDOJ positive youth development grant - Police $67,434			**Final Action:**	

Title: SUBSTITUTE - Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police or designee to accept a Juvenile Justice Title II grant award from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption, and $7,434 on police overtime and benefits, for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth

Notes:

Sponsors:	John W. Duncan, Yannette Figueroa Cole, Isadore Knox Jr. And Derek Field	**Effective Date:**	
Attachments:	88123-version1.pdf	**Enactment Number:**	
Author:	Capt. D. Nachtigal	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	04/28/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/12/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88123

Fiscal Note
The proposed resolution amends the Police Department's 2025 Adopted Operating Budget to accept a Juvenile Justice Title II grant from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption with City expenses of $7,434 for police overtime and benefits. Funding for the City portion of the grants is available in the Police Department's 2025 Adopted Operating Budget. No additional appropriation is required.

Title
SUBSTITUTE - Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police or designee to accept a Juvenile Justice Title II grant award from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption, and $7,434 on police overtime and benefits, for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth

Body
WHEREAS, the Wisconsin Department of Justice (WDOJ) is using federal Juvenile Justice and Delinquency Prevention Act funds for Positive Youth Development programs that assist delinquent and at-risk youth in obtaining a sense of safety and structure, belonging and membership, self-worth and social contribution, independence and control over one's life, and closeness in interpersonal relationships; and,

WHEREAS, the Madison Police Department has applied to this WDOJ grant program for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth in a pass through-partnership with The Rainbow Project and Focused Interruption ($60,000), as well as overtime ($6,906) and benefits ($528) for Police officers referring youth to these service providers.

NOW THEREFORE BE IT RESOLVED that the Mayor and Chief of Police or designee are authorized to accept, and sign the grant agreement, if awarded, for a one-year Juvenile Justice Title II grant award from the Wisconsin Department of Justice in the amount of $67,434.

BE IT FURTHER RESOLVED that the Police Department is authorized to accept this grant award from the Wisconsin Department of Justice to $67,434 and to enter into a contract with grant partner The Rainbow Project, Inc., for these pass-through funds ($60,000) which will subcontract with Focused Interruption, Inc. for older youth services to be signed by the City Finance Director or designee as authorized by MGO 4.26.

BE IT FURTHER RESOLVED, that the Police Department's operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that grant funds, if not expended as of December 31, 2025, be carried forward until fully utilized.

City of Madison

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

Master

File Number: 88123

File ID:	88123	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
Lead Referral:	FINANCE COMMITTEE	**Cost:**		**File Created Date :**	04/28/2025
File Name:	WDOJ positive youth development grant - Police $67,434			**Final Action:**	

Title: Amending the Police Department's operating budget, and authorizing the Mayor and Chief of Police or designee to accept a Juvenile Justice Title II grant award from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption, and $7,434 on police overtime and benefits, for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth.

Notes:			
Code Sections:		**CC Agenda Date:**	05/20/2025
Indexes:		**Agenda Number:**	31.
Sponsors:	John W. Duncan, Yannette Figueroa Cole, Isadore Knox Jr. And Derek Field	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Capt. D. Nachtigal	**Hearing Date:**	
Entered by:	jpowell@cityofmadison.com	**Published Date:**	

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/30/2025	Robert Mulcahy	Approve	5/19/2025

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Police Department	04/28/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/12/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.

1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass

Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.

Text of Legislative File 88123

Fiscal Note

The proposed resolution amends the Police Department's 2025 Adopted Operating Budget to accept a Juvenile Justice Title II grant from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption with City expenses of $7,434 for police overtime and benefits. Funding for the City portion of the grants is available in the Police Department's 2025 Adopted Operating Budget. No additional appropriation is required.

Title

Amending the Police Department’s operating budget, and authorizing the Mayor and Chief of Police or designee to accept a Juvenile Justice Title II grant award from the State of Wisconsin Department of Justice in the amount of $60,000 for pass-through funding to The Rainbow Project and Focused Interruption, and $7,434 on police overtime and benefits, for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth.

Body

WHEREAS, the Wisconsin Department of Justice (WDOJ) is using federal Juvenile Justice and Delinquency Prevention Act funds for Positive Youth Development programs that assist delinquent and at-risk youth in obtaining a sense of safety and structure, belonging and membership, self-worth and social contribution, independence and control over one’s life, and closeness in interpersonal relationships; and,

WHEREAS, the Madison Police Department has applied to this WDOJ grant program for the Madison Community Healing Through Support & Education initiative to provide violence prevention support to juvenile system involved and at-risk youth in a pass through-partnership with The Rainbow Project and Focused Interruption ($60,000), as well as overtime ($6,906) and benefits ($528) for Police officers referring youth to these service providers

NOW THEREFORE BE IT RESOLVED that the Mayor and Chief of Police or designee are authorized to accept, if awarded, a one-year Juvenile Justice Title II grant award from the Wisconsin Department of Justice in the amount of $67,434.

BE IT FURTHER RESOLVED that the Police Department is authorized to accept this grant award from the Wisconsin Department of Justice to $67.434 and to enter into a contract with grant partner The Rainbow Project, for these pass-through funds ($60,000) which will subcontract with Focused Interruption for older youth services

BE IT FURTHER RESOLVED, that the Police Department’s operating budget is amended to appropriate any grant funds received to be used for the purposes of the grant, including

modifications upon appropriate approvals from the funder.

BE IT FINALLY RESOLVED that grant funds, not expended as of December 31, 2025, be carried forward until fully utilized.

City of Madison

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

Master

File Number: 88124

File ID:	88124	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/28/2025
File Name:	Amending the 2025 Adopted Operating Budget for the Planning Division's Support for the Arts service to accept $50,000 from the Madison Community Foundation for the Teejop Community History Public Art Project.			**Final Action:**	

Title: Amending the 2025 Adopted Operating Budget for the Planning Division's Support for the Arts service to accept $50,000 from the Madison Community Foundation for the Teejop Community History Public Art Project.

Notes:

Sponsors:	Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Karin Wolf	**Hearing Date:**	
Entered by:	kwolf@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/29/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/12/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88124

Fiscal Note
The proposed resolution amends the Planning Division's 2025 Adopted Operating Budget to accept and appropriate an additional $50,000 from the Madison Community Foundation (MCF) for the Teejop Community History Public Art Project. The Planning Division's Other Grants fund account will be amended to include the revenues and corresponding expenditures (Munis org 1220654).

Title
Amending the 2025 Adopted Operating Budget for the Planning Division's Support for the Arts service to accept $50,000 from the Madison Community Foundation for the Teejop Community History Public Art Project.

Body
WHEREAS, the City of Madison endeavors to place public art throughout the City according to our Public Art Framework adopted by the City Council (Resolution ID #30476 on March 19, 2002); and

WHEREAS, as part of their 50th Anniversary Celebration, the Madison Community Foundation set aside $50,000 to acknowledge that The Ho-Chunk Nation has inhabited this area for thousands of years and to represent the Ho Chunk History of this region; and

WHEREAS, for many years a group of people, many of whom are Ho Chunk, met to determine the best use of those funds including sites and values they felt were important to highlight using the MCF gift; and

WHEREAS, "Teejop" is the traditional Ho-Chunk name for the area around the Four Lakes in central Wisconsin, which includes the City of Madison; and

WHEREAS, the group determined that the locations and values they identified would be best celebrated through public art; and

WHEREAS, members of the group and the Madison Community Foundation asked the Madison Arts Commission staff to administer the public art project; and

WHEREAS, on Jan 16, 2024, the Madison Arts Commission voted to administer the Teejop Community History Public Art Project; and

WHEREAS the Teejop Community History Public Art Project will result in a series of temporary public artworks in places within Madison that are significant to Ho-Chunk history and culture; and

WHEREAS, the proposed budget amendment will be a one-time occurrence and will allow Madison Arts staff and the Madison Arts Commission to fund and administer the Teejop Community History Public Art Project.

NOW, THEREFORE, BE IT RESOLVED, the Planning Division's 2025 Adopted Operating Budget for the Planning Division's Support for the Arts service is amended to appropriate $50,000 in private donation revenue and corresponding purchased services expenses for the Teejop Community History Public Art Project within the Other Grants fund; and,

BE IT FURTHER RESOLVED, that the Teejop Community History Public Art Project will be administered by the City of Madison Arts staff; and,

BE IT FINALLY RESOLVED, that the City formally accepts funding from the Madison Community Foundation for the Teejop Community History Public Art Project.

City of Madison

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

Master

File Number: 88128

File ID:	88128	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/28/2025
File Name:	Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Sasaki Associates, Inc. for engineering design services for the Madison LakeWay - Phase 1 project. (Districts			**Final Action:**	

Title: Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Sasaki Associates, Inc. for engineering design services for the Madison LakeWay - Phase 1 project. (District 4, District 6, District 13, and District 14)

Notes:

Sponsors:	Tag Evers, Isadore Knox Jr., Michael E. Verveer And Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Mike Sturm	**Hearing Date:**	
Entered by:	nmiller@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Parks Division	04/28/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/12/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE	05/12/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.					
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.					

Text of Legislative File 88128

Fiscal Note

The proposed resolution authorizes a second amendment to Sasaki Associates, Inc. Purchase of Services contract for the Madison LakeWay - Phase 1 project. The amendment includes additional engineering design services for bike path lighting in Olin Park. The original contract for design services was adopted via RES-24-00378 (Legistar #83301) on June 4, 2024, for an estimated cost of $600,000. The first amendment extended the contract term through August 30, 2025, to coordinate design development with the John Nolen Drive reconstruction project. The second amendment adds $8,850.00 for an updated total contract amount of $608,850.00. Funding for the original contract and amendments is available in the Madison LakeWay project #17362. No additional appropriation is required.

Title

Authorizing the Mayor and the City Clerk to execute Amendment No. 2 to the existing Purchase of Services contract between the City of Madison and Sasaki Associates, Inc. for engineering design services for the Madison LakeWay - Phase 1 project. (District 4, District 6, District 13, and District 14)

Body

The City entered into an agreement with Sasaki Associates for design services for the Madison LakeWay - Phase 1 (RES-24-00378). This contract was previously amended to extend the contract term to August 30, 2025. Madison Parks requested additional engineering design services for path lighting in Olin Park and recommend that the work be undertaken by Sasaki Associates, Inc. as defined below:

1. Engineering lighting design services and utility coordination for the project design development phase - $8,850.00

NOW THEREFORE BE IT RESOLVED that the Mayor and City Clerk are hereby authorized to execute an Amendment No. 2 to the contract between the City of Madison and Sasaki Associates, Inc. for additional engineering design services for the Madison LakeWay - Phase 1 project.

City of Madison

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

Master

File Number: 88146

File ID:	88146	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/29/2025
File Name:	Delete vacant 1.0 FTE position #616 of Administrative Supervisor (CG18, R3) from the DPCED Office of the Director Operating Budget. Recreate the 1.0 FTE position as a Program Assistant 2 (CG20, R12) within the CDA Housing Operations Operating Budget.			**Final Action:**	

Title: Delete vacant 1.0 FTE position #616 of Administrative Supervisor (CG18, R3) from the DPCED Office of the Director Operating Budget. Recreate the 1.0 FTE position as a Program Assistant 2 (CG20, R12) within the CDA Housing Operations Operating Budget.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	FinComm Memo Admin Supervisor DPCED.pdf, CDA-ODD Program Assistant 2 PD.pdf	**Enactment Number:**	
Author:	Julie Trimbell, Human Resources Analyst	**Hearing Date:**	
Entered by:	jortiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	04/29/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/12/25), Common Council (5/20/25)						
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88146

Fiscal Note

The proposed resolution deletes position #616 of Administrative Supervisor within the DPCED Office of the Director and recreates the position as a Program Assistant 2 within CDA Housing Operations. The recreated position's salary and benefits would be split equally between CDA Housing and DPCED Office of the Director.

The total salary and benefits budget for the recreated position would be approximately $79,533. The position is currently fully allocated to the General Fund. The proposed location change and payroll allocation update would create approximately $39,770 of ongoing savings in the General Fund and increase the impact on the CDA Fund by approximately $39,770. The increase to the CDA Fund will be absorbed within CDA Housing Operations' 2025 Adopted Operating Budget. The updated payroll allocation will be reflected in future years' budgets. No additional City appropriation required.

Title

Delete vacant 1.0 FTE position #616 of Administrative Supervisor (CG18, R3) from the DPCED Office of the Director Operating Budget. Recreate the 1.0 FTE position as a Program Assistant 2 (CG20, R12) within the CDA Housing Operations Operating Budget.

Body

Resolution deleting the vacant 1.0 FTE position #616 of “Administrative Supervisor” (CG18, R3) from the DPCED Office of the Director Operating Budget and recreating the 1.0 FTE position as a “Program Assistant 2” (CG20, R12), within the CDA Housing Operations Operating Budget, thereof.

TO: Finance Committee

FROM: Julie Trimbell, Human Resources

DATE: April 11, 2025

SUBJECT: Administrative Supervisor – Department of Planning and Community and Economic Development, Office of the Director

Director of the Department of Planning and Community and Economic Development (DPCED) Matt Wachter is requesting a position study of the vacant 1.0 FTE Administrative Supervisor position #616 (CG18, Range 3), which is currently budgeted in the DPCED Office of the Director. The request is to delete the existing position in DPCED and create a new 1.0 FTE Program Assistant 2 (CG20, Range 12) position within the CDA Housing Operations operating budget to more effectively utilize the position. Based on a review of the new position description, I recommend deleting Administrative Supervisor position #616 from the DPCED operating budget and recreating the 1.0 FTE as a Program Assistant 2 (CG20, Range 12) in the CDA Housing Operations budget.

Position #616 is currently classified as an Administrative Supervisor and described as follows:

> …responsible, **supervisory** support work relative to the development and implementation of divisional and/or departmental administrative programs and functions. Employees in this class typically function as office managers responsible for the **coordination of all administrative support including the supervision of administrative staff**. Work is characterized by responsibility for a wide variety of administrative services (such as the development and implementation of budgetary documentation and fiscal controls, personnel, purchasing, payroll, and the **supervision of office clerical activities**); and/or direct responsibility for a comprehensive administrative program requiring the development and integration of diverse and complex operational data inherent to unit operations. This work is performed with a high degree of independence and discretion. Under the general supervision of a department or division head, or high-level manager, work is normally assigned in terms of program objectives and directives; and employees are responsible for establishing the necessary administrative procedures, methods and controls. [emphasis added]

As the supervisory responsibilities of this position are no longer needed as a main responsibility within the DPCED Office of the Director, the position can be better utilized as a shared position performing lower-level work. A change in location and classification is intended to create a shared position that will be used by both the DPCED Office of the Director and CDA Housing Operations with the majority of time spent performing work for the CDA Central Office. The position will provide office management, committee support work, and coordinated administrative support to CDA housing programs and redevelopment functions. It will also provide executive assistance to the CDA Housing Director and DPCED Director, and provide administrative support on cross-division projects and initiatives within the greater DPCED. These work responsibilities align with the Program Assistant 2 classification, which describes:

…**highly responsible, advanced-level programmatic support work** in a department, division or other independent program unit. Employees in this class support a particular program or programs by performing or coordinating specialized program functions, interpreting and applying programmatic policies and procedures, and performing administrative tasks in support of the program. Employees may lead a small (2-4) assigned clerical staff and/or assist with leading non-clerical staff. Otherwise, employees are responsible for **performing a variety of complex program-related functions**. Employees in this class work under the general supervision of the department, division, or program head. Work is distinguished from a Program Assistant 1 in that a Program Assistant 2 may have direct supervisory responsibility. Otherwise, a Program Assistant 2 may develop operating systems and procedures for the program, as well as have a greater depth of knowledge, independent decision making, and coordination of program activities at a higher level than a Program Assistant 1.

The new position will be supervised by Housing Operations Analyst Lisa Daniels while still supporting the priorities of the DPCED Director.

Based on the needs of DPCED, I recommend deleting the Administrative Supervisor position #616 from the DPCED Office of the Director operating budget and recreating the 1.0 FTE as a Program Assistant 2 position within the CDA Housing Operations operating budget.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum +12% longevity
20/12	$59,727	$66,980	$75,017
18/03	$64,579	$73,638	$82,475

cc: Matt Wachter – Director of the Department of Planning and Community and Economic Development
Linette Rhodes – Interim Housing Operations Program Manager
Lisa Daniels – Housing Operations Analyst
Kurt Rose – Employee and Labor Relations Manager

CITY OF MADISON POSITION DESCRIPTION

1. **Name of Employee (or "vacant"):**

   Vacant

2. **Class Title (i.e. payroll title):**

   Program Assistant 2 (J071)

3. **Working Title (if any):**

   Program Assistant

4. **Name & Class of First-Line Supervisor:**

   Lisa Daniels, Administrative Services Manager (H387), 608-267-8709

5. **Department, Division & Section:**

   PCED - Community Development Authority (CDA) Housing Operations Division

6. **Work Address:**

   215 Martin Luther King, Jr., Boulevard, Suite 161, Madison, WI 53703

7. **Hours/Week: 38.75**

   38.75 Hours, Monday – Friday (8:00 am - 4:30 pm)

8. **Date of hire in this position:**

9. **From approximately what date has employee performed the work currently assigned:**

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10. Position Purpose: (How this position fits into the overall mission, vision, and goals of your agency and work unit.)

The Community Development Authority (CDA) was established by the City of Madison in 1979 to help households with low and moderate incomes secure safe and well-maintained affordable housing as a foundation for improving economic stability and wellbeing. The CDA accomplishes this mission by administering U.S. Department of Housing and Urban Development (HUD) contracts for programs including Public Housing, Multifamily Housing, and Section 8 Housing assistance programs. The CDA also works to strategically redevelop CDA and City of Madison properties with affordable and mixed-income housing that is resilient, connected, and sustainable. The CDA is Madison's largest subsidized housing provider and is in the process of expanding and improving its housing portfolio to better serve community needs.

As a primary role, this Program Assistant provides administrative support as part of the CDA's Central Office team of twenty-four (24) staff, enhancing efficient, effective, and equitable operations and ensuring program and grant compliance.

Meanwhile, located on the same floor and adjacent to the CDA central office space with a staff of four (4), the Director's Office for the City's Department of Planning Community and Economic Development (DPCED) provides leadership, management, and communications services for the five DPCED divisions (Building

Inspection, CDA, Community Development, Economic Development, and Planning). The DPCED Director also serves formally as the Executive Director of the CDA.

As a closely related role, this Program Assistant provides executive administrative support within the DPCED Office of the Director.

11. Position Summary:

This is a highly responsible office management and administrative position in the Central Office of the Community Development Authority (CDA). The position works under the direction of the CDA Administrative Services Manager and provides coordinated administrative support to CDA housing programs and redevelopment functions. The position also serves to support the Director's Office of the Department of Planning, Community and Economic Development (DPCED) including executive support for the Director, administrative support on cross-division projects and initiatives, and coordination of DPCED staff meetings and events. The position involves varied, detailed, and highly responsible administrative support and clerical work. Judgment, discretion, and initiative are needed for on-going duties and interpretation of policies, procedures, and processes. The individual in this position must be able to work independently, coordinate many projects, and communicate effectively while working as a member of the CDA Housing Operations team and supporting the priorities of the DPCED Director. The individual will have direct responsibility for office management functions, will be responsible for administrative support to the CDA Board, will assist with confidential recruitment efforts, will provide training, and may review the work of lower-level clerical employees as assigned. The individual must be able to perform record keeping and reporting functions relative to assignments, and must be able to attend 2-3 board or committee meetings per month on weekday evenings.

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12. Functions and Worker Activities: (Do NOT include duties done on an "Out-of-Class" basis.)

65% Office Management

Office management duties for both the CDA Central Office and PCED Office of the Director:

1. Within the City's MUNIS system, reconcile monthly purchase card transactions, and process purchase orders and invoices.
2. Develop, implement, and monitor office procedures and systems; and create and update operating procedure manuals.
3. Manage documents and records per records retention requirements. Serve as a Records Coordinator for the State Records Storage System by managing the retention and disposition of physical records. Manage confidential records destruction services.
4. Monitor and maintain adequate levels of office supplies, agency subscriptions, and memberships.
5. Serve on a team of SharePoint Administrators and assist with electronic records storage solutions; assist with special projects (e.g. network folder structure and naming convention implementation).
6. Coordinate with City Information Technology staff to manage hardware replacement and installation and serve as point-of-contact for multifunctional machines and any servicing needs that arise.
7. Assist hiring managers by supporting online recruitment, serving as a main contact for candidates, entering information into the City's NeoGov system, and coordinating workstation setup, building access, onboarding new employees, and occasional supervision of interns.
8. Maintain confidential personnel files, current organizational charts, and employee directories.
9. Serve as a notary public.

Duties specific to the CDA Central Office

10. Serve as CDA System Administrator for HUD systems (Real Estate Assessment Center, Public Housing Information Center, and Enterprise Income Verification). Coordinate Annual Security Awareness training and maintain related records.
11. Maintain HUD Section 3 new hire reports.
12. Coordinate facility maintenance requests as needed and provide regular communications to employees for effective workflow within office suites.
13. Support CDA Equity initiatives. Monitor APM 3-5 training for compliance; assist with equity action plans and updates; provide Video Relay Interpretation trainings; and assist with vital document translation projects.
14. Monitor professional certification renewal deadlines for CDA staff.
15. Assist Administrative Services Manager with preparation of the CDA Annual Plan required by HUD.
16. Assist with data entry for annual operating and capital budget process.
17. Coordinate special document needs through City of Madison Document Services.
18. For major redevelopment efforts, support project managers with logistics, including occasionally hand-delivery of checks and funding applications (e.g. loan payments, tax credit applications).
19. Other related work as assigned.

15% Executive Assistance to DPCED Director and CDA Deputy Director

1. Assist with scheduling meetings and maintaining Directors' calendars.
2. Assist with occasional travel and training arrangements.
3. Collect and manage items for DPCED Director's signature from within and outside of DPCED.
4. Assist in the coordination of occasional special projects, trainings, and events, such as an annual DPCED all-staff meeting and optional team-building opportunities.
5. Other related work as assigned.

20% Committee Support

Administrative support to CDA and MRCDC Boards, Subcommittees, and Resident Advisory Board, including updates in the City's Legistar system processes:

1. Maintain meeting plan and attend planning meetings.
2. Create and publish agendas and upload cross reference lists.
3. Disseminate electronic agendas and related information to committee members and management team.
4. Process and track occasional resolutions for referral to Common Council.
5. Secure Meeting space (or virtual setting).
6. Facilitate meetings and provide technical support (open/close and video record meetings, call the roll, announce registrants, and assist with procedural motions per Roberts Rules of Order).
7. Create and publish meeting minutes.
8. Coordinate certain meeting protocols through advice from City Attorney's Office.
9. Serve as point-of-contact for public comments and meeting accommodation requests.
10. Maintain meeting dashboard, Zoom reservations, public registration, and resolutions logs.

13. **Primary knowledge, skills and abilities required:**

- Knowledge of office procedures, methods, and equipment.
- Knowledge of English composition, correct punctuation, spelling, grammatical usage, and acceptable business letter and report formats.
- Knowledge of data processing procedures and database systems.
- Knowledge of business math and basic accounting and budgetary practices.
- Knowledge of payroll procedures, time conversion, and payroll systems.
- Ability to independently perform a delegated office function or assume an area of administrative responsibility.
- Ability to develop, implement, and monitor operating systems and procedures; to learn technical and administrative program requirements and procedures; and to provide training to others.
- Ability to maintain proficiency with word processing, spreadsheet, and presentation software (i.e. Microsoft Word, Excel, PowerPoint).
- Ability to utilize on-line communications and reporting systems, and to accurately input data in a timely manner.
- Ability to ensure that payroll functions run efficiently, and deadlines are met; to maintain trust and confidentiality; and to remain approachable, responsive, helpful, communicative, and sympathetic to employees' concerns over payroll issues.
- Ability to make routine mathematical computations; and ability to perform accounting related tasks and effectively allocate charges and expenses to proper department and cost center accounts.
- Ability to organize, prioritize, and perform clerical work, as well as oversee certain clerical activities.
- Ability to interpret rules and regulations and make decisions within prescribed policy.
- Ability to meet deadlines and due dates; and ability to work under pressure and with interruptions.
- Ability to gather, organize, review, and report information.
- Ability to prepare accurate numerical, narrative, and statistical reports.
- Ability to alphabetize and file accurately.
- Ability to communicate effectively both orally and in writing; and ability to clearly communicate to supervisor on workload, priorities, and progress in meeting agency goals.
- Ability to contribute to the welfare and effectiveness of the division by adhering to high ethical standards of performance and interpersonal relationships; and ability to maintain effective working relationships.
- Ability to maintain effective working relationships with a diverse socio-economic client group; ability to handle irate and irrational or disoriented individuals with tact and discretion by exercising mature, personal judgment; and ability to diffuse potentially volatile or threatening situations on a one-on-one basis.
- Ability to maintain adequate attendance.

14. Special tools and equipment required:

Computer, multifunctional machines (i.e. fax/printer/scanner/copier)

15. Required licenses and/or registration:

Notary Public, HUD Systems Administrator (must be able to obtain within 6-month probation period)

16. Physical requirements:

Ability to sit or stand for long periods of time; ability to lift file boxes weighing up to 40 lbs; and ability to reach, climb, and kneel.

17. Supervision received (level and type):

General

18. Leadership Responsibilities:

This position:
- ☐ is responsible for supervisory activities (Supervisory Analysis Form attached).
- ☐ has no leadership responsibility.
- ☒ provides general leadership (please provide detail under Function Statement).

Please see duties noted under Office Management Function. Employee will be responsible for training other employees and may oversee lower-level clerical staff and interns.

19. Employee Acknowledgment:

- ☐ I prepared this form and believe that it accurately describes my position.
- ☐ I have been provided with this description of my assignment by my supervisor.
- ☐ Other comments (see attached).

EMPLOYEE _____ DATE _____

20. Supervisor Statement:

- X I have prepared this form and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and believe that it accurately describes this position.
- ☐ I have reviewed this form, as prepared by the employee, and find that it differs from my assessment of the position. I have discussed these concerns with the employee and provided them with my written comments (which are attached).
- ☐ I do not believe that the document should be used as the official description of this position (i.e., for purposes of official decisions).
- ☐ Other comments (see attached).

SUPERVISOR _____ DATE _____

Note: Instructions and additional forms are available from the Human Resources Dept., Room 501, City-County Bldg. or by calling 266-4615.

City of Madison

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

Master

File Number: 88182

File ID:	88182	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	FINANCE COMMITTEE
				File Created Date :	04/30/2025
File Name:	Create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget.			**Final Action:**	

Title: Create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget.

Notes:

Sponsors:	Director of Human Resources	**Effective Date:**	
Attachments:	FinComm MEMO MT Tech Services Spec 1.pdf	**Enactment Number:**	
Author:	Brooke Gillitzer, Human Resources Analyst	**Hearing Date:**	
Entered by:	jortiz@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	04/30/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Finance Committee (5/12/25), Common Council (5/20/25)						
1	COMMON COUNCIL	05/06/2025	Refer	FINANCE COMMITTEE		05/12/2025	Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to Refer to the FINANCE COMMITTEE. The motion passed by voice vote/other.						
1	FINANCE COMMITTEE	05/12/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text: A motion was made by Vidaver, seconded by Govindarajan, to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER. The motion passed by voice vote/other.						

Text of Legislative File 88182

Fiscal Note

The proposed resolution creates a 1.0 FTE Monona Terrace Technical Services Specialist within Monona Terrace's operating budget. The expected cost of the position, including benefits, is $90,000. Monona Terrace plans to accommodate this

position within its existing budget authority.

Title

Create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget.

Body

Resolution to create a new 1.0 FTE position in the classification of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget, thereof.

TO: Finance Committee

FROM: Brooke Gillitzer, Human Resources

DATE: April 30, 2025

SUBJECT: Monona Terrace Technical Services Specialist 1

Director of Monona Terrace Connie Thompson is requesting a new 1.0 FTE Monona Terrace Technical Services Specialist 1 (CG16, Range 14) and amend the 2025 Monona Terrace operating budget. Based on a review of the position classification worksheet, I recommend amending Monona Terrace's 2025 operating budget to create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14).

The classification for a Monona Terrace Technical Services Specialist 1 is described as follows:

> … **responsible skilled technical work** in the Technical Services Specialist series. Employees are expected to use professional expertise, discretion, and judgment while **coordinating audio/visual, computer, closed circuit, and general communication services**, as well as directing the work of stagehands. Under general supervision, employees are expected to work independently within established parameters…[emphasis added].

Monona Terrace is an award-winning facility for meetings and conventions in Madison, WI; focused on providing top-quality services for its clients. As technology, software and equipment advancements emerge, the Technical Services staff at Monona Terrace have expanded the complexity of their responsibilities to meet their clients' needs. Monona Terrace has increased the number of virtual/hybrid events as well as having more live streamed events. These events have become more technically complex which need more technical support. The equipment being used has changed in complexity and this position needs to stay on top of the technology to be able to ensure Monona Terrace can meet the clients' needs. The Audio-Visual Department at Monona Terrace currently has two Technical Specialist positions responsible for the technical aspects of the 500+ events that are held at Monona Terrace annually. The additional position would reduce workload, work stress, overtime costs, and help with scheduling for vacations and sick days.

Based on the needs of Monona Terrace, I recommend to create a new 1.0 FTE position of Monona Terrace Technical Services Specialist 1 (CG16, R14) in the 2025 Monona Terrace Operating Budget.

The necessary resolution to implement this recommendation has been drafted.

Editor's Note:

Compensation Group/Range	2025 Annual Minimum (Step 1)	2025 Annual Maximum (Step 5)	2025 Annual Maximum +12% longevity
16/14	$67,235	$75,681	$84,763

CC: Connie Thompson – Monona Terrace Director
Rick Marx – Local 6000

City of Madison

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

Master

File Number: 87807

File ID:	87807	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Planning Division
				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:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, CSM Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (5/20/25)						
1	COMMON COUNCIL	04/15/2025	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 5/20/25						
1	Department of Planning and Community and Economic Development	05/14/2025	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) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.						

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 interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: 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: jlbjlb@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 For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): N/A

Date of Approval by Dane County: N/A Date of Approval by Town: N/A

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
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

vierbicher
planners | engineers | advisors

Letter of Transmittal

999 Fourier Drive, Suite 201
Madison, Wisconsin 53717
(608) 826-0532 phone
(608) 826-0530 FAX
www.vierbicher.com

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:

- [x] 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:

- [x] 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
- [x] 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.

Potter Lawson
Success by Design

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

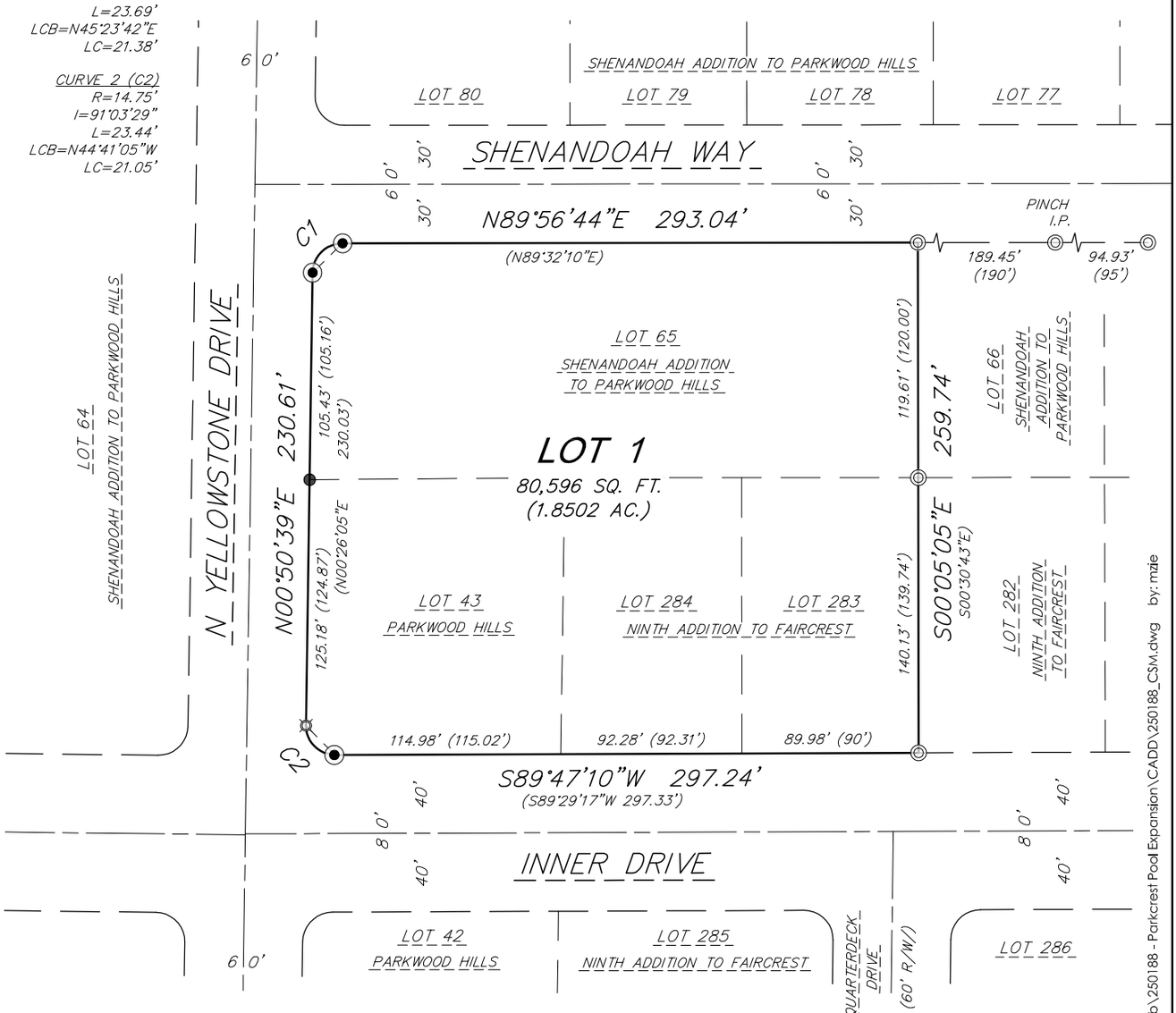
0 80 160

SCALE: 1" = 80'

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" ø IRON PIPE (I.P.) (UNLESS OTHERWISE NOTED)
- ◉ FOUND 1-1/4" ø IRON ROD
- ● FOUND 3/4" ø 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: mzie

vierbicher
planners | engineers | advisors

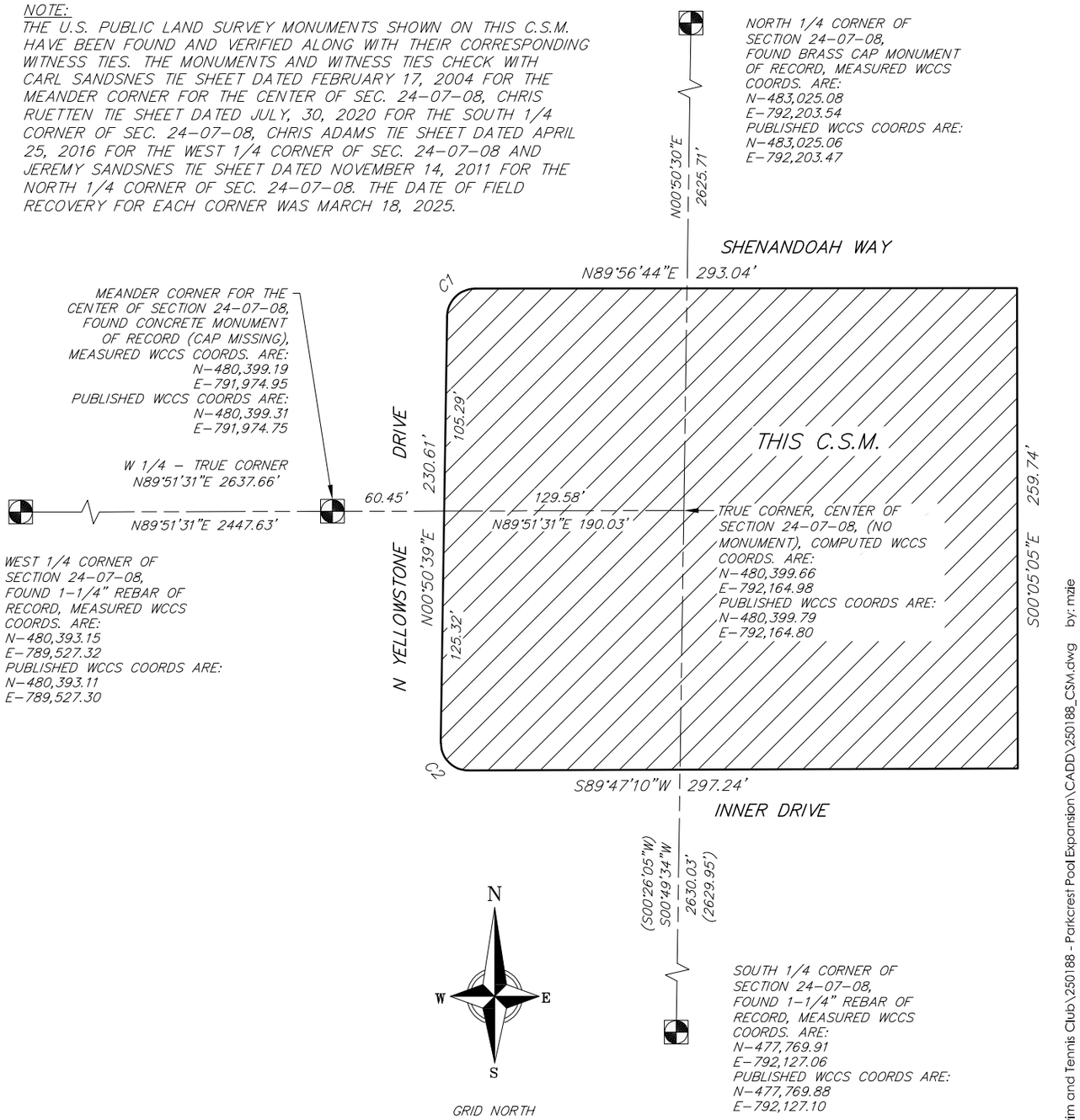
FN: 250188 DATE: 03/31/2025 REV: Drafted By: MZIE Checked By: JZAM	SURVEYED FOR: Friends of Parkcrest c/o Jason Brown P.O. Box 5053 Madison, WI 53705	C.S.M. No._____ Doc. No._____ Vol._____ Page_____

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.



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

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

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_____

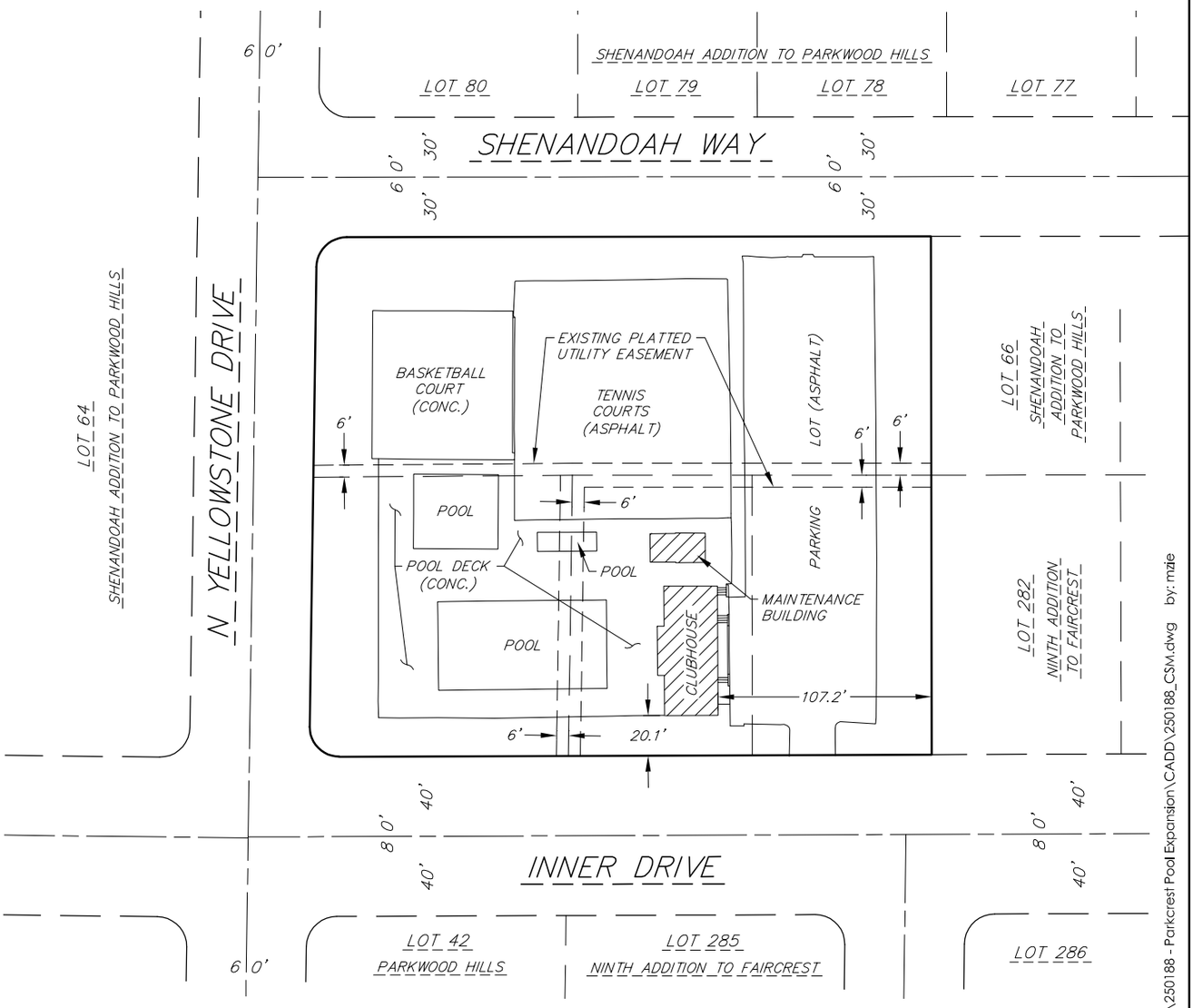
SHEET 2 OF 5

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

0 80 160

SCALE: 1" = 80'



EXISTING SITE DETAILS

20 Mar 2025 - 9:55a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by: mzie

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 3 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

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

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 4 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

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

20 Mar 2025 - 8:51a M:\Parkcrest Swim and Tennis Club\250188 - Parkcrest Pool Expansion\CADD\250188_CSM.dwg by: mzie

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 5 OF 5

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

May 9, 2025

Mike Ziehr
Vierbicher Associates
999 Fourier Drive, Suite 201
Madison, WI 53717
VIA EMAIL

RE: LNDCSM-2025-00009; Legistar ID 87807 – Certified Survey Map – 1 North Yellowstone Drive

Mike Ziehr,

Your one-lot certified survey of property located at 1 North Yellowstone Drive, Section 24, Township 07N, Range 8E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Suburban Residential – Consistent 1 (SR-C1) 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 May 20, 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 Timothy Troester of the Engineering Division at (608) 267-1995 if you have any questions regarding the following one (1) item:

1. A minimum of two (2) working days prior to requesting City Engineering signoff on the plat/csm contact either Tim Troester (West) at 261-1995 (ttroester@cityofmadison.com) or Brenda Stanley (East) at 608-261-9127 (bstanley@cityofmadison.com) to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service and must be cleared prior to the land division (and subsequent obsolesces of the existing parcel). (POLICY)

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following seven (7) items:

2. In accordance with Chapter 236, Wisconsin Statutes, the Applicant must show the type, location and width of any and all easements on a Plat or CSM. Clearly identify the existing easements and cite recording data for each easement area on sheet 3 of 3.

3. It is recommended that the portions of the uitlitiy easements crossing through this site through pool and other improvements be released by the utilities and the City of Madison. Any portion(s) of a public easement that is intended to be released shall be released by separate document prepared by City Office of Real Estate Services. Contact Jeff Quamme of Engineering Mapping (jrquamme@cityofmadison.com, 608-266-4097) to coordinate the Real Estate project, and associated information and fees required. The applicant is responsible to obtain releases from the utilities serving this area.

4. 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)

5. 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.

6. The clerk's signature should be revised to "Michael Haas, Acting City Clerk" until further notice.

7. 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.

8. 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 Andy Miller of the Real Estate Office at (608) 261-9983 if you have any questions regarding the following seven (7) items:

9. OWNER'S CERTIFICATION

   Prior to approval sign-off by the Office of Real Estate Services ("ORES"), the Owner's Certificate(s) on the CSM shall be executed by all parties of interest having the legal authority to do so, pursuant to Wis. Stats. 236.21(2)(a). Said parties shall provide documentation of legal signing authority to the notary or authentication attorney at the time of execution. The title of each certificate shall be consistent with the ownership interest(s) reported in the most recent title report.

   When possible, the executed original hard stock recordable CSM shall be presented at the time of ORES approval sign-off. If not, the City and the Register of Deeds are now accepting electronic signatures. A PDF of the CSM containing electronic signatures shall be provided to ORES to obtain approval sign-off.

10. MORTGAGEE/VENDOR CERTIFICATION

    Prior to CSM approval sign-off, an executed and notarized or authenticated certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s). 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.

11. 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, include a Certificate of Consent for the option holder and have it executed prior to CSM sign-off if said ownership interest meets the criteria set forth by Wis. Stats. Sec. 236.34 and Sec. 236.21(2)(a).

    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. The Madison Common Council Certificate should be signed by Michael Haas, Acting City Clerk.

12. REAL ESTATE TAXES

    As of May 2, 2025, real estate taxes are owed for the subject property. Per 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate

taxes that are accrued or delinquent for the subject property prior to CSM recording. Receipts from the City of Madison Treasurer are to be provided before or at the time of sign-off.

13. SPECIAL ASSESSMENTS

    As of May 2, 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.

14. TITLE REPORT UPDATE

    Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish an updated title report via email to Andy Miller in the ORES (acmiller@cityofmadison.com), as well as the survey firm preparing the proposed CSM. The report shall search the period subsequent to the initial title report, dated March 17, 2025, 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.

15. ADDITIONAL REQUIREMENTS

    e. 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, and include relevant notes from plats or CSMs of record.

    f. 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.

    g. 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.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for your certified survey map:

1. In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval

certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

2. Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0554.

Sincerely,

Lisa McNabola

Lisa McNabola
Planner

City of Madison

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

Master

File Number: 87808

File ID:	87808	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Planning Division
				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:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, CSM Approval Letter.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	04/04/2025	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Common Council (5/20/25)						
1	COMMON COUNCIL	04/15/2025	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 5/20/25						
1	Department of Planning and Community and Economic Development	05/14/2025	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) subject to the conditions included in the attached letter. Staff recommends adoption of the resolution.						

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

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (M.G.O. Sec. 2.40). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

1. Application Type

☐ Preliminary Subdivision Plat ☐ Final Subdivision Plat ☑ Land Division/Certified Survey Map (CSM)

If a Plat, Proposed Subdivision Name: _____

2. Review Fees

- For Preliminary and/or Final Plats, an application fee of $250, plus $50 per lot or outlot contained on the plat.
- For Certified Survey Maps, an application fee of $250 plus $200 per lot and outlot contained on the CSM.

Make checks payable to "City Treasurer" and mail it to the following address: City of Madison Building Inspection; P.O. Box 2984; Madison, WI 53701-2984. Please include a cover page with the check which includes the project address, brief description of the project, and contact information.

3. Property Owner and Agent Information

Name of Property Owner: 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 For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	1		0.2036
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: [signature]

Date: 3/26/2025 Interest In Property On This Date: Offer To Purchase

Memo

HOUSING INITIATIVES

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

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

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

AUTHORIZED SIGNATURE

MEMO

⑈015819⑈ ⑆075904953⑆ ⑈18750⑈

HOUSING INITIATIVES INC.

15819

CITY TREASURER

4/1/2025

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/26/2025	Bill		450.00	450.00		450.00
					Check Amount	450.00

Monona #850 - Opera 450.00

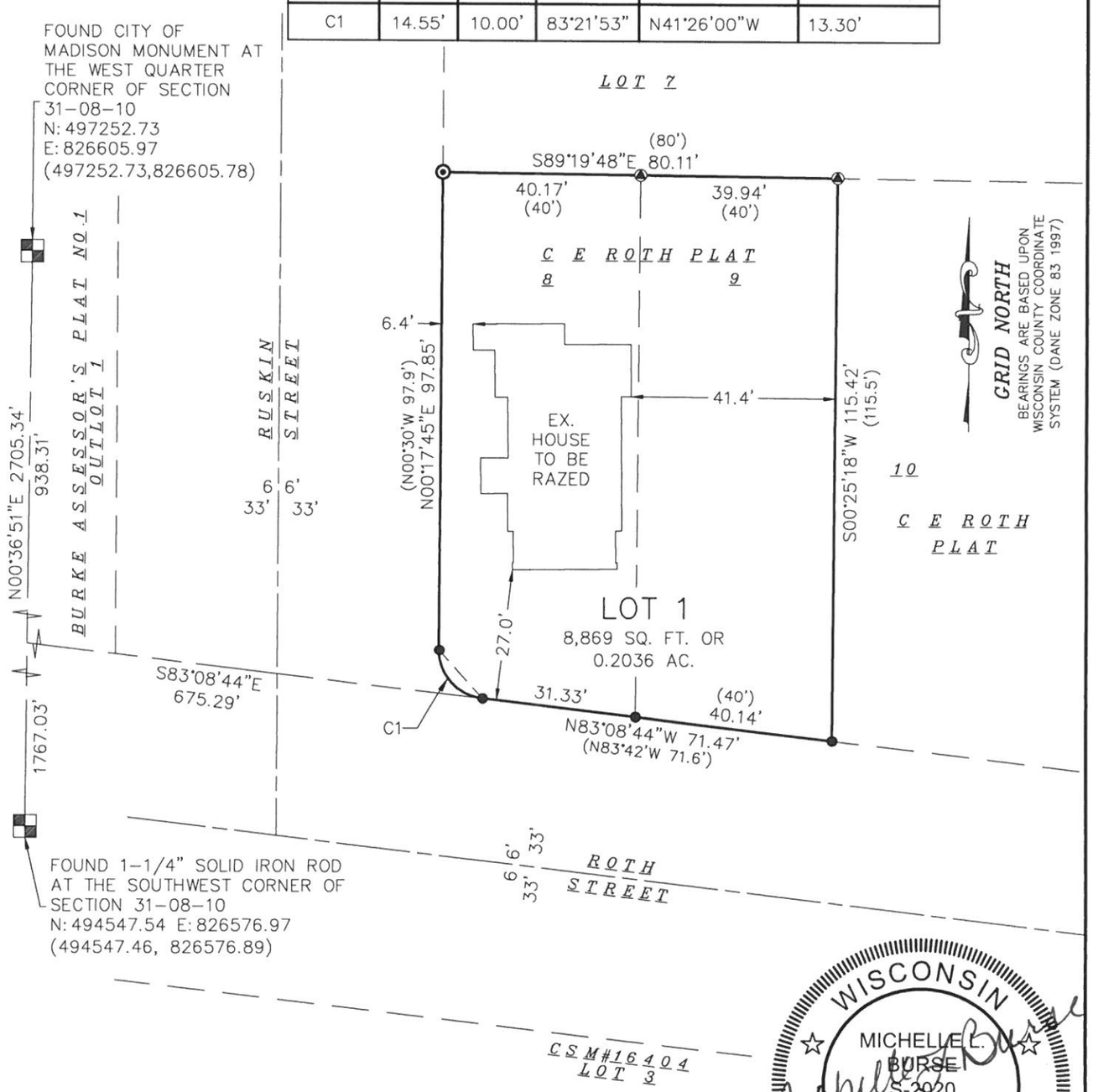
CERTIFIED SURVEY MAP No. _____

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

0 30 60 90

SCALE : ONE INCH = THIRTY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.55'	10.00'	83°21'53"	N41°26'00"W	13.30'



WISCONSIN
MICHELLE L. BURSE
S-2020
Sun Prairie
WI
03/26/2025
LAND SURVEYOR

SEE SHEET 2 FOR LEGEND

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 26, 2025
Plot View: CSM1
\BSE2991\dwg\Survey\BSE2991_CSMv20.dwg

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

SURVEYED FOR :
S3 Housing LLC

SHEET 1 OF 4

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)
)ss
County of Dane)

Personally came before me this _____ day of _____, 202_, _____, managing member of the above named company to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said company, and acknowledged that they executed the foregoing instrument as such officers and the deed of said company, by its authority.

Notary Public, Wisconsin_____

My commission expires _____

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

WISCONSIN
MICHELLE L. BURSE S-2020 Sun Prairie WI
LAND SURVEYOR

SURVEYED BY :

Burse
surveying & engineering Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 26, 2025
Plot View: CSM2
\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 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 Inc.
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: March 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

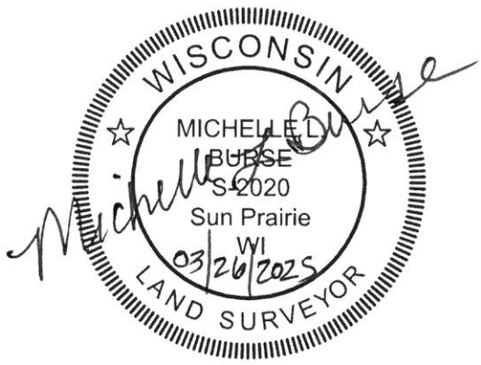
CITY OF MADISON PLAN COMMISSION CERTIFICATE

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 :

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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

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

May 9, 2025

Michelle Burse
Burse Surveying and Engineering, Inc.
mburse@bse-inc.net
VIA EMAIL

RE: LNDCSM-2025-00010; Legistar ID 87808 – Certified Survey Map – 1802-1804 Roth Street

Mike Ziehr,

Your one-lot certified survey of property located at 1802-1804 Roth Street, Section 31, Township 08N, Range 10E, City of Madison, Dane County, Wisconsin, is hereby **conditionally approved**. The property is zoned Traditional Residential – Urban 1 (TR-U1) 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 May 20, 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, curb and gutter, terrace, and pavement along Ruskin Street and Roth Street to a plan as approved by the City Engineer

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 Kate Kane (West) at 266-4098 (kkane@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 Ruskin Street.

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 Roth Street.

Please contact Kathleen Kane of the Parks Division at (608) 261-9671 if you have any questions regarding the following three (3) items:

8. Park Impact Fees (comprised of the Park Infrastructure Impact Fee, per MGO Sec. 20.08(2)), and Park-Land Impact Fees, per MGO Sec. 16.23(8)(f) and 20.08(2) will be required for all new residential development associated with this project. This development is within the North Park-Infrastructure Impact Fee district. Please reference ID# 25019 when contacting Parks about this project.

9. The following note should be included on the CSM: “LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME BUILDING PERMIT(S) ARE ISSUED.”

10. The Parks Division shall be required to sign off on this CSM.

Please contact Jeffrey Quamme of the City Engineering Division – Mapping Section at (608) 266-4097 if you have any questions regarding the following seven (7) items:

11. The Applicant shall Dedicate right of way or grant a Public Sidewalk Easement along Roth Ave as required by Traffic Engineering for the required terrace width and future sidewalk.

12. Add a consent of Corporate Mortgagee Certificate for any required public grant of easement or dedication of right of way that is required.

13. 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)

14. 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.

15. Any grant or dedication on the CSM, add the word Dedicated to the Owner's Certificate. Correct the name of the owner per the Title Report and change Dane County to the City of Madison for the approval requirement.

16. Add the East Quarter Corner of Section 1, T 7 N, R 9 E to the Quarter line tie and acknowledge the bend in the quarter line.

17. Provide a metes and bounds description of the boundary. The original plat does not provide the recorded tie referenced to a monumented quarter line.

18. Change the signatory for the Common Council Certificate to “Michael Haas, Acting City Clerk” until further notice.

19. 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.

20. 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:

21. The agency reviewed this project and determined a Transportation Demand Management (TDM) Plan is not required as part of certified survey map review. Future development on the property could be subject to TDM Ordinance requirements (MGO 16.03).

The Real Estate Office was not able to provide comments at this time. Please contact Melissa Hermann of the Real Estate Office at (608) 264-9297 to discuss the ordinance and policy requirements that apply to this CSM.

Specific questions regarding the comments or conditions contained in this letter should be directed to the commenting agency.

Please now follow the procedures listed below for your certified survey map:

1. In order to commence the process for obtaining the necessary City signatures on the Certified Survey Map, the applicant shall e-mail the revised CSM, updated title report, and any other materials required by reviewing agencies to the reviewing planner. The reviewing planner will share the updated materials with the relevant commenting City agencies for them to verify that their conditions have been satisfied and that the secretary or designee may sign the Plan Commission approval certificate. Once the Plan Commission certificate is executed, the Planning Division will make the City Clerk's Office aware that the Common Council certificate may be executed.

2. Once all of the necessary City signatures have been affixed to the Certified Survey Map, the instrument may be recording at the Dane County Register of Deeds Office. For information on recording procedures and fees, please contact the Register of Deeds at (608) 266-4141.

3. Any appeal from this action, including the conditions of approval, must be filed with the Circuit Court within 30 days from the date of this letter. The approval of this CSM shall be null and void if not recorded in twelve (12) months from the date of the approving resolution or this letter, whichever is later.

If you have any questions or if may be of any further assistance, please do not hesitate to contact my office at 243-0554.

Sincerely,

Lisa McNabola

Lisa McNabola
Planner

City of Madison

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

Master

File Number: 87021

File ID:	87021	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	02/04/2025
File Name:	CLAIM: J. Lattimore - Personal Injury - $10,000.00			**Final Action:**	
Title:	J. Lattimore - Personal Injury - $10,000.00				
Notes:	EVL006271				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	02/11/2025	Refer	Risk Manager		05/13/2025	Pass
	Action Text:	A motion was made by Figueroa Cole, seconded by Conklin, to Refer to the Risk Manager. The motion passed by voice vote/other.					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 87021

Title

J. Lattimore - Personal Injury - $10,000.00

Body

Claim received 2/3/2025.

City of Madison

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

Master

File Number: 87685

File ID:	87685	**File Type:**	Claim	**Status:**	Report of Officer
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				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	04/15/2025	Referred	Risk Manager		05/13/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 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: 87948

File ID:	87948	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/15/2025
File Name:	CLAIM: V. Kennedy - Vehicle Damage - $20,920.13			**Final Action:**	
Title:	V. Kennedy - Vehicle Damage - $20,920.13				
Notes:	EVL006475				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/06/2025	Referred	Risk Manager		05/13/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 87948

Title

V. Kennedy - Vehicle Damage - $20,920.13

Body

Claim received 4/11/2025.

City of Madison

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

Master

File Number: 87991

File ID:	87991	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/18/2025
File Name:	CLAIM: AT&T - Property Damage - $12,922.40			**Final Action:**	
Title:	AT&T - Property Damage - $12,922.40				
Notes:	EVL006482				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/06/2025	Referred	Risk Manager		05/13/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 87991

Title

AT&T - Property Damage - $12,922.40

Body

Claim received 4/17/2025.

City of Madison

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

Master

File Number: 88040

File ID:	88040	**File Type:**	Claim	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	04/24/2025
File Name:	CLAIM: M. Anderson - Plumbing Fees - $669.00			**Final Action:**	
Title:	M. Anderson - Plumbing Fees - $669.00				
Notes:	EVL006495				
Sponsors:				**Effective Date:**	
Attachments:				**Enactment Number:**	
Author:				**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com			**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/06/2025	Referred	Risk Manager		05/13/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 88040

Title

M. Anderson - Plumbing Fees - $669.00

Body

Claim received 4/22/2025.

City of Madison

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

Master

File Number: 88058

File ID: 88058 **File Type:** Claim **Status:** Report of Officer

Version: 1 **Reference:** **Controlling Body:** Risk Manager

File Created Date : 04/24/2025

File Name: CLAIM: M. Schneeberg - Impounded Vehicle - $4,500.00 **Final Action:**

Title: M. Schneeberg - Impounded Vehicle - $4,500.00

Notes: EVL006496

Sponsors: **Effective Date:**

Attachments: **Enactment Number:**

Author: **Hearing Date:**

Entered by: jaustin2@cityofmadison.com **Published Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	COMMON COUNCIL	05/06/2025	Referred	Risk Manager		05/13/2025	
	Action Text:	This Claim was Referred to the Risk Manager					
1	Risk Manager	05/13/2025	RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER				
	Action Text:	This Claim was RECOMMEND TO COUNCIL TO DISALLOW - REPORT OF OFFICER					

Text of Legislative File 88058

Title

M. Schneeberg - Impounded Vehicle - $4,500.00

Body

Claim received 3/22/2025.

City of Madison

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

Master

File Number: 87627

File ID:	87627	**File Type:**	Resolution	**Status:**	Report of Officer
Version:	1	**Reference:**		**Controlling Body:**	Transportation Department
				File Created Date :	03/19/2025
File Name:	Entering into Agreements with the City of Fitchburg, Dane County, and the Wisconsin Department of Transportation for the implementation of North-South Bus Rapid Transit on State and County Highways			**Final Action:**	

Title: Entering into Agreements with the City of Fitchburg, Dane County, and the Wisconsin Department of Transportation for the implementation of North-South Bus Rapid Transit on State and County Highways

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	NS_BRT_Agreement_WisDOT_DRAFT_20250512.pdf, NS_BRT_Agreement_Fitchburg-DaneCounty_DRAFT_20250512.pdf	**Enactment Number:**	
Author:	Mike Cechvala, Metro Transit	**Hearing Date:**	
Entered by:	ALarson2@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Transportation Department	04/30/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Transportation Commission (5/14/25), Common Council (5/20/25)					
1	COMMON COUNCIL	05/06/2025	Refer	TRANSPORTATION COMMISSION	05/14/2025		Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to the TRANSPORTATION COMMISSION. The motion passed by voice vote/other.					
1	TRANSPORTATION COMMISSION	05/14/2025	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER				Pass
	Action Text:	Harrington-McKinney moved to RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER, seconded by Bremer. The motion passed by voice vote/other.					

Text of Legislative File 87627

Fiscal Note

Fiscal note pending.

Title

Entering into Agreements with the City of Fitchburg, Dane County, and the Wisconsin Department of Transportation for the implementation of North-South Bus Rapid Transit on State and County Highways

Body

WHEREAS, the North South Bus Rapid Transit (N-S BRT) project is in Project Development and has been recommended for funding in the Federal Transit Administration's Small Starts program; and

WHEREAS, portions of the Locally Preferred Alternative for the N-S BRT travel on County Highway D (Fish Hatchery Road in Fitchburg), US Highway 151 (Park Street, East Washington Ave), and State Highway 113 (Packers Ave and Northport Drive); and

WHEREAS, Third-Party Agreements are required by the Federal Transit Administration for implementing BRT on streets not under direct jurisdiction of the transit agency/municipality; and

WHEREAS, City staff have been in negotiations with representatives from Fitchburg, Dane County, and the Wisconsin Department of Transportation and they are agreeable to implementing bus rapid transit on these roadways; and

WHEREAS, Draft Agreements have been drafted and are available for review; and

WHEREAS, cost participation by Fitchburg, Dane County, and the Wisconsin Department of Transportation are being negotiated separately in the respective Capital Budgets of Madison and Fitchburg; and

NOW, THEREFORE, BE IT RESOLVED that the City Attorney is authorized to approve in form Third-Party Agreements with Fitchburg, Dane County, and the Wisconsin Department of Transportation for the purposes set forth herein; and

BE IT FURTHER RESOLVED that the Mayor, the Finance Director, and City Clerk are authorized to enter into such Agreements with Fitchburg, Dane County, and the Wisconsin Department of Transportation for the planning, installation, maintenance, and operation of N-S BRT.

BE IT FURTHER RESOLVED that the Mayor, the Finance Director, and City Clerk are authorized to sign related documentation for the purposes of legal, regulatory, and grant compliance in a form approved by the City Attorney.

COOPERATIVE AGREEMENT
FOR THE NORTH-SOUTH BUS RAPID TRANSIT PROJECT
BETWEEN
THE CITY OF MADISON AND
THE WISCONSIN DEPARTMENT OF TRANSPORTATION

THIS AGREEMENT is made and entered into this XXXXth day of MONTH, YEAR, by and between the City of Madison (hereinafter referred to as the "City"), and the Wisconsin Department of Transportation, an agency of the State of Wisconsin (hereinafter referred to as "WisDOT").

WITNESSETH:

WHEREAS, WisDOT ranks improvement of public transportation as high priority; and

WHEREAS, WisDOT and the City have a common interest in development of a system of Bus Rapid Transit ("BRT") lines; and

WHEREAS, Metro Transit is a division of the City which directly operates public transportation in the Madison area; and

WHEREAS, in 2022, the City, in cooperation with WisDOT, initiated the North-South Bus Rapid Transit project, the City's planned 13 to 17-mile rapid transit service connecting major employment, education, and recreation destinations through Madison; and

WHEREAS, in September of 2023, the City and WisDOT, entered into a Memorandum of Understanding to foster coordination and implementation of the North-South Bus Rapid Transit Project; and

WHEREAS, the North-South BRT project (hereinafter referred to as the "Project") will provide improved transit access within an area of high ridership, numerous activity center activity centers, and increasing reinvestment in business centers and neighborhoods; and

WHEREAS, the Project crosses the Fish Hatchery Beltline interchange, and travels along US 151 (Park St) from Badger Road to West Washington Ave as well as STH 113 (Packers and Northport) from Commercial Ave to Knutson Dr.; and

WHEREAS, WisDOT and the City intend to cooperate to assure maximum effectiveness of this joint effort; and

WHEREAS, the City has developed a Locally Preferred Alternative Report ("LPA"), passed by the Madison Common Council on June 4, 2024 and is incorporated herein by reference; and

WHEREAS, an updated BRT alignment map with probable stations is attached hereto as Attachment 1 and incorporated herein by reference; and

WHEREAS, a set of Project Agreement Conditions for implementing BRT is attached hereto as Attachment 2 and incorporated herein by reference; and

DRAFT

WHEREAS, a BRT Responsibility Matrix ("Matrix") is attached hereto as Attachment 3 and incorporated herein by reference; and

WHEREAS, the Project has been accepted into the Project Development phase of the FTA's Small Starts funding program and received a "Medium-High" rating in the President's Annual Report on Funding Recommendations for Fiscal Year 2023 Capital Investment Grants Program budget awaiting congressional appropriation; and

WHEREAS, funding for the Project is incorporated in the City's 2025 Capital budget; and

NOW THEREFORE, IN CONSIDERATION of the foregoing premises and based on the mutual covenants and agreements hereinafter expressed, the parties mutually agree as follows:

1. SCOPE OF AGREEMENT. The purpose of this Agreement is to provide a coordinated and unified approach to the design, funding, construction, implementation, operation, and maintenance of the City's Project. WisDOT supports the City's implementation of BRT by this Agreement which assigns responsibility to each of the parties for planning, constructing, operating and maintaining the East-West BRT in Madison. The parties agree that it is their intent that this Agreement will serve as a framework around which future amendments will be made to further clarify and expand their respective roles and responsibilities, including future improvements of the East-West BRT as additional funding becomes available.

2. APPLICATION OF FEDERAL TRANSIT ADMINISTRATION REQUIREMENTS. This Agreement and activities pursuant to this Agreement are subject to the requirements of the FTA regulations and related agreements authorized by 49 USC 5301 et seq, or other applicable Federal legislation. This Agreement and any amendments or modifications may be subject to the review by the FTA. Contracts for all goods and services under this Agreement related to BRT implementation must meet FTA contracting requirements including any contracts expending funds proposed to match federal funds. The use of any federal funds through the WisDOT, FTA, will require compliance with the Master Agreement between the City and the FTA to the lowest applicable tier of subcontractors. The FTA Master Agreement between the City and the FTA is on file in the administrative offices of the City and is incorporated herein by reference ("FTA Master Agreement"). Future modification to the FTA Master Agreement will be appended to and replace the current FTA Master Agreement. In the event of a conflict between the FTA Master Agreement and this Agreement, the applicable term of FTA Master Agreement shall control. The current federal FTA contract provisions attached hereto as Attachment 4 ("FTA Contract Provisions") and incorporated herein by reference, shall be attached as a rider to every third party architecture engineering or construction contract entered into pursuant to this Agreement by either party that requires reimbursement from FTA funds or that will be used as local share to match FTA funds.

3. OBLIGATIONS OF WISDOT. WisDOT agrees to undertake the following. All obligations are those of WisDOT but certain Divisions may be identified with specificity if the principal obligation lies within that Division:

a. Work cooperatively with the City to implement the Project;

b. The "Useful Life and Maintenance Responsibilities" are set out in Attachment 5, attached hereto and incorporated herein by reference. WisDOT understands that these

DRAFT

components carry a federal interest for their life or until the FTA approves the disposition of the assets, and repayment to the FTA may be necessary if any asset is disposed prior to the end of its Useful Life;

c. Make infrastructure funded under this Agreement and that will be owned by WisDOT available for transit purposes for not less than the Useful Life of the improvements. See Attachment 5 "Useful Life and Maintenance Responsibilities";

d. Cooperate with the City on the design and construction, as provided by Wis. Stats. S 86.32, for relevant North-South BRT stations and bus stops, shelters, signals, pavement and streetscape improvements and related improvements;

e. If WisDOT performs any construction under this agreement for the Project to be reimbursed by the City or to be identified as local matching funds, WisDOT contractors shall provide required documentation, which documentation shall include, without limitation certified payment applications identifying BRT work, subcontractor utilization reports, lien waivers, payroll records and certifications;

f. If WisDOT performs any construction under this agreement that is considered by the FTA as part of the Project, WisDOT agrees to assure that FTA procurement, project management and contract requirements are met in WisDOT contracts for the design, construction or implementation of North-South BRT related efforts where such work includes the use of FTA funds or WisDOT funds proposed to match the Federal funds. All projects shall include FTA Contract Provisions, including but not limited to Buy America, DBE Participation, and Prevailing Wage, and assure all necessary FTA required environmental analyses and clearances are completed;

g. If WisDOT performs any construction under this agreement for the Project, WisDOT agrees to submit all BRT-related WisDOT bid documents and contracts to the City BRT Project Manager with notifications to the City's Director of Transportation and the Metro Transit General Manager prior to publication and/or execution to assure consistency with the BRT Plan and compliance with the FTA's approved requirements;

h. If WisDOT performs any construction under this agreement that is considered by the FTA as part of the Project, WisDOT agrees to submit all invoices and other documentation (including but not limited to submittals identified in FTA Contract Provisions and Davis-Bacon oversight requirements) to the City BRT Project Manager with notifications to the City's Director of Transportation and the Metro Transit General Manager for review and approval on all WisDOT procurements and services on BRT project items for which reimbursement will be requested from the City;

i. Cooperate with the City in the securing of all necessary resolutions, permits, authorizations, adoption of ordinances and WisDOT approvals as may be required by regulations of the State of Wisconsin and under the FHWA Stewardship and Oversight Agreement;

j. While the City shall provide day to day inspection of North-South BRT improvements, if any improvements are owned by WisDOT, specifically certain affected traffic signals, they

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shall also be periodically inspected by WisDOT for general compliance with WisDOT approved plans, regulations and requirements. Upon request, WisDOT agrees to assist with resolving on site issues to assure general compliance with WisDOT regulations and requirements;

k. Coordinate with the City to share publicly available data with the intent to better define transportation needs in Madison and work to continue to develop new and better-informed transportation solutions;

l. Assist and work with the City and FTA as necessary to assure compliance with FTA project requirements including but not limited to cooperating with FTA's designated Project Management Oversight Consultant (PMOC);

4. OBLIGATIONS OF THE CITY. The City agrees to undertake the following obligations:

a. Take all reasonable and appropriate measures to authorize the use of City of Madison funds to be used as required local match to FTA grant funds;

b. As project sponsor, the City shall manage, procure, award and construct improvements in accordance with the Matrix;

c. Construct and operate the BRT line traveling on Connecting Highways in accordance with the Project Conditions (Attachment 2)

d. Design and construct traffic signal upgrades along the North-South BRT corridor as required in accordance with the final design. The cost of the improvements shall be limited to the amount stated in the North-South BRT Budget;

e. The City will pay the cost of maintaining and upgrading signal equipment as part of the Project;

f. If applicable, review WisDOT-prepared BRT project funded bid packages and professional service and construction contracts for compliance with FTA requirements and consistency with BRT plan to ensure BRT scope schedule and budget is maintained and to provide written comments in a timely fashion;

g. If applicable, review and pay design and construction invoices within thirty (30) days after submitted by WisDOT for WisDOT provided design and construction of North-South BRT improvements included in the Matrix and within the stated North-South BRT Budget;

h. Operate and maintain the North-South BRT vehicles, stations, bus stops, transit centers, shelters, fare vending equipment, park and rides, charging equipment, and other passenger amenities provided specifically for BRT operations, including, without limitation, snow removal;

i. Assure that current FTA requirements are provided to WisDOT for all related expenditures to be reimbursed by FTA funding;

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j. Provide final design and construction for all BRT stations, bus stops, transit centers, shelters, fare vending equipment, park and rides, charging equipment, and related BRT improvements on Connecting Highways as identified in the Matrix;

k. Coordinate development of sidewalk and streetscape concepts and plans including submission of the plans of BRT segments on Connecting Highways for review and approval by WisDOT prior to installation;

l. Construct street improvements in accordance with the final Project plans. Improvements shall include, those necessary to implement BRT and to provide a proper staging area at BRT stations. The extent of improvements shall be limited to the amount stated in the Matrix and North-South BRT Budget;

m. The City may adjust planned BRT and public improvements for BRT as necessary to meet transit operation needs, maintain the projects within available funding, or other considerations including, without limitation, developing agreements with third parties for purposes of completing transit oriented economic development projects.

n. Monitor the operations of transit signal priority and adjust signal timing as needed, including potentially turning off transit signal priority at individual intersections.

o. Monitor the time-of-day parking restrictions and adjust the times as needed.

5. BRT DEVELOPMENT PROVISIONS. WisDOT and the City further agree to cooperate as follows:

a. WisDOT and the City will exercise best efforts to complete the development of the BRT improvements for which each party is responsible under Sections 3, 4 and 5 of this Agreement. WisDOT and the City may, in their discretion, initiate actions to complete the improvements within the time requirements of the Schedule of BRT Development as attached hereto as Attachment 6 and incorporated herein by reference.

b. With respect to portions of the Project that are within the jurisdiction of the City of Fitchburg, University of Wisconsin, or Dane County, the City shall submit separate intergovernmental agreements for review and approval in accordance with its standard practice and custom for final acceptance by the impacted party.

6. FINANCING FOR BRT IMPROVEMENTS. This Agreement is funded substantially with Federal grant funds and is subject to the Federal Transit Administration requirements. This Agreement is contingent upon the receipt of such Federal funds.

a. At the time of execution of this Agreement the BRT Budget could approach $200,000,000, based on estimates set forth in Attachment 7 ("North-South BRT Budget") and incorporated herein by reference. The City anticipates securing FTA Section 5309 Small Starts funding totaling $118,100,000, with the remainder coming from other local and federal sources.

b. As final design is completed on the various North-South BRT improvements, the East-West BRT Budget may be adjusted. The City may, at its discretion, determine scope and

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budget adjustments for East-West BRT improvements to maintain costs within available funding. The City shall provide updates to WisDOT as adjustments to the proposed BRT Budget may occur.

c. In the event that WisDOT determines that additional non-BRT Improvements should be designed and constructed concurrent with North-South BRT, these costs will be recorded separately and be borne entirely by WisDOT with no obligation to the City or the Project.

d. The City reserves the right to adjust implementation of any work authorized under this Agreement to match available FTA funding.

7. PAYMENT. Funding under this Agreement, as noted in Section 6 above, is contingent on appropriation of such federal and local funds and the availability of such funds to the City. The City shall provide WisDOT notice of federal grant approvals and of any communication from FTA or any other source which advises that such funding will not be forthcoming. The City shall reimburse WisDOT but only for those items specifically identified in the North-South BRT budget and for which WisDOT has provided documentation that FTA requirements, including bidding and contracting requirements, have been satisfied.

8. TERM. This Agreement shall become effective upon execution and shall remain in full force and effect until the earlier of:

i. Termination pursuant to Section 19, Defaults and Remedies; Termination, or

ii. Thirty (30) years from the date of execution of the agreement.

The parties shall revisit and modify the agreement as necessary every five (5) years, beginning in 2025. It is acknowledged by the parties that the terms and conditions of any FTA funding requires that any work undertaken with the use of FTA funds must be maintained in a fashion to preserve the life of the improvement.

9. MAINTENANCE OF IMPROVEMENTS. Any improvements funded by FTA shall be maintained and made available to transit use during the Useful Life of such improvements as set forth in Attachment 5. Changes to improvements necessary to the success of the execution of BRT operations shall not be made without appropriate communication and agreement with the City. The Useful Life defines the maintenance responsibilities of each improvement and the duration each improvement must be maintained in good, safe and useful condition. Any improvements not addressed in the Attachment 5 will be the subject of subsequent amendments to this Agreement.

10. NO GRATUITIES AND KICKBACKS.

a. Gratuities. No party to this Agreement has or will offer or give any WisDOT or City employee or officer a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation or preparation of any part of a contract requirement or purchase request, influencing the content of any specification or procurement standard rendering of advice, investigation, auditing or any other advisory capacity in any proceeding or application, request for ruling, determination, claim or

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controversy, or other particular matter, pertaining to any contract or subcontract, or to any solicitation or proposal therefor;

b. Kickbacks. WisDOT and the City certify that no payment, gratuity, offer of employment or benefit has been or will be made by or on behalf of or solicited from any third party contractor under a contract to WisDOT or the City as an inducement for the award of a subcontract or order in connection with the subject matter of this Agreement.

11. CONFLICTS OF INTEREST. The City and WisDOT each certify that no officer or employee of the City or WisDOT has, or will have, a direct or indirect financial interest in this Agreement which is incompatible with the officer's or employee's discharge of official duties in the public interest, and that no officer or employee of the City or WisDOT, or member of such officer's or employee's immediate family, either has negotiated, or has or will have an arrangement, concerning employment to perform services on behalf of WisDOT or the City in this Agreement.

12. PROHIBITION AGAINST CONTINGENT FEES. No party to this Agreement will employ or retain any person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies. For breach or violation of this warranty, WisDOT and the City shall each have the right to annul this Agreement without liability or otherwise recover the full amount of such commission, percentage, brokerage, or contingent fee.

13. ASSIGNMENT. Neither party to this Agreement shall assign or transfer any part or all of their respective obligations or interests without the other party's prior written approval. If any party shall assign or transfer any part of its interests or obligations under this Agreement without such prior approval, it shall constitute a material breach of this Agreement. Neither party shall be obligated to pay or be liable for payment of any monies which may be due to any subcontractor of the other party. WisDOT and the City shall include in any subcontract a requirement that the subcontractor shall comply with all requirements of this Agreement in performing the services hereunder.

14. INDEPENDENT CONTRACTOR. Each party of this Agreement is an independent contractor with respect to all services performed under this Agreement. Nothing contained in this Agreement nor shall any act of WisDOT or the City be deemed or construed to create any third-party beneficiary or principal and agent association or relationship involving the other party. Neither party is agent of the other party and neither party has authority to take any action or execute any documents on behalf of the other party.

15. INSURANCE. The parties to this Agreement shall follow their own respective policies and regulations regarding insurance requirements.

16. LIABILITY. Each party shall be responsible for its own acts, errors or omissions and for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and 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

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protections available to the parties by law. This paragraph shall survive the termination or expiration of this agreement.

17. GOVERNING LAW. This Agreement shall be construed and governed in accordance with the law 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 LAWS. WisDOT and the City and each of their Contractors shall comply with all federal, state and local laws, ordinances and regulations applicable to this Agreement in addition to those laws, ordinances and regulations specifically identified in this Agreement. The City, at its own expense, shall secure all occupational and professional licenses and permits for the BRT implementation from public or private sources necessary for the fulfillment of the obligations under this Agreement

19. DEFAULTS AND REMEDIES; TERMINATION.

a. A party to this Agreement shall be in default of this Agreement upon the happening of any of the following events:

   i. Upon the levy of any attachment or execution of any process of a court of competent jurisdiction which does or will interfere with the performance of WisDOT or the City under this Agreement, and which attachment, execution or other process of such court is not enjoined, vacated, dismissed, or set aside within a period of thirty (30) days after entered;

   ii. Upon the suspension or revocation of any act, power, license, permit, or authority that has the effect of preventing and stopping the City or WisDOT from performing under this Agreement.

Upon the happening of any one or more of the events as set forth in this section or upon any other default or breach of this Agreement, written notice shall be provided to the defaulting party specifying the asserted default. Following receipt of such notification, counsel for each party, along with at least one principal officer/employee of each party having the authority to bind their respective party, shall promptly meet and confer in an effort to resolve any dispute. If despite their good faith effort to resolve the dispute, the parties fail to resolve the dispute within fifteen (15) calendar day of the original notice of asserted default, then the alleged defaulting party shall have a period of thirty (30) days to cure such default.

b. No party shall be deemed to be in default in its performance under this Agreement where nonperformance is due to an unavoidable delay. Unavoidable delay means any circumstance beyond the reasonable control of the party which causes a delay in performance under this Agreement including, without limitation, war, strikes, lock-outs, riots, floods, earthquakes, fires, acts of terrorism, casualties, labor disputes, embargoes, tornadoes, acts of God or any other causes beyond the reasonable control of the parties.

c. No party shall be deemed to be in default in its performance under this Agreement where nonperformance is due to delays from regular transportation management activities

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including construction, maintenance, emergency routing, changes to travel patterns or any other regularly occurring or anticipated activity.

d. This Agreement may be terminated by either party with notice to the other party in the event that the federal funds identified herein are no longer available.

20. WAIVER. No consent or waiver, express or implied, by any party to this Agreement or of any breach or default by any other party in the performance by such other party of its obligations under this Agreement shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such party hereunder. Failure on the part of any party to complain of any act or failure to act of any of the other party or to declare the other party in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights under this Agreement. Each party reserves unto itself the right to waive any term, covenant, or condition of this Agreement; provided, however, such waiver shall be in writing and shall be deemed to constitute a waiver only as to the matter waived and the parties reserve the right to exercise any and all of its rights and remedies under this Agreement irrespective of any waiver granted.

21. ANTI-DISCRIMINATION.

a. The Parties agree to abide by their own respective non-discrimination policies and procedures during the term of this agreement. Further, the parties agree that this agreement does not subject either party to the other's jurisdiction for the administration of such matters.

b. For work described in this Agreement and funded through the FTA, a Disadvantaged Business Enterprise ("DBE") will be afforded every opportunity to participate. If certain components of the BRT project are assigned DBE goals, WisDOT and the City will make good faith efforts to utilize certified DBE firms in carrying out their respective duties and obligations under this Agreement.

22. AUDIT.

a. The WisDOT Auditor, City auditors, and FTA shall have the right to audit this Agreement and all books, documents and records relating to thereto;

b. the City and WisDOT shall maintain all books, documents and records relating to this Agreement during the term of the Agreement;

c. The books, documents and records of the City and WisDOT, in connection with this Agreement shall be made available to the WisDOT Auditor, the City auditors, and FTA for inspection and audit within a reasonable period of time not to exceed thirty (30) days after written request shall be made to the City or WisDOT.

23. 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.

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24. SEVERABILITY OF PROVISIONS. Except as specifically provided herein, all of the provisions of this Agreement shall be severable. In the event that any provision of this Agreement is found by a court of competent jurisdiction to be unconstitutional or unlawful, the remaining provisions of this Agreement shall be valid unless the court finds the valid provisions of this Agreement are so essentially and inseparably connected with and so dependent upon the invalid provisions that it cannot be presumed that the parties to this Agreement could have included the valid provisions without the invalid provisions; or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the parties.

25. BINDING EFFECT. This Agreement shall be binding upon the parties hereto and upon their assigns, transferees and successors in interest, provided no party may assign this Agreement or the rights or obligations hereunder without the express written consent of the other party.

26. REPRESENTATIONS AND WARRANTIES. WisDOT and the City each certify that they have the power and authority to execute and deliver this Agreement, to use the funds as contemplated hereby and to perform this Agreement in accordance with its terms.

27. NOTICES. Any notices or other communications required or permitted to be given hereunder shall be in writing and shall be deemed given when delivered personally or deposited in the United States Mail, either certified or registered mail, postage prepaid, overnight delivery service, return receipt requested, addressed as follows:

WisDOT:
Director of SW Region
Wisconsin Department of Transportation
2101 Wright Street
Madison, WI 53704

With a copy to:
Planning Chief
Wisconsin Department of Transportation
2101 Wright Street
Madison, WI 53704

The City of Madison:
Director of Transportation
City of Madison
215 Martin Luther King, Jr Blvd
Madison, WI 53703

With a copy to:
Transit General Manager
Metro Transit System
1145 E Washington Avenue
Madison, WI 53703

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28. AMENDMENT. This Agreement shall not be amended, modified or canceled without the written consent of the parties to this Agreement and any such action shall be subject to the provisions related to the FTA as set forth above.

29. MISCELLANEOUS. Each party to this Agreement agrees to perform any further acts and deliver any additional documents which may be reasonably requested to carry out the provisions of this Agreement. The terms and conditions contained herein constitute the entire agreement of the parties and supersede all prior written and oral agreements and understandings relating to the subject matter hereof. The captions at the beginning of each Section are used for convenience only and are not be used in attempting to construe any part of this Agreement. Unless the context indicates otherwise, words importing the singular number shall include the plural and words of masculine gender shall be deemed and construed to include the feminine and neuter genders and vice versa.

30. COUNTERPARTS; ELECTRONIC DELIVERY. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written.

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 R. Haas, City Attorney Date

Execution of this Agreement by City is authorized by Resolution Enactment No. RES-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____, 202__.

FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION

_____ _____
xxxxx Date

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ATTACHMENT 1
BRT Alignment Map

ATTACHMENT 2
Project Conditions

ATTACHMENT 3

BRT Responsibility Matrix

ATTACHMENT 4

FTA Contract Provisions

ATTACHMENT 5

Useful Life and Maintenance Responsibilities

ATTACHMENT 6

Schedule of BRT Development

ATTACHMENT 7
North-South BRT Budget

COOPERATIVE AGREEMENT FOR THE EAST-WEST BUS RAPID TRANSIT PROJECT BETWEEN THE CITY OF MADISON, CITY OF FITCHBURG, AND COUNTY OF DANE

THIS AGREEMENT is made and entered into by and between City of Madison, a Wisconsin municipal corporation ("Madison"), City of Fitchburg, a Wisconsin municipal corporation ("Fitchburg"), and the County of Dane, a Wisconsin quasi-municipal corporation ("County").

WITNESSETH:

WHEREAS, Madison, Fitchburg, and County (the "Parties") rank improvement of public transportation as a high priority; and,

WHEREAS, Metro Transit, Madison's transit provider ("Metro"), already provides local bus service throughout the Dane County Urban Area including Fitchburg; and,

WHEREAS, Madison, Fitchburg, and County have a common interest in the development of a system of Bus Rapid Transit ("BRT") lines to serve the Madison Urban Area; and,

WHEREAS, Madison in partnership with Fitchburg has initiated the North-South Bus Rapid Transit project, a planned 15-mile rapid transit service running from Fitchburg to north Madison, to be operated by Metro, connecting major employment, education, and recreation destinations through Dane County's Urban Area (the "Project"); and,

WHEREAS, the Project will provide improved transit access within an area of high ridership, numerous activity centers, and increasing reinvestment in business centers and neighborhoods; and,

WHEREAS, the Project is located partly on Fish Hatchery Road (aka CTH D) which is under County's highway jurisdiction; and,

WHEREAS, Madison, Fitchburg, County and other State and municipal partners, intend to cooperate to assure maximum effectiveness of this joint effort; and,

WHEREAS, Madison and Fitchburg have developed a Locally Preferred Alternative Report dated May 2024 ("LPA"), which report is incorporated herein by reference; and,

WHEREAS, an updated BRT alignment map with probable stations is attached hereto as Attachment 1 and incorporated herein by reference; and,

WHEREAS, a BRT Project Conditions is attached hereto as Attachment 2 and incorporated herein by reference; and,

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WHEREAS, a BRT Responsibility Matrix ("Matrix") is attached hereto as Attachment 3 and incorporated herein by reference; and,

WHEREAS, the Project has been accepted into the Project Development phase of the FTA's Small Starts funding program and received a "Medium" rating in the March 2024 President's Annual Report on Funding Recommendations for Fiscal Year 2025 Capital Investment Grants Program budget awaiting congressional appropriation; and,

WHEREAS, funding for the Project has been approved in Madison's and Fitchburg's adopted 2024 capital budgets;

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. Scope of Agreement. The purpose of this Agreement is to provide a coordinated and unified approach for the BRT route that is under the County's jurisdiction on CTH D from County PD to Badger Road. Under this Agreement, County will be authorizing Madison and Fitchburg, at their cost, to install and operate BRT facilities within County's highway jurisdiction, including providing necessary utility infrastructure for this purpose.

2. Application of Federal Transit Administration Requirements. This Agreement and activities pursuant to this Agreement are subject to the requirements of the Federal Transit Administration (FTA) regulations and related agreements authorized by 49 USC 5301 et seq, or other applicable Federal legislation. This Agreement and any amendments or modifications may be subject to the review by the FTA. Contracts for all goods and services under this Agreement related to BRT implementation must meet FTA contracting requirements including any contracts expending funds proposed to match federal funds. The use of any federal funds through the Wisconsin Department of Transportation (WisDOT) or FTA will require compliance with the Master Agreement between Madison and the FTA to the lowest applicable tier of subcontractors. The FTA Master Agreement between the Madison and the FTA is on file in the administrative offices of Madison and is incorporated herein by reference ("FTA Master Agreement"). Future modification to the FTA Master Agreement will be appended to and replace the current FTA Master Agreement. In the event of a conflict between the FTA Master Agreement and this Agreement, the applicable term of FTA Master Agreement shall control.

   The Project shall conform to FTA's Capital Investment Grants Program Regulations. The Project shall also conform to required federal FTA contract provisions attached hereto as Attachment 5 ("FTA Terms and Provisions") and incorporated herein by reference, shall be attached as a rider to every third party architecture engineering or construction contract entered into pursuant to this Agreement by either party that requires reimbursement from FTA funds or that will be used as local share to match FTA funds.

3. Obligations of County. County agrees to take the certain actions identified

hereafter.

a. Work cooperatively with Madison and Fitchburg to implement the Project.

b. Grant permission, to the extent necessary, for Madison and Fitchburg to use Fish Hatchery Road right- of-way for the purposes of the Project.

c. Allow infrastructure within County's highway jurisdiction that is covered by this Agreement and that will be owned by Madison and Fitchburg available for transit purposes for not less than the Useful Life of the improvements. The "Useful Life and Maintenance Responsibilities" are set out in Attachment 4, attached hereto and incorporated herein by reference. County understands that these components carry a federal interest for their life or until the FTA approves the disposition of the assets, and repayment to the FTA by Madison may be necessary if any asset is disposed prior to the end of its Useful Life.

d. Allow Madison and Fitchburg to design and construct Project stations/stops, shelters, signals, pavement and streetscape improvements and related improvements located within County's highway jurisdiction.

e. Cooperate with Madison and Fitchburg in the securing of any County resolutions, permits, authorizations, adoption of ordinances and approvals as may be required by the State of Wisconsin or the FTA.

f. If all appropriate regulatory issues have been addressed, issue approvals as required to accomplish the goals of this Agreement.

g. Madison shall provide day-to-day inspection of the Project improvements, including those located within County's highway jurisdiction. Any improvements to be owned by County, including but not limited to traffic signals, pavement improvements, and sidewalk, shall also be periodically inspected by Madison and Fitchburg for general compliance with the Project's approved plans, regulations and requirements. Upon request, County agrees to assist Madison and Fitchburg with resolving any on site issues with Project Improvements located within County's highway jurisdiction to assure general compliance with County's regulations and requirements.

h. If necessary and allowed for under the electrical service rules, County shall allow Madison access to electrical power for BRT stations through County's traffic signal controllers and/or lighting owned and maintained by County at locations identified as the Stations and at future locations as added by Metro for improved transit service, provided that Madison reimburses County for the actual cost of the electrical power consumed by Metro. A separate meter shall be installed to determine Madison costs.

i. Authorize Madison to deploy Traffic Signal Priority ("TSP") on Fish Hatchery Road for use by the BRT system.

j. Authorize Madison and Fitchburg to install, modify, operate and/or

maintain a fiber and communication network for traffic signal networking within right-of-way under County's highway jurisdiction.

k. Authorize Madison and Fitchburg to install electronic Ticket Vending Machines (TVMs) at BRT stations within County's highway jurisdiction at no cost to County. These TVMs will dispense bus passes and provide a convenient way for transit riders to purchase tickets prior to bus arrival. County authorizes Madison to install TVMs at these locations within County's highway jurisdiction. Metro Transit shall retain all TVM proceeds. Revenues generated from FTA funded TVMs shall be utilized solely for transit purposed in accordance with FTA regulations.

l. Pending funding availability, County may authorize the Project to install conductive concrete in and around BRT stations. Conductive concrete (heat transferring concrete) may be installed at transit boarding locations to improve pedestrian safety by quickly melting snow and ice. Some concrete pavement locations may also be placed with conductive concrete to reduce snow and ice removal long term maintenance. All costs of installation and maintenance shall be the responsibility of Madison.

4. Obligations of Madison and Fitchburg. Madison and Fitchburg agree to take the certain actions identified hereafter:

a. Take all reasonable and appropriate measures to authorize the use of Adopted Budget approved funds as the required local match to FTA grant funds.

b. As project sponsor, Madison shall manage, design, procure, award and construct improvements in accordance with the responsibility matrix (Attachment 3).

c. Fitchburg will review and approve BRT design on roadways where Fitchburg is contributing cost-share funding.

d. Design and construct traffic signal upgrades along the Project corridor as required in accordance with the final design; extent of improvements shall be limited to the amount stated in the Project Budget.

e. Coordinate with County on establishing North-South BRT Traffic Signal Priority (TSP) on Fish Hatchery Road within County's highway jurisdiction, the cost of installing, maintaining and upgrading any TSP equipment to be borne by Madison, unless otherwise agreed to by the Parties.

f. Operate and maintain, at no cost to County, unless otherwise expressly agreed upon, Metro's BRT vehicles, transit centers, mobility hubs, stations/stops, shelters, TVMs, charging equipment, and other passenger amenities provided specifically for BRT operations and funded under this or other agreements. Maintenance includes snow clearing, trash pickup and cleaning as applied to the above facilities created or utilized for this project.

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Madison shall be responsible for providing necessary liability insurance for the BRT system.

g. Provide final design and construction for all BRT stations, stops, park and rides, terminals, shelters, streetscape, and related BRT improvements as identified in the Matrix.

h. Coordinate development of sidewalk and streetscape concepts and plans including submission of the plans for review and approval prior to installation for those Project improvements to be made within County.

i. Construct street improvements within County's highway jurisdiction in accordance with the Project's final design plans; improvements shall include but not be limited to those necessary to improve the overall ride of BRT buses and provide a sound staging area at bus stops; extent of improvements shall be limited to the amount stated in the Matrix and the Project Budget.

j. Madison and Fitchburg may adjust planned BRT and public improvements for BRT as necessary to meet transit operation needs, maintain the projects within available funding, or other considerations, including, but not limited to, developing agreements with third parties for purposes of completing transit oriented economic development projects.

k. Obtain County approval of all plans for any improvements within County Highway jurisdiction.

l. Obtain county permits, as necessary, for any work within County Highway jurisdiction.

5. BRT Development and Special Provisions. Madison, Fitchburg, and County further agree to cooperate as follows:

   a. With respect to portions of the North-South BRT project that are within the jurisdiction of other regional municipalities or governmental entities, Madison shall secure separate intergovernmental agreements in accordance with its standard practice and custom for final acceptance by the impacted party.

6. Financing for BRT Improvements. The Project is to be funded substantially with Federal grant funds and is subject to the Federal Transit Administration requirements. This Agreement is contingent upon the receipt of such Federal funds.

   a. At the time of execution of this Agreement the BRT Budget is estimated at between $150 and $200 million. Madison anticipates securing FTA Section 5309 Small Starts funding totaling $118.2 million, with the remainder coming from other local, state or federal sources.

   b. Fitchburg is responsible for the 20 percent local match requirements for improvements occurring within Fitchburg, currently estimated at $1.5

million.

c. Madison is responsible for providing the local match required for improvements within the City of Madison, currently estimated at between $25 and $35 million.

d. Dane County is not providing financial resources to this project and shall not be responsible for any direct or indirect costs incurred to design, construct or maintain the project.

e. As final design is completed on the various Project improvements, the North-South BRT Budget may be adjusted. Madison may, at its discretion, determine scope and budget adjustments for Project improvements to maintain costs within available funding for improvements. Madison shall provide updates to Fitchburg and County as adjustments to the Project Budget may occur.

f. In the event that Madison, Fitchburg, and/or federal funding sources fall short of anticipated BRT expenditures, Madison and Fitchburg may re-open the financing portion of this agreement for resolution.

g. Madison reserves the right to adjust implementation of work authorized under this Agreement to match available FTA funding.

7. Term. This Agreement shall become effective upon execution and shall remain in full force and effect until the earlier of (i) termination pursuant to Section 16, "Defaults and Remedies; Termination", or (ii) one year after the Useful Life of any improvement constructed under the provisions of this Agreement. It is acknowledged by the Parties that the terms and conditions of any FTA funding requires that any work undertaken with the use of FTA funds must be maintained in a fashion to preserve the life of the improvement.

8. Maintenance of Improvements. Any improvements funded by FTA shall be maintained and made available to transit use during the Useful Life of such improvements as set forth in Attachment 4. Changes to improvements necessary to the success of the execution of BRT operations, shall not be modified without appropriate communication and agreement with Madison. The Useful Life defines the maintenance responsibilities of each improvement and the duration each improvement must be maintained in good, safe and useful condition. Any improvements not addressed in the Useful Life will be the subject of subsequent amendments to this Agreement.

9. Maintenance of County D. Maintenance of County D will continue as described in the June 2019 agreement between the County and Fitchburg. Maintenance of existing traffic signals shall remain the same as per the existing agreement with the City of Madison. New traffic signals may be added by amendment to the existing City of Madison agreement. One new signal is anticipated at High Ridge Trail.

10. Liability. Each party shall be responsible for its own acts, errors or omissions and

for the acts, errors or omissions of its employees, officers, officials, agents, boards, committees and commissions, and 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 any of the parties 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.

11. Insurance. The parties to this Agreement shall follow their own respective policies and regulations regarding insurance requirements.

12. No Gratuities and Kickbacks.

    a. Gratuities. No party to this Agreement has or will offer or give any Madison, Fitchburg, or County employee or officer a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation or preparation of any part of a contract requirement or purchase request, influencing the content of any specification or procurement standard rendering of advice, investigation, auditing or any other advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any contract or subcontract, or to any solicitation or proposal therefor;

    b. Kickbacks. Madison, Fitchburg, and County certify that no payment, gratuity, offer of employment or benefit has been or will be made by or on behalf of or solicited from any third party contractor under a contract to Madison, Fitchburg, or County as an inducement for the award of a subcontract or order in connection with the subject matter of this Agreement.

13. Conflicts of Interest. Madison, Fitchburg, and County each certify that no officer or employee of Madison, Fitchburg, or County has, or will have, a direct or indirect financial interest in this Agreement which is incompatible with the officer's or employee's discharge of official duties in the public interest, and that no officer or employee of Madison. Fitchburg, or County, or member of such officer's or employee's immediate family, either has negotiated, or has or will have an arrangement, concerning employment to perform services on behalf of Madison, Fitchburg, or County in this Agreement.

14. Prohibition Against Contingent Fees. No party to this Agreement will employ or retain any person to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies. For breach or violation of this warranty, Madison, Fitchburg, and County shall each have the right to annul this Agreement without liability or otherwise recover the full amount of such commission, percentage, brokerage, or contingent

fee.

15. Governing Law. This Agreement shall be construed and governed in accordance with the law 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.

16. Compliance With Laws. Madison, Fitchburg, and County and each of their Contractors shall comply with all federal, state and local laws, ordinances and regulations applicable to this Agreement in addition to those laws, ordinances and regulations specifically identified in this Agreement. Madison, at its own expense, shall secure all occupational and professional licenses and permits for the BRT implementation from public or private sources necessary for the fulfillment of the obligations under this Agreement.

17. Defaults and Remedies; Termination.

    a. A party to this Agreement shall be in default of this Agreement upon the happening of any of the following events:

        i. Upon the levy of any attachment or execution of any process of a court of competent jurisdiction which does or will interfere with the performance of Madison, Fitchburg, or County under this Agreement, and which attachment, execution or other process of such court is not enjoined, vacated, dismissed, or set aside within a period of thirty (30) days after entered;

        ii. Upon the suspension or revocation of any act, power, license, permit, or authority that has the effect of preventing and stopping Madison, Fitchburg, or County from performing under this Agreement.

    b. Upon the happening of any one or more of the events as set forth in this section or upon any other default or breach of this Agreement, written notice shall be provided to the defaulting party specifying the default. Following receipt of such notification, counsel for each party, along with at least one principal officer/employee of each party having the authority to bind their respective party, shall promptly meet and confer in an effort to resolve any dispute. If despite their good faith effort to resolve the dispute, the parties fail to resolve the dispute within fifteen (15) calendar day of the original notice of asserted default, then the alleged defaulting party shall have a period of thirty (30) days to cure such default.

    c. No party shall be deemed to be in default in its performance under this Agreement where nonperformance is due to an unavoidable delay. Unavoidable delay means any circumstance beyond the reasonable control of the party which causes a delay in performance under this Agreement including, without limitation, war, strikes, lock-outs, riots, floods, earthquakes, fires, acts of terrorism, casualties, labor disputes, embargoes,

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tornadoes, acts of God or any other causes beyond the reasonable control of the parties.

d. No party shall be deemed to be in default in its performance under this Agreement where nonperformance is due to delays from regular transportation management activities including construction, maintenance, emergency routing, changes to travel patterns or any other regularly occurring or anticipated activity.

e. This Agreement may be terminated by any party with notice to the other parties in the event that the federal funds identified herein are no longer available.

18. Waiver. No consent or waiver, express or implied, by any party to this Agreement or of any breach or default by any other party in the performance by such other party of its obligations under this Agreement shall be deemed or construed to be a consent or waiver to or of any other breach or default in the performance by such other party of the same or any other obligations of such party hereunder. Failure on the part of any party to complain of any act or failure to act of any of the other parties or to declare any of the other parties in default, irrespective of how long such failure continues, shall not constitute a waiver by such party of its rights under this Agreement. Each party reserves unto itself the right to waive any term, covenant, or condition of this Agreement; provided, however, such waiver shall be in writing and shall be deemed to constitute a waiver only as to the matter waived and the parties reserve the right to exercise any and all of its rights and remedies under this Agreement irrespective of any waiver granted.

19. Rights and Remedies Cumulative and Not Exclusive. All rights and remedies granted to the parties herein and any other rights and remedies which any party may have at law and in equity are hereby declared to be cumulative and not exclusive and the fact that such party may have exercised any remedy without terminating this Agreement shall not impair that party's rights thereafter to terminate or to exercise any other remedy herein granted or to which such party may be otherwise entitled.

20. Anti-Discrimination.
    a. The Parties agree to abide by their own respective non-discrimination policies and procedures during the term of this agreement. Further, the parties agree that this agreement does not subject either party to the other's jurisdiction for the administration of such matters.

    b. For work described in this Agreement and funded through the FTA, a Disadvantaged Business Enterprise ("DBE") will be afforded every opportunity to participate. If certain components of the BRT project are assigned DBE goals, Madison, Fitchburg, and County will make good faith efforts to utilize certified DBE firms in carrying out their respective duties and obligations under this Agreement.

21. Audit.

a. Madison, Fitchburg, and County auditors, along with WisDOT and FTA, shall have the right to audit this Agreement and all books, documents and records relating to thereto;

b. Madison, Fitchburg, and County shall maintain all books, documents and records relating to this Agreement during the term of the Agreement;

c. The books, documents and records of Madison, Fitchburg, and County, in connection with this Agreement shall be made available to Madison, Fitchburg, and County auditors, WisDOT and FTA for inspection and audit within ten (10) days after written request shall be made to Madison, Fitchburg, or County.

22. 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.

23. Severability of Provisions. Except as specifically provided herein, all of the provisions of this Agreement shall be severable. In the event that any provision of this Agreement is found by a court of competent jurisdiction to be unconstitutional or unlawful, the remaining provisions of this Agreement shall be valid unless the court finds the valid provisions of this Agreement are so essentially and inseparably connected with and so dependent upon the invalid provisions that it cannot be presumed that the parties to this Agreement could have included the valid provisions without the invalid provisions; or unless the court finds that the valid provisions, standing alone, are incapable of being performed in accordance with the intentions of the Parties.

24. Binding Effect. This Agreement shall be binding upon the Parties hereto and upon their assigns, transferees and successors in interest, provided no party may assign this Agreement or the rights or obligations hereunder without the express written consent of the other parties.

25. Representations and Warranties. Madison, Fitchburg, and County each certify that they have the power and authority to execute and deliver this Agreement, to use the funds as contemplated hereby and to perform this Agreement in accordance with its terms.

26. Notices. Any notices or other communications required or permitted to be given hereunder shall be in writing and shall be deemed given when delivered personally or deposited in
the United States Mail, either certified or registered mail, postage prepaid, overnight delivery service, return receipt requested, or by facsimile, addressed as follows:

Madison: Director of Transportation, City of Madison

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215 Martin Luther King, Jr. Blvd.,
Suite 109 Madison, WI 53703

With a copy to:
Transit General Manager, Metro Transit
1145 E Washington
Avenue Madison, WI
53703

Fitchburg: XXXXXXX

County: Dane County Highway and Transportation
2302 Fish Hatchery Rd.
Madison, WI 53713

27. Amendment. This Agreement shall not be amended, modified or canceled without the written consent of the parties to this Agreement and any such action shall be subject to the provisions related to the FTA as set forth above.

28. Miscellaneous. Each party to this Agreement agrees to perform any further acts and deliver any additional documents which may be reasonably requested to carry out the provisions of this Agreement. In the event any part, term or provisions of this Agreement shall be declared illegal or in conflict with any law, rule or regulation, the validity of the remaining portion, terms or provisions shall not be affected thereby. The terms and conditions contained herein constitute the entire agreement of the parties and supersede all prior written and oral agreements and understandings relating to the subject matter hereof. The captions at the beginning of each Section are used for convenience only and are not be used in attempting to construe any part of this Agreement. Unless the context indicated otherwise, words importing the singular number shall include the plural and words of masculine gender shall be deemed and construed to include the feminine and neuter genders and vice versa.

29. 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.

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IN WITNESS WHEREOF, the parties hereto have duly executed this instrument the day and year first above written.

FOR THE CITY OF MADISON

CITY OF MADISON, WISCONSIN

a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Maribeth Witzel-Behl, City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
Michael Haas, City Attorney

Date: _____

Execution of this Agreement by City is authorized by Resolution Enactment No. RES-____, ID No. _, adopted by the Common Council of the City of Madison on _____.

FOR CITY OF FITCHBURG

FOR DANE COUNTY

Date

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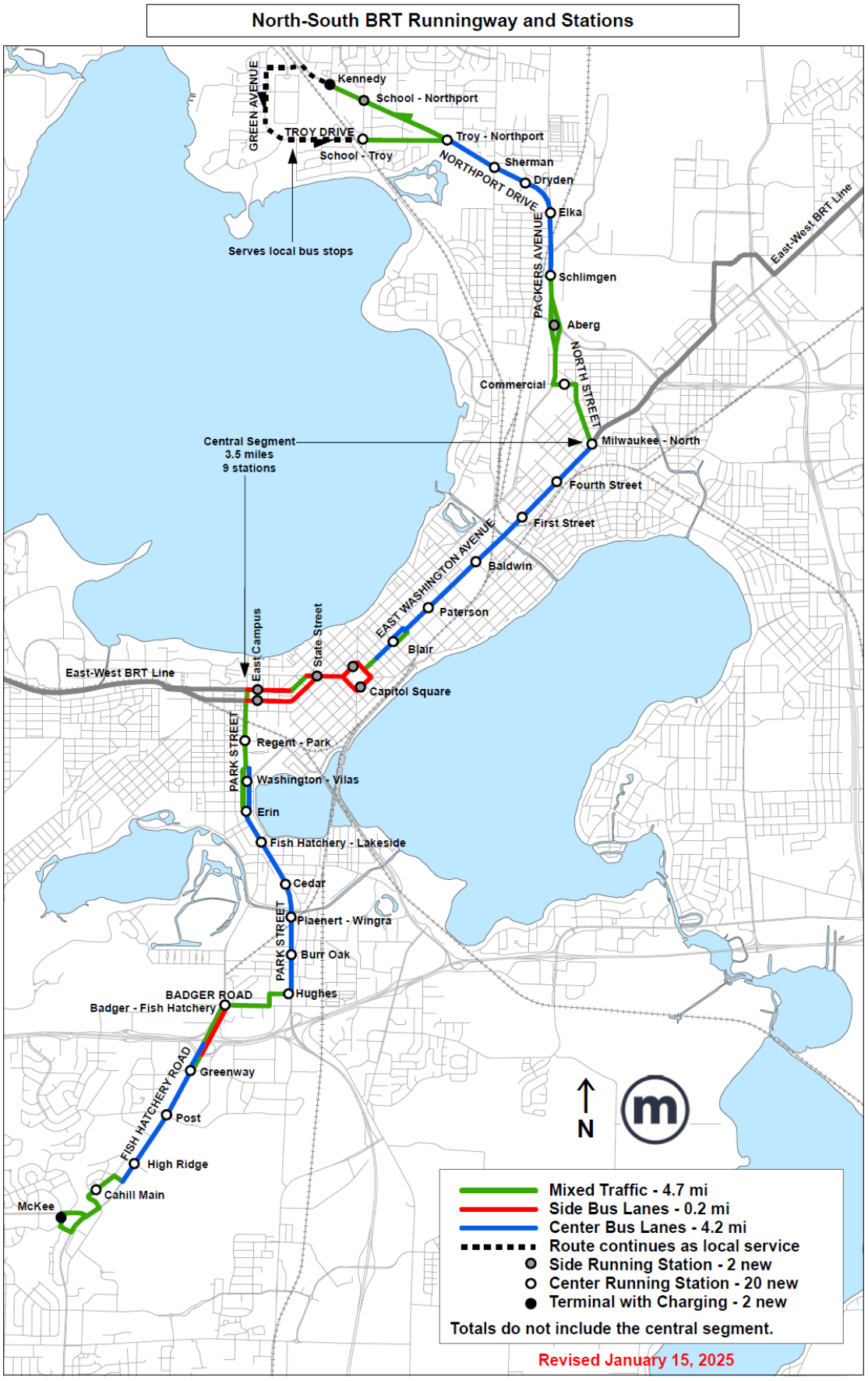
ATTACHMENT 1
BRT Alignment Map



ATTACHMENT 2

Project Conditions of Coordination Agreement

In addition to those conditions set forth in the Coordination Agreement as it relates to the Project and the development of Madison's BRT system, Madison and Dane County further agree to the following special conditions:

1. Dane County authorizes Madison and Fitchburg to use right of way and facilities under Dane County's highway jurisdiction for the purposes of the BRT system.
2. Dane County authorizes Madison and Fitchburg to install, within right of way under Dane County's highway jurisdiction, the infrastructure needed to provide BRT service through Dane County and to the Madison Urban Area, as set forth in the Project plans.
3. Dane County authorizes Madison and Fitchburg to install and provide any utility or communication infrastructure within right of way under Dane County's highway jurisdiction needed to serve the BRT system. Madison shall be responsible for any Digger's Hotline compliance and for relocating any existing utilities as necessary.
4. Madison and Fitchburg, or its contractor(s), agrees to obtain any necessary permits or approvals from Dane County that would otherwise be needed to perform the work associated with the Project.
5. Madison, at its own expense, shall repair any damage to the roadway or right of way which may occur as a result of installation of the Project and restore such facility to its original condition.
6. Dane County shall not be responsible for any costs associated with construction, maintenance or administration of the Project.

ATTACHMENT 3

BRT Responsibility Matrix – County Highway D

	Maintenance Responsibility	**Construction/ Procurement Responsibility**
Station Platform (concrete, warning fields, snow melt, etc)	Madison/Fitchburg	Madison/ Fitchburg
Station Shelter (frame, roof, etc)	Madison/Fitchburg	Madison/Fitchburg
Bicycle Racks	Fitchburg	Madison/ Fitchburg
Ticketing Equipment	Madison	Madison
Real-time bus arrival sign	Madison	Madison
Fiber Internet Connection	Madison	Madison/ Fitchburg
Electric Utility Service	Fitchburg	Madison/ Fitchburg
Snow Removal – Platform	Fitchburg	N/A
Landscaping	Fitchburg	Madison/ Fitchburg
Street signs	Fitchburg	Madison/ Fitchburg
Trash Pickup	Fitchburg	N/A
Striping	Madison	Madison
Charging Equipment	Madison	Madison
Lighting	Madison	Madison
Graffiti removal	Fitchburg	N/A
Scheduled cleaning	Fitchburg	N/A
Incidental cleaning	Fitchburg	N/A
Shelter glass replacement	Madison	N/A
Benches and leaning rails	Madison	N/A
Station related signage	Madison	Madison

ATTACHMENT 4

Useful Life Projections and Maintenance Responsibilities

Improvement	Projected Useful Life (for FTA Purposes)	Maintenance &/or Replacement Responsibility (for duration of Useful Life)
Ticket Vending Machine	12	Madison
Station		Madison/Fitchburg
Station Electrical, Communications Lines, and Related Equipment	30	Madison/Fitchburg
Bicycle Racks	20	Fitchburg
Sidewalks	20	Fitchburg

ATTACHMENT 5
FTA Terms and Conditions

EXHIBIT A
Anticipated Schedule of BRT Development

Year	Milestone
2026	FTA Small Starts Agreement
2027	Begin Construction
Fall 2028	Begin Revenue Operations

City of Madison

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

Master

File Number: 87992

File ID:	87992	**File Type:**	Ordinance	**Status:**	Items Referred
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/18/2025
File Name:	Tourist Rooming Houses Application Fee			**Final Action:**	

Title: Amending Section 9.29 of the Madison General Ordinances related to Regulation of Tourist Rooming Houses to update the application fee.

Notes: 6842RoomingHousesApplication

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	04/18/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Adopt 5/20/25					
1	COMMON COUNCIL	05/06/2025	Refer to a future Meeting to Adopt	COMMON COUNCIL			Pass
	Action Text:	A motion was made by Vidaver, seconded by Govindarajan, to Refer to a future Meeting to Adopt to the COMMON COUNCIL. The motion passed by voice vote/other.					

Text of Legislative File 87992

Fiscal Note

The proposed ordinance amendment updates the application fee for a tourist rooming house permit to $300. The 2025 Adopted Operating Budget included the increased application fee revenues in General Fund Revenues. No additional City appropriation required.

Title

Amending Section 9.29 of the Madison General Ordinances related to Regulation of Tourist Rooming Houses to update the application fee.

Body

DRAFTER'S ANALYSIS: This proposed ordinance increases the application fee for a Tourist Rooming House (TRH) in MGO Sec. 9.29(3) from on hundred ($100) dollars to three hundred ($300) dollars. The City established a permit for TRH in 2020. The processing of applications has proven to require a significant amount of staff time and resources.

****

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

1. Subsection (3) entitled “Application” of Section 9.29 entitled “Regulation of Tourist Rooming Houses” of the Madison General Ordinances is amended as follows:

“(3) Application. Any person wishing to operate a TRH shall submit an application in writing to the City Zoning Administrator along with a non-refundable application fee of ~~one hundred ($100)~~ three hundred ($300) dollars. Any submitted application that is not completed and still pending within one (1) year of the date the application is filed and the application fee is paid shall be administratively closed and the applicant must begin the licensing process anew.”

City of Madison

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

Master

File Number: 88319

File ID:	88319	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2025
File Name:	Entertainment License Nightclub Code Change			**Final Action:**	

Title: Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

Notes: 6883RestaurantNightclubTDM

Sponsors:	Yannette Figueroa Cole, Derek Field And Michael E. Verveer	**Effective Date:**	
Attachments:	88319 Body, Summary of Zoning Code Alcohol-Related Uses and Proposed Changes.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/13/2025	Referred for Introduction				
	Action Text:	This Ordinance was Referred for Introduction					
	Notes:	Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)					

Text of Legislative File 88319

Fiscal Note

No City appropriation required.

Title

Amending various sections of Chapter 28 of the Madison General Ordinances to modify restaurant and alcohol-related uses in zoning code.

Body

DRAFTER'S ANALYSIS: This proposal impacts restaurant and alcohol-related uses in the zoning code, MGO Chapter 28. There is no change to the role of the Alcohol Licensing Review Board ("ALRC"). The following changes are proposed:

- Currently, Restaurant-Nightclub and Restaurant-Taverns are separate uses from Restaurant depending on if they hold an entertainment license under MGO Sec. 38.06(11) or serve alcohol. Restaurant-Nightclub and Restaurant-Taverns are eliminated and will be absorbed under the term Restaurant.
- The definition of Restaurant is amended so that it may include the sale of fermented

malt beverages or intoxicating liquors for consumption upon the premises.

- A supplemental regulation for Restaurant is added so that a maximum occupancy based on the number of seats, plus staff plus a reasonable number of people waiting for seats, is maintained for restaurants that serve alcohol.
- “Nightclub” is eliminated as a separate use category in the zoning-code and absorbed into the existing uses of “tavern” and “concert hall.”

In 2014, Nightclubs and Restaurant-Nightclubs were created as uses in order to require that businesses that are required to get entertainment licenses from the ALRC were also required to get conditional use approval from the Plan Commission. The zoning code change will have the effect of removing the duplicative Plan Commission review of conditional uses associated with entertainment licenses. Entertainment licenses will continue to be approved by the ALRC, which may put conditions on the license.

In addition, this proposed change also:

- Updates MGO 16.03(3)(c) to correspond with the removed uses in Chapter 28.
- Edits some alcohol-related use definitions to be more general in their cross-references to other statutes or ordinances.
- Aligns alcohol-related language to state statutory language.
- Two code corrections for Brewpubs; adding a Y in the chart for existing supplemental regulations and adding it as a permitted use in the Commercial Corridor (CC) district.

****

Please see Legistar File No. 88319 Body in Attachments.

DRAFTER'S ANALYSIS: This proposal impacts restaurant and alcohol-related uses in the zoning code, MGO Chapter 28. There is no change to the role of the Alcohol Licensing Review Board ("ALRC"). The following changes are proposed:

- Currently, Restaurant-Nightclub and Restaurant-Taverns are separate uses from Restaurant depending on if they hold an entertainment license under MGO Sec. 38.06(11) or serve alcohol. Restaurant-Nightclub and Restaurant-Taverns are eliminated and will be absorbed under the term Restaurant.
- The definition of Restaurant is amended so that it may include the sale of fermented malt beverages or intoxicating liquors for consumption upon the premises.
- A supplemental regulation for Restaurant is added so that a maximum occupancy based on the number of seats, plus staff plus a reasonable number of people waiting for seats, is maintained for restaurants that serve alcohol.
- "Nightclub" is eliminated as a separate use category in the zoning-code and absorbed into the existing uses of "tavern" and "concert hall."

In 2014, Nightclubs and Restaurant-Nightclubs were created as uses in order to require that businesses that are required to get entertainment licenses from the ALRC were also required to get conditional use approval from the Plan Commission. The zoning code change will have the effect of removing the duplicative Plan Commission review of conditional uses associated with entertainment licenses. Entertainment licenses will continue to be approved by the ALRC, which may put conditions on the license.

In addition, this proposed change also:

- Updates MGO 16.03(3)(c) to correspond with the removed uses in Chapter 28.
- Edits some alcohol-related use definitions to be more general in their cross-references to other statutes or ordinances.
- Aligns alcohol-related language to state statutory language.
- Two code corrections for Brewpubs; adding a Y in the chart for existing supplemental regulations and adding it as a permitted use in the Commercial Corridor (CC) district.

****

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

1. Subdivision (c) of Subsection (3) entitled "Applicability" of Section 16.03 entitled "Transportation Demand Management" of the Madison General Ordinances is amended as follows:

"(c) Commercial buildings, uses, or additions including general retail; food and related goods sales; animal boarding facilities, kennels; banks, financial institutions; business sales and services; laundromat, self-service laundromats; liquor stores; package delivery services; payday loan businesses; service businesses with or without showrooms or workshops; small appliance repair; building materials; drive-through sales and services, primary and accessory; dry cleaning, commercial laundries; furniture and household goods sales; garden centers; greenhouses, nurseries, food services; catering; coffee shops, tea houses; restaurants; ~~restaurant-nightclubs; restaurant-taverns;~~ taverns; brewpubs; tasting rooms; recreational and entertainment facilities; health/sports

clubs; indoor recreation centers; lodges, private clubs, reception halls; outdoor recreation facilities; theaters, assembly halls, concert halls; Adult entertainment establishments, and adult entertainment taverns as defined in Sec. 28.211, MGO."

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

"**Table 28D-2**

	LMX	**NMX**	**TSS**	**MXC**	**CC-T**	**CC**	**RMX**	**THV**	**Supplemental Regulations Sec. 28.151**
Food and Beverages									
Brewpub	C	P	P	P	P	P	P		Y
~~Nightclub~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~		~~Y~~
Restaurant	C	P	P	P	P	P	P		Y
~~Restaurant-nightclub~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~		~~Y~~
~~Restaurant tavern~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		
Tavern		P	P	P	P	P	P		~~Y~~"

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

"**Table 28E2**

	DC	UOR	UMX	DR1	DR2	Supplemental Regulations Sec 28.151
Food and Beverage						
Brewpub	P		P			Y
~~Nightclub~~	~~C~~		~~C~~			~~Y~~
Restaurant	P		P			Y
~~Restaurant-nightclub~~	~~C~~		~~C~~			~~Y~~
~~Restaurant tavern~~	~~P~~		~~P~~			~~Y~~
Tavern	P		P			~~Y~~"

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

"**Table 28F-1**

Employment Districts							
	TE	**SE**	**SEC**	**EC**	**IL**	**IG**	**Supplemental Regulations Sec. 28.151**
Food and Beverages							
Brewpub	C	C	C	C	C	C	Y
~~Nightclub~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Y~~
Restaurant	C	C	C	C	C	C	Y
~~Restaurant-nightclub~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Y~~
~~Restaurant tavern~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~Y~~

Tavern	C	C	C	C	C	C	~~Y~~"

5. Table 28G-1 of Subsection (1) of Section 28.091 entitled "Special District Uses" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28G-1**

	A	**UA**	**CN**	**PR**	**AP**	**MC**	**Supplemental Regulations Sec. 28.151**
Food and Beverages							
Brewpub					P	~~Y~~	Y
~~Nightclub~~					~~C~~		~~Y~~
Restaurant				C	P		Y
~~Restaurant-nightclub~~					~~C~~		~~Y~~
~~Restaurant tavern~~				~~C~~	~~P~~		~~Y~~
Tavern					P		~~Y~~"

6. Table 28H-1 of Subsection (2) entitled "Permitted and Conditional Uses" of Section 28.127 entitled "Alcohol Overlay District" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28H-1**

	Alcohol Overlay District	**Supplemental Regulations Sec. 28.151**
Food and Beverages		
~~Nightclub~~	~~C~~	~~Y~~
Restaurant	P	Y
~~Restaurant-nightclub~~	~~C~~	~~Y~~

~~Restaurant tavern~~	~~P~~	~~Y~~"

7. Table 28I-2 entitled "Districts With No Minimum Automobile Parking Requirements; Exceptions" of Subsection (3) entitled "No Minimum Parking Required" of Section 28.141 entitled "Parking and Loading Standards" of the Madison General Ordinances is amended by amending therein the following:

"**Table 28I-1. Districts With No Minimum Automobile Parking Requirements; Exceptions.**

District/Area	Parking Requirement	Exceptions
Neighborhood Mixed-Use (NMX)	No minimum	1. Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area. 2. Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.
Traditional Shopping Street (TSS)	No minimum	1. Buildings, uses, or additions exceeding ten thousand (10,000) square feet floor area for an individual establishment or twenty-five thousand (25,000) square feet floor area for a mixed-use or multi-tenant building. 2. Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.
Regional Mixed-Use District (RMX)	No minimum	1. Buildings, uses, or additions exceeding twenty-five thousand (25,000) square feet floor area. 2. Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.
Traditional Employment (TE)	No minimum	1. Buildings, uses, or additions exceeding twenty-five thousand (25,000) square feet floor area. 2. Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.

Commercial Corridor-Transitional (CC-T)	No minimum	Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.
Suburban Employment (SE)	No minimum	Restaurants, ~~restaurant-taverns~~, taverns, ~~restaurant-nightclub, nightclub,~~ and brewpubs if located within three hundred (300) feet of another restaurant, ~~restaurant-tavern,~~ tavern, or brewpub.

8. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by amending therein the following:

"Brewpub.

(a) Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats.

~~(b) Brewpubs shall not hold an entertainment license under Sec. 38.06(11).~~

~~(c) Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~"

"Lodge, Private Club, Reception Hall. ~~Service~~ May include the service of food and alcohol ~~intoxicating beverages allowed when licensed~~."

"~~Nightclub.~~

~~(a) Shall hold entertainment license under Sec. 38.06(11), MGO~~

~~(b) Shall at all times operate consistent with and according to the requirements of a valid liquor alcohol license issued by the City.~~"

"~~Restaurant-Nightclub.~~

~~(a) Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity.~~

~~(b) Must serve food at all hours it is open.~~

~~(c) Shall hold entertainment license under Sec. 38.06(11).~~

~~(d) Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~"

"Restaurant~~-Tavern~~.

(a) ~~Maximum~~ If the restaurant serves alcohol, maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity.

(b) Must serve food at all hours it is open.

~~(c) Restaurant-Taverns shall not hold an entertainment license under Sec. 38.06(11).~~

~~(d) Restaurant-Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~"

"~~Tavern.~~

~~(a) Taverns shall not hold an entertainment license under Sec. 38.06(11).~~

~~(b) Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.~~"

9. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by amending therein the following:

"Accessory Retail Alcohol Sales. The accessory sales of alcohol at a retail establishment for offsite consumption ~~that holds a Class A license under Sec. 38.06(11)~~."

"Brewpub. An establishment that operates as a restaurant and manufactures ~~up to ten thousand (10,000) barrels of~~ fermented malt beverages ~~per calendar year~~ on ~~premises~~ premise for consumption either on or off ~~premises~~ premise in hand-capped, machine-capped or other sealed containers ~~in quantities up to one-half barrel or 15½ gallons~~ sold directly to the consumer. ~~The establishment shall hold a Class "B" liquor license issued by the state if, in addition to offering for sale fermented malt beverages manufactured on the premises, it also offers for sale fermented malt beverages manufactured by a brewer other than the establishment.~~"

"Distillery/Winery. A facility that produces, by distillation or fermentation, ~~spirits~~ intoxicating liquors for consumption~~, the sale and distribution of which are regulated by law~~."

"Liquor Store. An establishment in which the principal use is the sale of alcohol for offsite consumption ~~and which holds a Class A license for liquor or beer~~."

"~~Nightclub. An establishment in which fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11) and may serve meals and include kitchen facilities.~~"

"Restaurant~~-Tavern~~. ~~An~~ A commercial establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors ~~are~~ may be sold for consumption upon the premises."

"~~Restaurant. A commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales. Does not include sales of fermented malt beverages or intoxicating liquor.~~"

"~~Restaurant-Nightclub. An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for~~

~~consumption upon the premises and which holds an entertainment license under Sec. 38.06(11).~~"

Summary of Zoning Code Alcohol-Related Uses and Proposed Changes - Legistar 88319

Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
Accessory Retail Alcohol Sales	The accessory sales of alcohol at a retail establishment that holds a Class A license under Sec. 38.06(11)	The accessory sales of alcohol at a retail establishment for offsite consumption.	None	No change	Referencing specific alcohol license types can create conflicts and limits ability of Zoning to apply correct use.	No	No change
Brewery	A facility used for the manufacture of fermented malt beverages or a fermented malt beverage manufacturer with a mechanized bottling capability	No change	None	No change	No changes proposed.	N/A	N/A
Brewpub	An establishment that operates a restaurant and manufactures up to ten thousand (10,000) barrels of fermented malt beverages per calendar year on premises for consumption either on or off premises in hand-capped, machine-capped or sealed containers in quantities up to one-half barrel or 15½ gallons sold directly to the consumer. The establishment shall hold a Class "B" liquor license issued by the state if, in addition to offering for sale fermented malt beverages manufactured on the premises, it also offers for sale fermented malt beverages manufactured by a brewer other than the establishment.	An establishment that operates as a restaurant and manufactures fermented malt beverages on premise for consumption either on or off premise in hand-capped, machine-capped or other sealed containers sold directly to the consumer.	(a)Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats. (b)Brewpubs shall not hold an entertainment license under Sec. 38.06(11). (c)Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City	(a)Maximum capacity to be established by the Director of Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats.	Need for an ALRC entertainment license no longer determines zoning use. All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. State has changed definitions. When we make the specifics of zoning code match specifics of state statutue, we have to keep amending zoning code. A more general definition allows us to determine the use more effectively.	Yes	No change
Distillery/Winery	A facility that produces, by distillation, spirits for consumption, the sale and distribution of which are regulated by law	A facility that produces, by distillation or fermentation, intoxicating liquors for consumption.	None	No change	All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. The current definition doesn't clearly include wine; revised definition includes wine.	N/A	N/A
Incidental Alcohol Sales	The sale of alcohol when such sales are affiliated with but subordinate to a principal use or structure, where the owner or operator of the principal use or structure holds a Class B license under Sec. 38.06, and where the sale of alcohol does not exceed 25% of the gross receipts of the owner's uses on the land.	No change	None	No change	No changes proposed.	Yes	No change
Liquor Store	An establishment in which the principal use is the sale of alcohol and which holds a Class A license for liquor or beer.	An establishment in which the principal use is the sale of alcohol for offsite consumption.	None	No change	Referencing specific alcohol license types can create conflicts and limits ability of Zoning to apply correct use.	No	No change
Lodge or Private Club	A nonprofit association of persons who are bona fide members paying annual dues, which owns, hires or leases a building, or space within a building, which is restricted to members and their guests. The affairs and management of such private club or lodge are conducted by a board of directors, executive committee or similar body chosen by the members at their annual meeting.	No change	Service of food and intoxicating beverages allowed when licensed.	May include the service of food and alcohol.	All uses must meet requirements of all other applicable laws; no need to repeat in zoning code. Alcohol is a more general term and includes beer, wine, and liquor.	N/A	N/A

Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
Nightclub	An establishment in which fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11) and may serve meals and include kitchen facilities.	None, Removed Use	(a)Shall hold entertainment license under Sec. 38.06(11), MGO. (b)Shall at all times operate consistent with and according to the requirements of a valid liquor alcohol license issued by the City.	None, Removed Use	Need for an ALRC entertainment license no longer determines zoning use. Use is removed from zoning code and incorporated into existing uses of "tavern" and "concert hall."	Yes	No, Removed Use
Restaurant	A commercial establishment open to the public where food and beverages are prepared, served, and consumed and where food sales constitute the majority of gross sales. Does not include sales of fermented malt beverages or intoxicating liquor.	A commercial establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors may be sold for consumption upon the premises.	None	(a)If the restaurant serves alcohol , maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (b)Must serve food at all hours it is open.	Need for an ALRC entertainment license no longer determines zoning use. If a restaurant serves alcohol, capacity determined by number of seats, staff, and waiting area supports restaurant use is primarily about serving meals. If not, use should be tavern.	Yes	No change
Restaurant-Nightclub	An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for consumption upon the premises and which holds an entertainment license under Sec. 38.06(11).	None, Removed Use	(a)Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (Am. by ORD-22-00033, 5-19-22) (b)Must serve food at all hours it is open. (c)Shall hold entertainment license under Sec. 38.06(11). (d)Shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None, Removed Use	Need for an ALRC entertainment license no longer determines zoning use. Use is removed from zoning code and incorporated into "restaurant" use.	Yes	No, Removed Use
Restaurant-Tavern	An establishment where the principal and primary use is serving meals and where fermented malt beverages or intoxicating liquors are sold for consumption upon the premises.	None, Removed Use	(a)Maximum capacity to be established by the Director of the Building Inspection Division, not to exceed the number of available seats, plus staff, plus a reasonable number of people waiting for seats, as shown on the floor plan consistent with approved capacity. (b)Must serve food at all hours it is open. (c)Restaurant-Taverns shall not hold an entertainment license under Sec. 38.06(11). (d)Restaurant-Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None, Removed Use	Use is removed from zoning code and incorporated into "restaurant" use. Capacity limit for restaurants serving alcohol is moved into restaurant use.	Yes	No change

Alcohol-Related Zoning Use	Current Zoning Definition (MGO 28.211)	Proposed Zoning Definition (MGO 28.211)	Current Supplemental Regulations (MGO 28.151)	Proposed Supplemental Regulations (MGO 28.151)	If Proposed Changes, Why?	Currently Allowed in Alcohol Overlay District? (MGO 28.127)	Proposed Allowed in Alcohol Overlay? (MGO 28.127)
Tasting Room	An establishment which offers fermented malt beverages or intoxicating liquors for consumption on the premises that are manufactured or rectified on the premises or at an off-site location associated with the premises. Tasting Rooms may include food sales.	No change	None	No change	No changes proposed.	No	No change
Tavern	An establishment where the principal and primary use is serving fermented malt beverages or intoxicating liquors for consumption on the premises and where food or packaged alcoholic beverages may be served or sold only as accessory to the primary use, and which may serve meals and include kitchen facilities.	No change	(a)Taverns shall not hold an entertainment license under Sec. 38.06(11). (b)Taverns shall at all times operate consistent with and according to the requirements of a valid alcohol license issued by the City.	None	Need for an ALRC entertainment license no longer determines zoning use. All uses must meet requirements of all other applicable laws; no need to repeat in zoning code.	No	No change

City of Madison

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

Master

File Number: 88325

File ID:	88325	**File Type:**	Ordinance	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2025
File Name:	North Meadow Lane Rezone			**Final Action:**	

Title: Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Notes: 6961NorthMeadowRZ

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	733-737 N Meadow Lane.pdf	**Enactment Number:**	
Author:	Kate Smith	**Hearing Date:**	
Entered by:	mglaeser@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Attorney's Office	05/13/2025	Referred for Introduction				

Action Text: This Ordinance was Referred for Introduction
Notes: Plan Commission (Public Hearing - 6/9/25), Common Council (6/17/25)

Text of Legislative File 88325

Fiscal Note

No City appropriation required.

Title

Creating Section 28.022-00715 of the Madison General Ordinances to change the zoning of property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District. (District 5)

Body

DRAFTER'S ANALYSIS: This ordinance amendment rezones property located at 733 and 737 North Meadow Lane from TR-C1 (Traditional Residential-Consistent 1) District to CC-T (Commercial Corridor-Transitional) District for proposed mixed-use development.

****

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

1. Map Amendment 00715 of Section 28.022 of the Madison General Ordinances is hereby created to read as follows:

“28.022-00715. The following described property is hereby rezoned to CC-T (Commercial Corridor-Transitional) District.

Lots 546, 547 and the South 10.4 feet of Lot 548, Sunset Village, Sunset Ridge Addition. Said described area contains 17,472 square feet (0.40 acres) of land.”

REQUEST FOR AMENDMENT TO THE MADISON GENERAL ORDINANCES

TO: Michael R. Haas, City Attorney

Proposed/Current Section No. _____

Amendment: x

FROM: Tim Parks, Planning Division

Repeal: _____

Creation: _____

Please draft the following ordinance:

Note: Is this ordinance exempt from the provisions of Section 2.05(4)?

_____ If so, **circle** the appropriate paragraph number under which exemption is claimed. [1, 2, 3, 4, 5, 6, 7, 8, 9]

_____ If not, the signature of the Mayor or the Alderperson who will sponsor this ordinance is required below.

See Attachment(s): ____

Date to be Presented: 20 May 2025

Referral(s): Plan Commission: 9 June 2025; Common Council: 17 June 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 733 and 737 N Meadow Lane Alder District 5

From TR-C1 District To CC-T District

Proposed Use: Rezone for proposed mixed-use development

By Direction Of: _____ Date: 13 May 2025

Meagan Tuttle, Director Planning Division

City of Madison

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

Master

File Number: 87864

File ID:	87864	**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 City Clerk to enter into a 4-year, competitively selected service contract with Sketchworks Architecture, LLC for professional architectural and engineering design consulting services.			**Final Action:**	

Title: Authorizing the Mayor and City Clerk to enter into a 4-year, competitively selected service contract with Sketchworks Architecture, LLC for professional architectural and engineering design consulting services. (Citywide)

Notes: Jon Evans

Sponsors:	Satya V. Rhodes-Conway, Badri Lankella, John P. Guequierre, Barbara Harrington-McKinney And John W. Duncan	**Effective Date:**	
Attachments:	2025-02-05-Far West PW-AE Selection Eval Report.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/08/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/27/25), Board of Public Works (5/21/25), Common Council (6/3/25)

Text of Legislative File 87864

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services with Sketchworks Architecture, LLC for professional architectural and engineering design services and construction administration services for the design and construction of the Far West Public Works Operations Building at an estimated cost of $1,590,783. Funding for this project is authorized in the 2025 Streets Division's Adopted Capital Budget (Munis #13016). No additional appropriation is required.

Title

Authorizing the Mayor and City Clerk to enter into a 4-year, competitively selected service contract with Sketchworks Architecture, LLC for professional architectural and engineering design consulting services. (Citywide)

Body

WHEREAS, the Streets Division and Engineering-Facilities Management requires consulting services in order to pursue the design and construction of the Far West Operations Building; and

WHEREAS, the City Engineering-Facilities Management worked with the Purchasing Division to issue RFP 14005-0-2025-BP to solicit proposals for such services, and received 11 proposals; and

WHEREAS, an evaluation team consisting of Purchasing and relevant Department staff from Facilities Management, Streets, Fleet, Parks, and Planning conducted a detailed evaluation, scored and ranked each of the proposals using criteria including professional licensing, similar project scope experience, cost, and other professional criteria; interviewed finalists and Sketchworks Architecture, LLC was selected through this process; and

WHEREAS, to complete the consulting work, a four-year contract is required, and Sketchworks Architecture, LLC proposed a contract price not to exceed $ 1,590,783.00 to perform architectural and engineering design, construction administration and post construction warranty administration services as required by RFP 14005-0-2025-BP; and

WHEREAS, under MGO 4.26(3)(e), service contracts of more than one year that average more than $100,000 per year in cost require Common Council approval and signature by the Mayor and City Clerk;

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to sign a contract with Sketchworks Architecture, LLC for the purposes and at the price described above for a term of four (4) years.

RFP EVALUATION PANEL REPORT

Project: Far West Public Works Operations Building
Location: 402 South Point Road
Aldermanic District: 1
RFP: 14005-0-2025-BP (Contract 9665)
Date: May 2, 2025

This Evaluation has been reviewed and approved by a Principal Architect 2, Principal Engineer 2, Deputy City Engineer, Deputy Division Manager, or the City Engineer. ☒ Yes ☐ No

A. Project Details

1. Background Information

Continued expansion of the City of Madison west of the West Beltline Hwy. has made it necessary to provide the public with snow plowing, trash and recycling pick up, and other basic public works services from a far west location instead of from Central Madison.

This project consists of the design and construction of a Public Works Operations Building to be located at 402 South Point Road in Madison, WI. This facility will be similar in size and function to the existing facilities on West Badger Rd. and Sycamore Ave. and will be used by Streets Division, Fleet Services, and Parks Division.

The preliminary design and construction budget for this project is ~$45M. Design is scheduled for the remainder of 2025 and into 1st quarter 2026. Construction is estimated to begin late 2nd quarter 2026 and be completed approximately 2 years later in 2028.

2. Role of Architecture and Engineering Services (A/E)

The A/E design services for this contract shall include plans and specifications for site planning, landscaping, architectural design of interior and exterior spaces, finishes, MEP/FP/T (mechanical, electrical, plumbing, fire protection, and technology) systems design, constructions specifications, cost estimating, and the coordination of Art by an approved artist into the project to meet the Percent for Art ordinance.

The A/E scope shall be for all design phases, preparation for bidding, construction administration and the warranty phase.

B. Purchasing Details

1. Purchasing guidelines for RFP evaluation

The City of Madison solicited proposals from qualified vendors through a Request for Proposals (RFP) process. The RFP, addenda, tabulations, awards and related announcements were posted on two distribution networks – VendorNet and DemandStar – on January 7, 2025. The RFP format, scoring and awarding was overseen by City of Madison, Finance-Purchasing.

2. RFP Response and Evaluation Timeline - 2025

Jan 7	RFP is issued
Jan 17	Questions are due
Jan 27	Addendum 1 posted, extended due date and additional questions for responses due to adding artist requirements.
Feb 14	Final questions are due
Feb 21	Addendum 2 posted, no due date extensions
Feb 21	Addendum 3 posted, no due date extensions
Feb 28	Response submissions are due
Mar 4	Distribute submissions to evaluation Panelists and first evaluation meeting
Mar 17	Scoring is due to City Purchasing

Mar 17	Second evaluation meeting with panel to discuss technical scores, artist scoring, local preference scoring, and fee proposal scoring. The Panel selected the top 4 Finalists pending the approval of disqualifications.
Mar 20	Disqualifications were approved by Purchasing Supervisor
Mar 27	Questions and interview format sent to Finalists
Apr 11 & 14	Finalist interviews
Apr 18	Evaluation meeting #3, Panel discussed interviews, publishing of addendum 4 and requesting a Best and Final Offer from finalists
Apr 21	Addendum 4 sent to Finalists with request for Best and Final Offer (BAFO)
Apr 25	BAFO due to Purchasing
May 1	Evaluation meeting #4 with Panelists to select Finalist
May 20	Referral/Recommendation at Common Council
May 21	Referral/Recommendation at Board of Public Works
May 27	Referral/Recommendation at Finance Committee
Jun 3	Action at Common Council

3. Original RFP Respondents (11)

Angus-Young Associates, Inc.
Barrientos Design & Consulting, Inc.
Bloom Companies, LLC
Charles Vincent George Architects, Inc.
Dimension IV – Madison, LLC
Engberg Anderson
Kueny Architects, LLC
OPN Architects
Potter Lawson, Inc.
Sketchworks Architecture, LLC
Stantec Architecture Inc.

4. Evaluation Panel

The evaluation panel was comprised of a total of 8 panelists. Six of the panelists were tasked with scoring the technical requirements of the RFP proposal and included the following: 2 panelists from City Engineering-Facility Management,2 from Streets Division, 1 from Fleet Services, 1 From Parks Division. Two additional panelists from Planning Division were tasked with specifically evaluating and advising the panel on information provided for the required Artist, a sub-consultant required to meet the City Percent for Art Ordinance.

5. Evaluation Structure and Scoring

Due to the high number of Respondents the evaluation for this RFP was conducted in two rounds.

Evaluations were documented through a quantifiable scoring mechanism – see Section C of this document. The evaluation was conducted in a structured manner and administered by City Purchasing. See below for additional details.

ROUND - 1

Per instructions within the Request for Proposal, Respondents were asked to provide a series of deliverables, a portion of which were evaluated by the Panel. Evaluated deliverables included RFP sections 5.2 Required Information and Content of Proposals. Panelists followed Purchasing guidelines and predetermined grading scales for each evaluated deliverable. Further, the following deliverables were given a score based on City Purchasing guidelines; 4.1 Local Vendor Preference and 5.3 Basis of Selection. Please note the RFP provided detailed instruction and grading scales for each evaluated deliverable.

Panelists evaluated and scored the technical qualification and information section of each proposal and submitted their scoring evaluation to Purchasing where all the Panelist scores were averaged and weighted for evaluation between all of the Respondents. Purchasing also scored local preference and fee proposal. Panelists then met to discuss the consolidated scoring, recommended disqualification of 2 respondents (as noted in section 5 above) and also recommended that 4 respondent finalists move on to Round 2 of the evaluation process.

ROUND - 2

The 4 Finalists were provided with 6 specific criteria that needed to be addressed during their interview presentation. The Panelists evaluated each Finalist team on how well they did or did not address the criteria, how well they responded to questions by the Panelists after their presentation, and how well the overall presentation went.

The 4 Finalists were asked to provide their Best and Final Offer for cost based on the scope of work provided in the original RFP, the 3 original addendums, and a final request to include stormwater management design in the cost proposal.

Panelists evaluated and scored each Finalists interview and submitted their scoring evaluation to Purchasing. Purchasing weighted and averaged all of the interview scores, tabulated in the original Round 1 scores and the Best and Final Offer Fee Proposal.

Panelists then met to discuss the consolidated scoring and recommended one Finalist as noted in section C1 below.

6. Disqualifications

There were 2 disqualifications during the first round of evaluations. Both were presented to, and approved by Mary Richards in Purchasing on March 22:

1) Dimension IV was deemed Non-Responsive by the review panel as not meeting the minimum requirements of the RFP. Dimension IV was the only respondent that did not include a specific artist and artist qualifications as required. Funds were allocated in their fee proposal for an artist.
2) Kueny Architects was deemed Non-Responsible by the review panel as not being able to actually fulfill the requirements of the RFP. While Kueny had the lowest fee proposal they had significantly fewer hours in 4 of the 7 fee proposal areas and had the lowest score in the technical response section as well.

C. Summary of Evaluation

1. Scoring Round 1

Firm	Technical Proposal (65 Points)	Cost Proposal (30 Points)	Local Vendor (5 Points)	Total Points (100 Points)	Rank
Angus-Young	48.37	28.20	0.00	76.57	1
Barrientos	37.82	29.18	0.00	67.00	3
Bloom	37.95	24.83	0.00	62.78	6
CVG	37.85	19.27	0.00	57.12	8
Dimension IV	DQ	DQ	5.00	0.00	DQ
Engberg Anderson	40.30	21.20	0.00	61.58	7
Kueny	DQ	DQ	0.00	0.00	DQ
OPN	47.33	16.89	0.00	64.22	5
Potter Lawson	40.35	21.48	5.00	66.83	4
Sketchworks	40.10	30.00	5.00	75.10	2
Stantec	40.38	13.65	0.00	54.03	9

Notes:

1. The RFP proposal review is an opportunity to narrow the field of candidates via an initial round of scoring primarily based on response to the RFP guidelines. A smaller group of Finalists then moved on to an interview round.
2. A full description of requested material and grading weights can be found in the associated RFP documents.
3. Please review Section 4, below regarding Local Vendor Preference.

2. Scoring Round 2

Firm	Technical Proposal 1st Round (65 Points)	Interview 2nd Round (65 Points)	BAFO Cost Proposal (60 Points)	Local Vendor (10 Points)	Total Points (200 Points)	Rank
Angus-Young	48.37	43.97	54.01	0.00	146.34	2
Barrientos	37.82	38.60	57.00	0.00	133.42	3
Potter Lawson	40.35	52.60	42.52	10.00	145.47	4
Sketchworks	40.10	39.57	60.00	10.00	149.67	1

3. Fee Breakdown – Best and Final Offer of the 4 Finalists

Cost Evaluation	Angus-Young	Barrientos	Potter Lawson	Sketchworks
Basic Services of Scope	$ 1,757,345.00	$ 1,674,546	$ 2,244,760.00	$ 1,590,783.00
Total Hours	9,460	9,514	17,148	11,506
Average Cost per Hour	$ 186.82	$ 176.02	$ 130.91	$ 138.26
Purchasing Cost Score	54.01	57.00	42.52	60.00

4. Local Preference

The City of Madison has adopted a Local Preference Purchasing Policy (RES-07-00421, FILE ID 05943) granting a scoring preference to local suppliers. Only suppliers who meet the criteria and are registered as of the bid's due date will receive preference.

Was the outcome of this bid changed by the local purchasing ordinance? ☒ Yes ☐ No

5. Recommendation

Based on the scoring and evaluation outlined above the selection Panel recommends that Sketchworks Architecture, LLC be approved as the consultant for the professional services required for the Far West Public Works Operations Building Project.

City of Madison

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

Master

File Number: 87867

File ID:	87867	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	04/08/2025
File Name:	Authorizing a non-competitive contract with IMEG, Inc. for the production of biddable construction documents and specifications for the Bolz Conservatory at Olbrich Botanical Gardens, 3330 Atwood Ave.			**Final Action:**	

Title: Authorizing a non-competitive contract with IMEG, Inc. for the production of biddable construction documents and specifications for the Bolz Conservatory at Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15).

Notes: Amy Scanlon

Sponsors:	Yannette Figueroa Cole And Dina Nina Martinez-Rutherford	**Effective Date:**	
Attachments:	Exhibit A - Non-Competitive Selection Request - IMEG Corp.pdf, Exhibit B - IMEG Scope and Proposal.pdf, Exhibit C - OBG Assessment Summary.pdf, File 82987.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/13/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/27/25), Board of Public Works (5/21/25), Common Council (6/3/25)

Text of Legislative File 87867

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into a noncompetitive contract for Purchase of Services (Design Professional) with IMEG, Corp. for professional design services to prepare biddable construction documents, specifications, and provide an accurate construction estimate for budgeting purposes in an amount not exceed $498,584. Funding for this project is authorized in the 2025 Parks Division's Adopted Capital Budget (Munis #14708). No additional appropriation is required.

Title

Authorizing a non-competitive contract with IMEG, Inc. for the production of biddable construction documents and specifications for the Bolz Conservatory at Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15).

Body

WHEREAS, in 2024 the Madison Common Council approved RES-24-00257 (File ID 82987) authorizing two non-competitive contracts for professional engineering analysis of structural and glazing components of the Bolz Conservatory; and

WHEREAS, the 2024 engineering analysis was completed by IMEG, Inc.; and

WHEREAS, the next phase in the project is to complete biddable construction documents, specifications, and provide an accurate construction estimate for budgeting purposes; and

WHEREAS, this will require a vendor that is familiar with the Bolz Conservatory structure, previous assessment reports, findings and conditions; and

WHEREAS, IMEG, Inc. has worked with the City previously on Olbrich Botanical Gardens and Bolz Conservatory Structural and Mechanical assessments, and is available to do this work in the time frame required for a price of $498,584; and

WHEREAS, under sec. 4.26(4)(b), of the Madison General Ordinances if the aggregate amount of the fee for services will be $50,000 or more and the contract was not subject to a competitive bidding process, the contract shall meet one of the other requirements of sec. 4.26(4)(a) and be approved by the Common Council; and

WHEREAS, for the reasons stated in the attached Noncompetitive Selection Request Form, the proposed contract with IMEG, Inc. meets the exception to the bidding process in section 4.26(4)(a)7. which states “A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant;”

NOW THERFORE BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute a services contract not to exceed $498,584 for the above described services without prior approval and contract amendment; and

NOW THERFORE BE IT FURTHER RESOLVED, the Mayor and City Clerk are authorized to extend the services contract and approve amendments pending proper budget authority for additional services related to the services noted above or for construction administration of a potential, future Public Works contract relating to the services described above.

Finance Department
Purchasing Services
David P. Schmiedicke, Director
City-County Building, Room 406
210 Martin Luther King, Jr. Blvd.
Madison, WI 53703
Phone: (608) 266-4521 | Fax: (608) 267-5948
purchasing@cityofmadison.com
cityofmadison.com/finance/purchasing

Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Requisition Number

Fund
1400 CAPITAL PROJECT

Major
546** Consulting/Professional Services

Agency
Parks

Total Purchase Amount
$ 498,584.00

Vendor Name
IMEG Corp

Product/Service Description
Provide professional design services to include but not be limited to all the following: Field investigation to determine existing construction methods as needed; present owner with options and cost estimates for recommended repair work; and provide final construction drawings, details and specifications suitable for use as biddable documents for a future Public Works construction project.

Exception Criteria
7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant.

Reason For Request
The original assessment was completed by IMEG in 2023 as a general assessment of Olbrich Gardens Structure and Mechanical systems as a whole. This assessment identified some possible concerns that needed further review. The phase 2 assessment was bid out as RFB-13016-0-2024-AH received no bids and staff requested IMEG to do the enhanced assessment of identified areas of concern from the original assessment. This request is to continue on with IMEG as the prime consultant for the production of biddable construction documents and cost estimates for a future Public Works construction project. Staff feel that a new RFB would not get any additional responses from other firms and if it did, would be

detrimental to the City of Madison in both time and cost to bring a new consultant on board to review IMEG's previous work before proceeding onto the construction documents phase. The additional time required would be detrimental to the project timeline to complete construction documents and have a complete project cost estimation in time for submission into the 2026 CIP.

Requestor
Wiesner, Randall

Comments
The City of Madison has paid IMEG Consultants Corp a total of $208,698 since 2017. Of that total, $50,300 was competitively selected, $91,410 was non-competitively selected, and $66,988 was made up of small purchases each under the threshold requiring competitive selection.

March 17, 2025 (REV April 23, 2025)

Randy Wiesner
City of Madison, WI - Engineering
Via Email rwiesner@cityofmadison.com

Re: Proposal for Services
City of Madison, WI - Parks
Olbrich Botanical gardens Bolz Conservatory Maintenance and Upgrades
Madison, Wisconsin

Dear Randy,

Thank you for the opportunity to submit a Proposal for the following services for the renovation of the Olbrich Gardens Bolz Conservatory.

- **(a)** Civil
- **(b)** Structural
- **(c)** Mechanical
- **(d)** Electrical
- **(e)** Cost Estimating Services (by Sub-Consultant: Bauer)
- **(f)** Architectural & Interior Design Services (by Sub-Consultant: FEI/JPD)
- **(g)** Glazing System Design Services (by Sub-Consultant: FEI/JPD)
- **(h)** Surveying Services (by Sub-Consultant: Burse)
- **(i)** Landscape Architecture Services (by Sub-Consultant: Saiki)

A detailed scope of services, assumptions, compensation, additional services, and terms and conditions are included in the attached Proposal for Services.

We propose to provide architectural, engineering and cost estimate for the fees detailed in the Compensation section in the Proposal for Services.

We look forward to working with you on this project and appreciate the opportunity to be of service. Please contact me at justin.p.stuchlik@imegcorp.com if you have any questions. Thank you.

Justin P Stuchlik, PE, SE

Senior Structural Engineer

PROJECT DESCRIPTION

This Proposal is for response to the formal RFP provided to IMEG on March 7th, 2025 by the City of Madison (hereafter referred to as the "City". The entirety of the scope is intended to be addressed by the Architectural and Engineering Team (hereafter referred to as the "A/E Team") covered within this proposal.

Based on previous studies and our preliminary cost estimating, we anticipate the following approximate project design and construction costs:

A. Estimated Construction Hard Costs:	$6,000,000
B. Construction Contingency (10%):	$600,000
C. Soft Costs Including A/E fee, CM/GC fee, Bond/ Insurance and General Conditions (25%):	$1,650,200
D. Total Project Costs:	$8,250,000

We understand the high level objectives of the project include the following:

A. Conduct pre-design phase: evaluation of previous studies, performing walk-throughs, cost estimating, and meetings with City, Olbrich Gardens, and other stakeholders to determine final scope of the project.

B. Building Structure: Repair of existing primary steel structure.

B. Cupola: Weatherproofing the cupola exterior wall assemblies, louver systems, and connection between the cupola and conservatory framing system.

C. Cupola Accessibility: Upgrading accessibility and fall arrest system to the cupola.

c1. Provide improved fall arrest and access from the inside when a lift is to be used.

c2. Provide improved access and fall arrest through an external roof ladder.

D. Glazing: Replace all insulated glass units, gaskets, sealants and the cleaning all aluminum rafters, mullions, and gutter systems.

E. Mechanical Upgrades:

e1. Replace existing radiant piping system.

e2. Replace existing exhaust fans with new exhaust fans in the Cupola.

e3. Controls upgrade.

F. Planting Beds: Repairing and resealing upper level planting beds, walkways and upper waterfall/ stream to protect the infrastructure below.

G. Walkway/Stairs/ADA Lift: Remove the existing upper walkway, provide for a wider walkway that incorporates drainage, replaces stair treads and platform and incorporates a vertical lift platform for ADA use.

H. Inside face of exterior walls: Cleaning, repairing, and sealing the exterior walls.

I. Easterly wall: Assist Owner and Trellis Designer on locating mounting points and/or alternate mounting methods for trellis. Indicate drilling points, anchor types, and work to be included with other construction items.

J. Sunshades: Remove all shades, cables pulleys, motors and other related equipment. Repair/patch/seal all mounting holes in a manner that would not require future maintenance.

K. Existing Strobes and Horns: Review code for horns and strobes in the conservatory and upgrade as needed.

L. Exiting requirements: Review secondary exiting requirements from the Conservatory, and signage.

M. Exterior Retaining Wall: Review existing conditions, TV drain tile, advise of recommended corrective actions and incorporate Owner selected actions into final plans and specifications. Provide design and reconfiguration of the earth embankment at exterior of conservatory between sidewalk and building to improve aesthetic and user experience.

Project Schedule
We will complete our services based durations listed in the following schedule issued in the RFP. We understand the start dates have shifted, but will work with the stakeholders to meet the design milestones listed.

Pre-Design Phase is expected to last approximately (12) twelve weeks and will comments from the notice to proceed.

Design Development is expected to last approximately (13) thirteen weeks.

Construction Document Phase is expected to last approximately (13) thirteen weeks.

Construction Documents will be complete by end of January 2026.

Bidding, negotiation, construction administration and warranty phases are anticipated to proceed after review and approval by city in the summer of 2026 and a completed contract for construction administration services between the A/E team and the City for a construction phase to occur during summers of 2027 and 2028 (contingent upon acceptance and funding).

1. DELIVERABLES

Pre-Planning Development

Review all previous assessments, reports and recommendations with RFP goals. Evaluate recommendations and discuss merits of each to advice City and Owner to align budget, schedule and objectives.

Provide preliminary information for each project goal to aid in review process.

Schedule in person informational meeting(s) with Owners team and City for final selections.

Provide schematic design level cost estimate to inform scope selections.

Document scope selections, options, tasks and other relevant information.

Design Development (DD)

Preparation of drawings and specifications to approximately 30% of total project design completeness.

Provide refined DD level cost estimate to ensure project is trending in alignment with budget.

Conduct further meetings with Owner and City. Facilitate review by Owner and City for alignment with project goals and budget.

Determine if the construction of the project can be performed in 1, 2 or 3 summers of construction. Determine constraints to means and methods of construction and necessary protections (final means and methods determined by selected contractor).

Construction Documents (CD)

Prepare final construction document drawings and specifications, for bidding Bid set to be signed and sealed by A/E team.

Aid owner in submission for required reviews and approvals by state and local jurisdiction, including fire department, building inspectors and city planning.

Provide final, refined CD level cost estimate to ensure project is in alignment with budget.

Facilitate review and discussion with Owner and City for alignment with project goals and budget.

2. CIVIL

Drain tile evaluation and design for replacement.

Utilizing existing drawings and topographic survey, show design for subdrain replacement along the south and west sides of the botanical center.

Tie subdrain to existing outlet pipe.

3. STRUCTURAL DESIGN

Establish structural design and load criteria for the design of structural systems and components.

Prepare the design of the Primary Structural System including foundations, floor and roof framing, and lateral load resisting systems. The base design includes:

- Primary HSS framing of the conservatory pyramid and cupola. Provide for repair and refinishing of HSS framing, baseplates and connections.
-Concrete walls and elevated concrete floors and stairs of the conservatory. Provide for ADA alterations to upper walkway, revised stairs/ ADA lift. Provide for repairs (sealing and refinishing, repair of spalls and cracks).
-Concrete slabs on grade at conservatory and main entrance / back-of-house exit (as required for repairs).

Identify engineered elements specified by IMEG but designed by a specialty Structural Engineer such as precast concrete components, metal stairs, cold formed metal framing, curtain wall systems, etc., and establish performance requirements.

Establish testing, tolerance and quality control requirements, including code-mandated special inspections for structural systems.

4. MECHANICAL DESIGN

HVAC Systems

Replacement of existing fin tube connecting to the existing heating water system.

Replacement of the existing exhaust fans in the cupola.

Controls upgrades to a Direct digital control (DDC) system for the new fin tube and exhaust fans.

Drain tile serving southeast and southwest face of the conservatory.

5. ELECTRICAL DESIGN

Power modifications for cupola exhaust fans.

Fire alarm notification coverage assessment and design in the main conservatory space.

Exit signage design and power for existing exits not code compliant.

Performance specification of lightning protection system verification/recertification.

6. COST ESTIMATING SERVICES

See attached exhibit provided by Bauer Builders for scope of services, assumptions and sub-consultant fee, incorporated to this proposal by reference.

7. ARCHITECTURAL AND INTERIOR DESIGN SERVICES

See attached exhibit provided by Facility Engineering Inc and JPD for scope of services, assumptions and sub-consultant fee, incorporated to this proposal by reference.

Code/Life Safety Drawing(s) and detailing of rated construction adjacent.

Demolition drawings for architectural and interior design scope. Floorplan and elevations noting rated/ nonrated construction and the Project Limits allowing contractors to understand the general conditions.

Outline finish options and prepare a finish plan noting existing to remain and new finishes.

8. GLAZING SYSTEM DESIGN SERVICES

See attached exhibit provided by Facility Engineering Inc and JPD for scope of services, assumptions and sub-consultant fee, incorporated to this proposal by reference.

9. SURVEYING SERVICES

See attached exhibit provided by Burse Surveying & Engineering for scope of services, assumptions and sub-consultant fee, incorporated to this proposal by reference.

10. LANDSCAPE ARCHITECTURE SERVICES

See attached exhibit provided by Saiki Design Inc. - Landscape Architects for scope of services, assumptions and sub-consultant fee, incorporated to this proposal by reference.

11. GENERAL DESIGN

Prepare applicable specifications.

Prepare contract documents that are suitable for pricing and construction purposes.

The A/E team will prepare an estimated construction budget for all scope mentioned above. Note that the A/E team has no control over 1) the cost of labor, material, or equipment; 2) the means, methods and procedures of the Contractor's work; or 3) the competitive bidding market at the time the project goes out to bid. The A/E's opinion of probable construction costs will be based on the firm's experience and qualifications and represents our judgment as Design Professionals. IMEG makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from our opinion of probable cost.

Project Design Meetings
- Participate in approximately weekly project conference calls / web conferences as required.
- Attend approximately six (6) design coordination meetings at Olbrich Gardens.

12. BIDDING PHASE

THE BIDDING PHASE IS OUTSIDE OF THE SCOPE OF SERVICES OF THIS CONTRACT AND MAY BE PROPOSED ON AS ADDITIONAL SERVICES SHOULD THE CLIENT DECIDE TO PROCEED BIDDING AND CONSTRUCTION.

If or when the project proceeds, the scope will be as per below:

Issue documents to prospective bidders.

Conduct Prebid meeting.

Respond to contractor questions.

Prepare addenda information as required.

Conduct bid opening.

Assist with bid evaluation and recommend award to successful contractor.

13. CONSTRUCTION PHASE

THE CONSTRUCTION PHASE IS OUTSIDE OF THE SCOPE OF SERVICES OF THIS CONTRACT AND MAY BE PROPOSED ON AS ADDITIONAL SERVICES SHOULD THE CLIENT DECIDE TO PROCEED BIDDING AND CONSTRUCTION.

If or when the project proceeds, the scope will be as per below:

The City will let the contract documents and will manage contract for construction.

Conduct Preconstruction Conference and issue minutes.

Answer Contractor questions and Requests for Information (RFIs).

Prepare Requests for Proposal (RFPs) and deliver to Contractor for pricing.

Prepare change orders to the contract.

Review Contractor pay applications and recommend all or partial payment.

Review reports from testing and inspection agencies and recommend appropriate actions.
Review shop drawing submittals for items requested in the contract documents.
Limited review of submittals not part of the Primary Structural System, including pre-engineered structural elements specified IMEG and designed by a specialty Structural Engineer or others in conformance with the Contract Documents.
Prepare record documents based on as-built drawings supplied by contractor.
Conduct job site observations during construction, broken down as follows, plus one final job site observation at the end of the construction period, and prepare construction observation report(s).

- Minimum bi-weekly structural job site observations.
- Minimum bi-weekly architectural/interior/glazing job site observations.
- (1) civil job site observation.
- (1) each for mechanical, plumbing and electrical job site observations.
- (2) landscape architecture job site observations.

14. ASSUMPTIONS

General

Drawings of the existing project area and underground utilities and architectural, structural, mechanical, electrical, and technology systems, which accurately represent the existing conditions, will be provided to IMEG.

Documents prepared by the Engineer will be prepared based upon reasonable assumptions derived from

existing information provided by the Owner and from limited observation of accessible and visible existing conditions by the Engineer without the benefit of extensive field measurements and investigation prohibited by expense and inconvenience to the Owner. It is understood and agreed that unforeseen conditions uncovered during the progress of the project may require changes in the project, resulting in additional cost and delay.

The project will be designed by IMEG using Building Information Modeling (BIM) software with Autodesk Revit® as the platform. The BIM deliverable will be no greater than Level of Development (LOD) 300 as defined in AIA Document E202. The Revit® model is only inclusive of those systems and trades as designed by the A/E team. The Revit® model will not include fully detailed components delegated including wheelchair lift. The Revit® model will not include Owner/vendor-provided and installed systems requiring coordination by the installing contractors. The Revit® model is intended for internal coordination among the design team. It is understood the model is not intended to be an exact and complete three-dimensional representation of how the Contractor will route and locate utilities and equipment.

Modeling of existing conditions will be limited to the extent required to produce specifications and 2D contract documents.

Guardrails, ladders, stairs, platforms, or other components for supporting and accessing mechanical equipment will be designed and coordinated by others and will be part of the General Contractor's scope of work.

Identification, testing, and/or removal of hazardous materials will be by others.

An independent cost estimator has been engaged by IMEG to support this project. Opinions or comments made by IMEG related to the independent cost estimator's, nor the cost estimator's work itself, shall not create or be interpreted as a warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the cost estimator's valuation.

The project will be awarded as a single prime contract for construction. Phased design and/or issue of early documents are not required. If bidding and construction proceeds, IMEG will aid with review of bids, clarifications and construction sequencing (with respect to phasing with Olbrich Gardens staff).

The Owner will distribute bidding documents and prepare and administer the contract for construction.

Structural

The Primary Structural System is defined as the completed combination of elements that serve to support a building's self-weight, the applicable live load that is based upon the occupancy and use of the spaces, and the environmental loads such as wind, seismic, and thermal. Curtain wall members, non-load-bearing walls, stairs, handrails, or exterior façades, etc. are not part of the Primary Structural System.

For light framed bearing wall construction, such as cold formed steel, the walls will be modeled as panels. Individual studs will not be modeled.

Project components designed by others include:

- Miscellaneous metals such as overhead door frames and roof hatches.
- Finish floor elevations and exterior grades.
- Floor and roof slopes, recesses, finishes, and tolerances.
- Prefabricated elements such as precast concrete.

- Temporary earth retention systems and shoring.

Owner to provide the following:

- Inspection and Testing services of structural elements during construction as required by project specific general notes, specifications, building codes, and local Authority Having Jurisdiction over the project.

Mechanical and Electrical

Existing base building systems are code compliant and have adequate capacity to support the project requirements. The design for base building system modifications, replacements or new installations to support the project will be considered an additional service.

A complete list of Owner-furnished equipment will be provided to IMEG, along with utility connection locations, utility loads, heat dissipated to the space, disconnect requirement, start-stop controls, and other contractor coordination issues, prior to 25% completion of construction documents. Information on occupancy, loading, and associated personal/office equipment for each space will be provided to IMEG prior to completion of the Design Development phase.

The building envelope is designed, installed, and performs to meet or exceed the applicable energy code. The building envelope specifier shall provide envelope compliance documentation.

Site utility design beyond 5'-0" of the building perimeter, including domestic water, fire water service, storm water, storm water detention, natural gas, and sanitary sewer shall be the responsibility of others.

15. COMPENSATION

We propose to provide the services described above for a fixed fee of $###,###. The proposed fee is further broken down within Exhibit A (attached). Should the size and/or scope of the project, project schedule, or project budget change, IMEG reserves the right to adjust our fees, or new or increased services will be provided as additional services.

16. PROJECT EXPENSES

The following direct expenses are included in the above fee:

- Reproduction costs for sets of drawings, specifications, and reports.
- Postage and delivery charges.
- Travel expenses including mileage and parking.
- For Civil services, per diem for meals and incidentals, mileage, lodging, tolls, parking fees, taxi, train, and other out of pocket expenses.

17. ADDITIONAL SERVICES

IMEG can include the following as additional services. Additional services will be performed on a time and material basis using IMEG's standard hourly rates in effect at the time the service is performed, or for a negotiated fee, and only after approved in writing.

General

Provide bidding assistance, construction administration, and warranty phase work should the City and

Olbrich Gardens elect to proceed into construction.

Fire Protection or technology design.

LEED, WELL, or building certification criteria evaluation, energy modeling, calculation, justification, and documentation.

Condition assessment surveys or invasive field takeoff to determine existing conditions that are not readily accessible or visible.

Assistance with grants and other related funding applications.

Value engineering or negotiating construction cost/scope/alternates with contractors and related document revisions after Design Development documents are complete.

Additional effort to support expedited, segmented, and/or express building permit process.

Revising IMEG design documents as a result of equipment lead times or supply chain delays.

Revising IMEG design documents arising from contractor's failure to comply with the contract document requirements.

Civil

Stormwater management or storm water quality design and permitting.

Parking and paving design.

Civil design services beyond the design of the subdrain replacement.

Design of the storm water system downstream of the subdrain tie in.

SMEPT

Audit or field takeoff of existing or new furniture, fixtures, and equipment (FF&E) and associated utilities.

Revising equipment layout and connections, and floor plan modifications, after IMEG's Design Development documents are complete.

Performing a confirmation site observation after the final job site observation has been completed.

Field testing, adjusting, balancing, or field time to assist installation contractor. Initial startup is the responsibility of the various contractors and/or subcontractors.

Systems commissioning and special inspections. Please be advised that commissioning and/or special inspections may be required by some building/energy codes, even though it is excluded from this Proposal. If commissioning or engineering-related special inspections are required, IMEG can provide a proposal for additional services, or these services may be conducted by a third party.

Mechanical

Life cycle cost analysis.

ASHRAE 90.1 Energy Standards confirmation or building modeling.

Assist in compliance with ASHRAE Standard 188-2015 Legionellosis: Risk Management for Building Water Systems.

Electrical

Development of an arc flash hazard analysis or modifications to an existing arc flash analysis for the facility.

Main fire alarm panel upgrades.

Distribution equipment upgrades.

18. GENERAL

The following exhibits attached to this Proposal are incorporated by reference into the contract between the parties:

Exhibit A - City of Madison Fee Proposal
Exhibit B - Facility Engineering Inc. proposal (Held by IMEG)
Exhibit C - Bauer Builders proposal (Held by IMEG)
Exhibit D - Saiki proposal (Held by IMEG)
Exhibit E - Burse Surveying and Engineering proposal (Held by IMEG)

The attached Terms and Conditions dated 09.2024 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Services. Acceptance may be conveyed via email or by signing this offer and returning it to our office. Notwithstanding the foregoing sentence, if you or members of your firm engage IMEG for services for the referenced project, either verbally or by actions that imply acceptance of this Proposal, such as providing drawings, submitting questions, requesting engineering information, etc., without returning a signed copy of this Proposal, it is expressly agreed that acceptance of **all** terms and conditions of this Proposal will be implied and contractually binding.

Client

City of Madison, WI - Engineering

SIGN:

Randy Wiesner

DATE:

IMEG

IMEG Consultants Corp.

SIGN:

Eric Reinsch, SE, PE, Senior Principal / Senior Client Executive

DATE:

IMEG Consultants Corp.

SIGN:

Justin P Stuchlik, PE, SE, Senior Structural Engineer

DATE:

Terms and Conditions

1. Definitions:

"Agreement" - Collectively IMEG's proposal, these Standard Terms and Conditions, IMEG's Standard Hourly Rates, and any exhibits incorporated expressly by reference, herein.

"Change Order" - Any additional Services or change in schedule related to the Project requested by IMEG or Client.

"Client" - The party for whom Services are being provided, and its directors, officers, affiliates, employees, and agents.

"Day(s)" - Any day other than Saturday, Sunday, or any other day on which banks in New York are closed.

"IMEG" - IMEG Consultants Corp., and its directors, officers, affiliates, employees, and agents.

"Losses" - Any loss, liability, claim, damage, cost, expense, and reasonable attorney's fees.

"Party" - Each of IMEG and Client; "Parties" means IMEG and Client collectively.

"Project" - The specific project for which Services are performed pursuant to this Agreement.

"Project Owner" - The party responsible for the initiation, funding, and oversight of the Project.

"Services" - The services or work performed by IMEG in any office location for Client on the Project.

"Standard Hourly Rates" - The current hourly rates set by IMEG for Services performed under this Agreement.

2. Standard of Care/Performance: Services provided by IMEG under this Agreement shall be performed in accordance with the professional skill and care ordinarily exercised by professionals practicing under similar circumstances in the same or similar location (" Standard of Care"). It is explicitly understood and agreed that the Standard of Care does not demand perfection, and IMEG will not be responsible for any cost escalations, separate and apart from IMEG's negligence as defined in Section 11, throughout the Project's duration. Nothing contained in this Agreement or within any certification/representation statement shall obligate, bind, or require IMEG to exercise professional skill and judgment greater than the Standard of Care. IMEG makes no warranty or guarantee, express or implied, and shall not be responsible for any failure to follow or apply any knowledge or techniques which are not generally known or accepted. Should Client seek additional design parameters in contemplation of future climate change, such parameters shall be explicitly outlined in the Services. IMEG shall perform Services pursuant to an agreed-upon schedule as is consistent with the Standard of Care.

3. Information: Except as otherwise defined in the Services, Client shall facilitate the exchange of information among the Project Owner, IMEG, and other service providers as necessary for the coordination of the Project. IMEG shall be entitled to rely on the accuracy and completeness of such information furnished by Client or Client's other service providers. IMEG shall not be liable for inaccurate data, specifications, or other Project requirements submitted to it by or on behalf of Client. If there are updates or changes to any information provided to IMEG in furtherance of the Services, Client is responsible for advising IMEG's personnel of such updates or changes in writing.

4. Limitation of Responsibilities: IMEG shall not be responsible for, nor have control over or charge of, construction means, methods, coordination, schedules, techniques, procedures, delays, site observation, or review of contractor's work, or for any health or safety precautions or programs. Client shall indemnify, defend, and hold harmless IMEG for contractor's or subcontractor's performance or the failure of contractor's or subcontractor's work to conform to Project design specifications and contract documents.

5. Additional Services: If the Project schedule or scope changes and additional Services are requested, IMEG shall send Client a Change Order and Client must approve such Change Order in writing or electronically prior to IMEG commencing work. Services performed pursuant to a Change Order shall be deemed an amendment to this Agreement and such additional Services shall be performed pursuant to these Standard Terms and Conditions. IMEG shall not be responsible for any expense associated with any Services that are a betterment or added value to the Project.

6. Compensation/Payment: Client shall pay IMEG in full for all Services performed and expenses incurred. Services provided by IMEG on a time and material basis shall be performed in accordance with IMEG's Standard Hourly Rates, subject to annual update. If Client disputes any portion of an invoice, Client shall notify IMEG in writing within fifteen (15) Days of the invoice date by notice to ClientStatements@imegcorp.com. If no notice is received, Client agrees the invoice is accurate and to pay the amount in full. In no case are invoices subject to unilateral discounting, back-charges, or set-offs, and payment in full is due for Services performed regardless of whether this Agreement or the Project is terminated. Accounts unpaid sixty (60) Days after the invoice date may be subject to a monthly service charge of one- and one-half percent (1.5%) (or the maximum legal rate) on the unpaid balance. If any portion of an account remains unpaid 120 Days after the invoice date, IMEG may stop or pause performance of Services and institute collection action. Client shall pay all costs of collection, including reasonable attorney's fees. Collection actions and billing disputes shall not be subject to informal dispute resolution procedures as described in Section 8.

7. Ownership/Use of Instruments of Service: All drawings, specifications, BIM, reports, and other work product of IMEG developed for this Project are instruments of service owned by IMEG ("Instruments of Service"). Upon Client's payment in full to IMEG for all Services performed and expenses incurred, IMEG shall provide Client with a license to use the Instruments of Service for purposes consistent with the Project. Reuse of any Instruments of Service by Client or any third-party for any other use without the express written consent of IMEG shall be at Client's sole risk. Client shall indemnify, defend, and hold harmless IMEG against Losses arising out of unauthorized use or misuse of the Instruments of Service.

8. Dispute Resolution/Governing Law: Excluding collection actions and billing disputes as described in Section 6, claims or disputes between the Parties arising out of the Services or out of this Agreement shall be escalated for informal dispute resolution. If no informal dispute resolution is achieved within fifteen (15) Days of demand made by IMEG or Client, the Parties shall submit the matter to non-binding mediation (mediation being subject to the provisions in Section 8.2 of AIA Document C401-2017). The Parties shall include a similar provision as in this Section 8 with all contractors, subconsultants, and subcontractors, providing for non-binding mediation as the primary method of dispute resolution following informal dispute resolution as described in this Section. This Agreement and all questions, disputes, and litigation arising in connection with the Services shall be governed by, and brought in, the laws of the state where the Project is located.

9. Mutual Waiver of Damages: Each Party hereby expressly waives against the other Party any and all claims for consequential, indirect, punitive, special, incidental, exemplary, or liquidated damages. The waiver in this Section shall apply to any such damages listed herein sought to be recovered through any indemnity obligation in this Agreement.

10. LIMITATION OF LIABILITY: To the fullest extent permitted by applicable law, IMEG's total liability arising out of or related to this Agreement, for all Services performed on this Project, and for all Losses, whether based in contract or tort, in law or equity, or for negligent acts, errors, or omissions, from any cause, shall not exceed the total amount of $1,000,000.00. This limitation of liability was negotiated after the Parties discussed the risks and rewards associated with the Project. No individual professional director, officer, or employee of IMEG shall be individually liable for negligence arising out of this Agreement. The limitation of liability established in this Section shall survive the expiration or termination of this Agreement.

11. Indemnification: Subject to Section 10, IMEG shall, to the fullest extent permitted by applicable law, indemnify and hold harmless Client against Losses to the extent caused by, and in proportion to, the negligence of IMEG in the performance of Services under this Agreement. IMEG shall not be obligated to indemnify Client for Client's own negligence.

Client shall, to the fullest extent permitted by applicable law, indemnify and hold harmless IMEG against Losses to the extent caused by, and in proportion to, the negligence of Client in the performance of its services under this Agreement. Client shall not be obligated to indemnify IMEG for IMEG's own negligence.

The other terms of this Agreement notwithstanding, in the event of any professional liability claim within the purview of the indemnification provisions of this Section, each Party shall control its own defense, and at the time of claim resolution, each Party shall provide reimbursement for reasonable defense costs and attorney's fees recoverable under applicable law to the extent caused by the negligence of each Party as determined by a competent trier of fact. As such, the Parties recognize and expressly agree that the duty to defend is not applicable to professional liability claims and is wholly separate and distinct from the duty to indemnify and hold harmless as described in this Section.

12. Insurance: IMEG shall obtain and maintain the following insurance coverages: Commercial General Liability, Automobile Liability, Umbrella/Excess Liability, Worker's Compensation/Employer's Liability, and Professional Liability. Certificates of insurance shall be provided to Client upon request. When stipulated by the Parties, Commercial General Liability, Automobile Liability, and Umbrella/Excess Liability shall be written or endorsed to include additional insureds (which shall not be named additional insureds), primary/non-contributory coverage, and other coverages, subject to all policy terms, conditions, and exclusions, and any limitations as to coverage amounts as agreed upon by the Parties.

13. Termination: Either Party may terminate this Agreement due to the other Party's material breach of this Agreement upon providing a ten (10) Day written notice to the breaching Party and an opportunity of at least five (5) Days to cure such material breach. Upon termination, payment in full to IMEG is required for all Services performed and expenses incurred through the date of termination. IMEG shall not be required to release any Instruments of Service until such payments have been received. If this Agreement is terminated or suspended due to Client's material breach, Client shall return all Instruments of Service within its possession or control, and any consequences (including delay) resulting from such termination or suspension shall be the sole responsibility of Client. The cancellation of the Project or the institution of bankruptcy proceedings by either Party shall be deemed a material breach and termination of this Agreement.

14. Assignment: Except for assignment by operation of law, neither Party shall transfer or assign any rights or duties under, or interest in, this Agreement, including, but not limited to, monies that are due or monies that may be due, without the prior written consent of the other Party, which shall not be unreasonably withheld. Subcontracting to subconsultants, normally contemplated by IMEG as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

15. Employment and Non-Solicitation: Except with the other Party's prior written consent, neither Party shall solicit the employment of, or employ any of the other Party's employees, during the performance of this Agreement and for a period of six (6) months thereafter, provided that any general solicitation for employment through a published advertisement shall not constitute a breach of this Section.

16. Force Majeure: Except as otherwise provided, no delay or failure in IMEG's performance of its obligations under this Agreement shall constitute a default or the incurrence of damages, if and to the extent, the delay or failure is caused by the occurrence of any contingency beyond the reasonable prevention or control, and without any fault, of IMEG. Unless such occurrence frustrates IMEG's performance, such occurrence shall not operate to excuse, but only to delay, IMEG's performance. Once such occurrence ceases, IMEG shall resume the performance of its obligations under this Agreement as soon as reasonably possible.

17. Severability and Non-Waiver: If any part of this Agreement is declared invalid or unenforceable, the remainder shall continue to be valid and enforceable. No failure to act by either Party shall be deemed to constitute a waiver of such Party's rights or remedies under this Agreement. Additionally, there shall be no legal presumption against the drafter of this Agreement in the event of a dispute as to the enforceability and/or interpretation of this Agreement.

18. Entire Agreement: If Client issues to IMEG a purchase order or similar document, none of the terms and conditions stated therein shall bind IMEG, and such document, whether signed by IMEG or not, shall be considered only as a document for Client's internal operational management. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Parties.

19. Equal Employment Opportunity: The Parties shall abide by the requirements of 41 CFR 60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity, national origin, and for inquiring about, discussing, or disclosing compensation. Moreover, these regulations require that covered prime consultants and subconsultants take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, disability, or veteran status.

Rev. 09.2024

2025 STANDARD HOURLY RATES - SMEPT/MEQ/Cx

(rates adjusted annually)

Senior Client Executive / Senior Market Director / VP	$310
Client Executive / Market Director	$285
Project Executive	$265
Senior Project Manager 2	$240
Senior Project Manager 1	$220
Engineer of Distinction	$250
Senior (Engineer / Planner / Consultant) 3	$235
Senior (Engineer / Planner / Consultant) 2	$205
Senior (Engineer / Planner / Consultant) 1	$190
Project (Engineer / Consultant) 2	$170
Project (Engineer / Consultant) 1	$155
(Graduate Designer / Consultant / Planner / Authority / Analyst) 2	$135
(Graduate Designer / Consultant / Planner / Authority / Analyst) 1	$120
Designer of Distinction	$215
Senior (Designer / Authority) 3	$195
Senior (Designer / Authority) 2	$190
Senior (Designer / Authority) 1	$170
Project (Designer / Authority) 2	$155
Project (Designer / Authority) 1	$140
(Designer / Authority / Analyst) 2	$125
(Designer / Authority / Analyst) 1	$115
Design Technician 2	$100
Design Technician 1 / Intern	$90
Senior Construction Administrator	$190
Construction Administrator	$155
Senior Procurement Manager	$265
Senior Procurement Specialist	$240
Project Coordinator	$130
Senior Virtual Design Coordinator 2	$145
Senior Virtual Design Coordinator 1	$135
Virtual Design Coordinator 2	$130
Virtual Design Coordinator 1	$115
Virtual Design Technician	$100
Administrative Assistant	$90

*These rates are for staff located in the office providing the rates. Staff based in one of IMEG's other offices may have different billing rates. These rates can be provided upon request.

Exhibit I - Fee Proposal

for

Olbrich Botanical Gardens Bolz Conservatory Maintenance and Upgrades

Office of City Engineering
City Engineering
Room 115, City County Building
210 Martin Luther King Jr. Boulevard
Madison, WI 53703-3346
TEL: 608/266-4751 FAX: 608/264-9275

DESIGN SERVICES		CONSULTANT	Pre-Planning Development		DESIGN DEVELOPMENT		CONSTRUCTION DOCUMENTS		BIDDING + CONTRACT		CONSTRUCTION ADMIN		WARRANTY		SUB-TOTAL		
			COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST PER HOUR
PROJECT BASIC SERVICES	ARCHITECTURE	JPD & FEI	$52,701	305	$42,999	264	$40,296	252	x	x	x	x	x	x	$135,996	821	$165.65
	INTERIOR	JPD & FEI	$15,840	116	$24,000	186	$11,500	90	x	x	x	x	x	x	$51,340	392	$130.97
	LANDSCAPE ARCHITECURE	SAIKI DESIGN, INC.	$3,825	25	$8,300	56	$7,400	50	x	x	x	x	x	x	$19,525	131	$149.05
	CIVIL	IMEG	$3,900	24	$2,600	16	$2,600	16	x	x	x	x	x	x	$9,100	56	$162.50
	MECHANICAL	IMEG	$4,100	24	$2,800	16	$2,800	16	x	x	x	x	x	x	$9,700	56	$173.21
	ELECTRICAL	IMEG	$4,100	24	$2,800	16	$2,800	16	x	x	x	x	x	x	$9,700	56	$173.21
	PLUMBING	IMEG	$2,400	15	$1,600	10	$1,600	10	x	x	x	x	x	x	$5,600	35	$160.00
	STRUCTURAL	IMEG	$78,400	492	$52,300	280	$52,300	300	x	x	x	x	x	x	$183,000	1,072	$170.71
	GLAZING SYSTEM EXPERT	FEI	$15,580	90	$24,715	111	$16,000	81	x	x	x	x	x	x	$56,295	282	$199.63
	COST ESTIMATION	Bauer Builders	$5,376	32	$5,376	32	$5,376	32	x	x	x	x	x	x	$16,128	96	$168.00
	SURVEYOR	Burse	$2,200	20	x	x	x	x	x	x	x	x	x	x	$2,200	20	$110.00
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
		X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	SUB-TOTAL		$188,422	1,167	$167,490	987	$142,672	863	$0	0	$0	0	$0	0	$498,584	3,017	$165.26
PROJECT ADD SERVICES	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	(insert add service...)	X	x	x	x	x	x	x	x	x	x	x	x	x	$0	0	#DIV/0!
	SUB-TOTAL		$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	$0	0	#DIV/0!
	TOTAL		**$188,422**	**1,167**	**$167,490**	**987**	**$142,672**	**863**	**$0**	**0**	**$0**	**0**	**$0**	**0**	**$498,584**	**3,017**	**$165.26**

NOTES	
1	INPUT FOR ALL GREEN CELLS **IS REQUIRED BASED ON THE** BASIC SERVICES THAT ARE IDENTIFIED IN EXHIBIT A: PROJECT SUMMARY, PROJECT GENERAL REQUIREMENTS, AND ANY POSTED ADDENDA PRIOR TO THE INTERVIEW.
2	INPUT FOR ALL YELLOW CELLS **IS NOT REQUIRED.** IF THE TEAM FEELS ADDITIONAL SERVICES WOULD BENEFIT THE PUBLIC INTEREST PLEASE INDICATE THEM WITHIN "PROJECT ADD SERVICES"
3	ALL WHITE AREAS ARE SELF TOTALING, A/E IS RESPONSIBLE FOR ENSURING ALL ROWS AND COLUMNS HAVE TOTALED PROPERLY. REPORT ANY ERRORS WITH THE FORM PRIOR TO THE DAY OF YOUR INTERVIEW.
4	

Notes:

Provide a single hard copy of this proposal page in a separate sealed envelope with your RPF response packet. Refer to RFP instructions for additional information.

Ensure all items have been populated and your totals are correct both horizontally and vertically.

Please provide the point of contact information for this proposal. Your signature affirms that you will comply with the City of Madison Purchase of Services Contract (as written), Liability Insurance requirements, and Affirmative Action requirements provided in the original RFP.

Name _____

Firm _____

Phone _____

Email _____

Signature _____

Date _____

FACILITY ENGINEERING

Since 1996

Maintenance Programming

Architectural Engineering

Consulting

April 23, 2025

Justin P Stuchlik, PE, SE
IMEG
2310 Crossroads Drive Suite 3000
Madison, WI 53718

Re: A/E Professional Services Proposal
Olbrich Gardens Conservatory Assessment Phase III

Dear Mr. Stuchlik:

Building Envelope:

Investigation
Assessment
Design
Support

Thank you for the opportunity to provide you with a proposal for professional services related to interior and exterior rehabilitation of various building systems and components at the Conservatory at Olbrich Gardens in Madison. You have requested this proposal to provide projects coordination, design development, construction documentation, and construction administration for various portions of rehabilitation.

Energy Conservation by Design.

FEI's capabilities will be heightened by Jessie Powers, Jessica Powers Design. Jessie is a designer whose expertise is in restoration, rehabilitation, and adaptive reuse. She performs investigation, evaluation, recommendation, and design of building spaces and components. She is a WI registered interior designer. She specializes in layout and configuration of architectural space for integration of technology, building code, accessibility and building systems into new, existing, and historic buildings. She excels at historical research, interior space planning, finish materials, and equipment and furnishing. Her project experience encompasses commercial and residential, governmental, educational, and ecclesiastical building types.

Jessie will be responsible for interior design changes/additions in the Conservatory. She will also conduct the building code survey, including accessibility requirements. She will be responsible for all architectural and interiors drawings as well as assist FEI with developing the building envelope drawings necessary to complete the work.

Specifically, our scope of services refers to the following list of building maintenance tasks.

- Civil/site hard- and softscape repair and enhancement design development, documentation and construction coordination (in cooperation with IMEG, Saiki, and Burse)
- Conservatory glazing system replacement design development, documentation and construction coordination
- Cupola rehabilitation design development, documentation and construction coordination:
  - Cupola envelope replacement
  - Cupola base design/restoration (in cooperation with IMEG)
  - Cupola exterior access improvements integration (in cooperation with IMEG)
  - Cupola interior access improvements integration (in cooperation with IMEG)
  - HVAC replacement integration (in cooperation with IMEG)
- Interior waterproofing repair design development, documentation and construction coordination
- Interior concrete restoration design development, documentation and construction coordination

- Accessibility assessment and enhancement
  - Interior
    - Passenger lift feasibility review and design
    - Staircase repair construction coordination
    - Mezzanine replacement construction coordination
  - Exterior: Conservatory proximity

FEI assumes these understandings until IMEG and FEI can discuss in more detail.

1. IMEG will lead State and Municipal (including Landmarks, if necessary) plan review submission and FEI will participate assisting that activity. (FEI includes its time in the Glazing portion of its fee.)
2. With respect to the fee development worksheet rendered with this proposal:
   a. ARCHITECTURE includes services for Interior WP Repair, Cupola Rehabilitation (including Cupola Base Design/Restoration, Cupola Exterior Access, Cupola Interior Access, and HVAC Replacement Integration) and Interior Concrete Restoration.
   b. INTERIOR includes services for Elevated Walkway (in cooperation with IMEG) and Accessibility.
   c. CIVIL includes services for: Civil/Site Repair & Improvements in cooperation with landscape architect and surveyor.

Based upon our discussions with Mr. Wiesner and Ms. Scanlon, and FEI's and JPD's understanding of the proposed project to date, FEI proposes the generalized following scope of work. We understand Bidding, Construction Administration, and Warranty phases are currently deferred, and therefore our fees are omitted but available to be quoted as additional services. A more detailed proposal is available at your request.

Proposal

FEI is proposing onsite observation, inspection and investigation and documentation consisting of a close examination of aforementioned interior and exterior building conditions. Next, we define scope of work for maintenance, repair, and/or replacement by providing pre-design and design development services, followed with bidding documents.

General Approach

Initiation/Administration/Pre-Planning Development

- Meetings with IMEG and Owner to establish project scope, key issues and priorities.
- Review FEI documentation from previous services rendered for the Conservatory.
- Coordination of project team (IMEG, Owner, Conservatory staff, JPD, FEI).

Design Development

- Inspection and assessment on-site:
  - Visually inspect and photo-record physical conditions.
  - Verify and record measurements of current conditions.
  - Develop schematic drawings/photos for site analysis and decision making.
  - Note general conditions on base drawings.
- Meet w/ project team to review
- Develop preliminary drawings incorporating findings from surveys, inspections and assessments.
- Develop preliminary specifications.

Design Development (continued)

- Coordinate with IMEG.
- Submit DD drawings and project manual to IMEG for review.

Bidding/Construction Documents

- Review revisions with IMEG.
- Revise drawings and specifications per Owner with IMEG.
- Develop final construction drawings and specifications/project manual.
- Submit CD drawings and project manual excerpts to IMEG for review.

Compensation

Compensation is based upon hourly rates and related hours assigned to each defined task including reimbursable expenses. Any additional services beyond the scope of this proposal will be performed upon written authorization and will be compensated at the hourly rates indicated.

Professional Fees

The fee for rendering professional engineering services as outlined above:

Initiation/Administration/Pre-Planning Development	$ 88,870.00
Design Development	$ 94,235.00
Construction Documents	$ 69,200.00
Total Fee	**$ 252,305.00**

Our Standard Terms and Conditions are attached hereto; Standard Rates will apply.

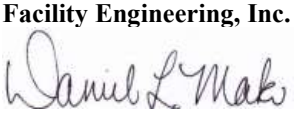
Please find accompanying this proposal "EXHIBIT – FEE PROPOSAL" in spreadsheet form.

General Terms

- FEI shall be provided full access (with escort) to property exterior for the duration of time required to complete the work.
- On-site observation(s) may be conducted at any time during normal daytime office hours.
- FEI shall utilize information from previous work completed with IMEG and Olbrich Gardens. Additional information may be required and would need to be provided by IMEG with regards to building and construction, its repairs, and/or modifications made.
- Hazardous materials work is not included within the scope of this work.
- In recognition of the relative risks, rewards and benefits of the project among IMEG and FEI, the risks have been allocated such that IMEG agrees that, to the fullest extent permitted by law, FEI's total liability to IMEG for any professional liability claims or claim expenses arising out of the agreement from any cause or causes, shall not exceed the value of the contract.

Thank you for this opportunity.

Sincerely,
Facility Engineering, Inc.



Daniel L Maki, PE, BECxP
Project Engineer

Attachment
DM/pw

EXHIBIT C

BAUER BUILDERS
BUILDING A HIGHER STANDARD

To: Justin Stuchlik
IMEG Corporation
2310 Crossroads Drive, Suite 3000 Madison WI 53718

Re: Olbrich Gardens Cost Estimation Services

Dear Justin Stuchlik

We are pleased to submit a proposal for cost estimation services for Phase III of the Olbrich Gardens project. We look forward to working with you and the design team on this exciting project.

Pre Design Cost Estimation: $5,376.00
Includes one hour of time for meetings with the design team

Schematic Design Cost Estimation: $5,376.00
Includes one hour of time for meetings with the design team

Final Design Drawing Cost Estimation: $5,376.00
Includes one hour of time for meetings with the design team

Total: $16,128.00

Please feel free to reach out with any questions regarding this project.

Sincerely,

Brad Bauer- President
Jacob Bauer- VP Of Operations

Olbrich Botanical Gardens - Bolz Conservatory Dome Repairs and Renovation
3330 Atwood Avenue // Madison, WI
Saiki Design, Inc. - Landscape Architects
4/23/2025

TASK	Landscape Architect, Principal II	Landscape Architect, Principal I	Landscape Architect III	Landscape Architect II	Landscape Architect I	Landscape Designer II	Landscape Designer I	Landscape Intern	DESCRIPTION
Hourly Rates	$ 175.00	$ 165.00	$ 155.00	$ 145.00	$ 135.00	$ 125.00	$ 115.00	$ 75.00	
PROJECT INITIATION & PRELIMINARY DESIGN (PRE-PLANNING DEVELOPMENT) APRIL, 2025 - JUNE, 2025 [3 MONTH PHASE DURATION]									
Project Initiation, Survey Verification, Code Research, Background Review, Base File Assembly	1					4			Assemble base files and background information, contracting, review survey, review previous studies and reports and project set-up in CAD (assumes IMEG is providing project TB file in City standard format and procuring/providing site survey via a subconsultant).
Design Kick-off Meeting / Client Meeting	2					0			Up to (1) in-person kick-off meeting at OBG. Assumes 1 hour meeting duration and up to 0.5 hours on-site with OBG staff to discuss exterior project area. Includes travel time and mileage.
Site Visit & Survey Coordination / Verification	0					3			Site visit once survey is completed to verify survey information, take additional photographs and/or measurements, and assess existing stone unit condition for re-use. Includes modest time to coordinate with surveyor if discrepancies are discovered and/or additional survey information is required. Includes travel time and mileage.
Review and Contribute to Pre-Planning Report (Report Collated and Published by Others)	1					4			Includes text and supporting site photographs / images for prime A/E to collate. Assumes A/E will be responsible for overall formatting, editing, and publishing final planning document.
Design Team Meetings	6					0			Assumes bi-weekly virtual design team coordination meetings at 1 hour each.
Project Management & Coordination	4					0			Internal coordination with design team members.
	14	**0**	**0**	**0**	**0**	**11**	**0**	**0**	
	$2,450.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,375.00**	**$0.00**	**$0.00**	
PROJECT INITIATION & PRELIMINARY DESIGN (PRE-PLANNING DEVELOPMENT) SECTION SUBTOTAL $3,825.00									
DESIGN DEVELOPMENT (DD) JULY, 2025 - AUGUST, 2025 [2 MONTH PHASE DURATION]									
Exterior Site Plan - CAD Preparation and Coordination with Design Team to Advance Site Design	2					8			Provide 2-D site design linework for exterior, adjacent conservatory only.
DD Exterior Site & Landscape Protection and Demolition Plan	1					8			Up to (1) black & white plan sheet w/ Prime A/E TB, prepared in City of Madison standard drawing format. Includes DD-level information on exterior site grading within project boundaries adjacent conservatory only.
DD Exterior Site Grading & Site Materials Plan	1					8			Up to (1) black & white plan sheet w/ Prime A/E TB, prepared in City of Madison standard drawing format. Includes DD-level information on exterior site and landscape features protection and demolition within project boundary adjacent conservatory only.
DD Exterior Site Details	1					5			Up to (1) black & white plan sheet w/ Prime A/E TB, prepared in City of Madison standard drawing format. Includes DD-level information on exterior site details related to planting area preparation and modular stone retaining wall construction (note: any walls that are CIP, having reinforcing or footings, and/or stone veneer are not included in scope).
DD Specifications	8					0			Includes up to the following specifications in Masterspecs format: 31 10 00, "Site Clearing and Tree Protection" // 32 32 20 "Stone Retaining Walls" // 32 91 13 "Soil Preparation" // 32 93 10 "Miscellaneous Landscapes"
Involvement in Cost Estimating	1					1			Review and redline of cost estimate based on Saiki Design's scope of work items only (estimate prepared by others).
Client Meetings	4					0			Up to two (2) in-person OBG/City meetings at OBG. 1 Design Meeting and 1 DD Page Turn Meeting Assumed. Assumes 1.5-hour meeting durations. Travel time and mileage included.
Design Team Meetings	4					0			Assumes bi-weekly virtual design team coordination meetings at 1 hour each.
Project Management & Coordination	4					0			Internal coordination with design team members.
	26	**0**	**0**	**0**	**0**	**30**	**0**	**0**	
	$4,550.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$3,750.00**	**$0.00**	**$0.00**	
DESIGN DEVELOPMENT SECTION SUBTOTAL $8,300.00									
CONSTRUCTION DOCUMENTS SEPTEMBER, 2025 - DECEMBER, 2025 [4 MONTH PHASE DURATION]									
DD Review Comment Response & Coordination	1					2			Review comments provided by City and other reviewers from DD set and respond to each individual comment. Coordinate any cross-disciplinary comments/responses with other disciplines, as required.
Site Plan - CAD Preparation and Coordination with Civil on Piping	1					6			Advance 2-D site design linework for exterior, adjacent conservatory only.
CD Drawing Set	4					16			See list of specific plan sheets and scope under "DD" section above.
CD Specifications	2					0			See list of specific sections and scope under "DD" section above.
Involvement in Cost Estimating	0					1			Review and redline of cost estimate based on Saiki Design's scope of work items only (estimate prepared by others).
Client Meetings	2					0			Up to one (1) in-person OBG/City meetings at OBG. 1 CD Page Turn Meeting Assumed. Assumes 1.5-hour meeting duration. Travel time and mileage included.
Design Team Meetings	8					0			Assumes bi-weekly virtual design team coordination meetings at 1 hour each.
CD Review Comment Response & Coordination	1					2			Review comments provided by City and other reviewers from CD set and respond to each individual comment. Coordinate any cross-disciplinary comments/responses with other disciplines, as required.
Project Management & Coordination	4					0			Internal coordination with design team members.
	23	**0**	**0**	**0**	**0**	**27**	**0**	**0**	
	$4,025.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$3,375.00**	**$0.00**	**$0.00**	
CONSTRUCTION DOCUMENTS SECTION SUBTOTAL $7,400.00									
TOTAL FIXED FEE $19,525.00									

ADDITIONAL SERVICE PHASE ESTIMATE: BIDDING & CONTRACT MID-YEAR, 2026 [1 MONTH PHASE DURATION]									
Bid Documents	1					4			Incorporate any comments received during final CD Plan review into Bid-Ready plans and specs.
Pre-Bid Meeting & Bidding	1					2			Attend (1) in-person pre-bid meeting at OBG (includes travel time and mileage), respond to bidder's questions during bidding period, prepare up to (1) addenda as necessary, and provide review of bids received for specific scope items as requested by City.
Design Team Meetings	1					0			Assumes monthly virtual design team coordination meetings at 1 hour each.
Project Management & Coordination	1					1			
	4	**0**	**0**	**0**	**0**	**7**	**0**	**0**	
	$700.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$875.00**	**$0.00**	**$0.00**	
BIDDING & CONTRACT PHASE SECTION ESTIMATED SUBTOTAL $1,575.00									

ADDITIONAL SERVICE PHASE ESTIMATE: CONSTRUCTION ADMINISTRATION & WARRANTY MARCH, 2027 - NOVEMBER, 2028 [ASSUMES A SINGLE SEASON, 9-MONTH SITE + LANDSCAPE CONSTRUCTION SEASON OF INVOLVEMENT IN 2028 W/IN OVERALL CONSTRUCTION TIMELINE]									
For Construction Documents	0					2			Incorporate any comments received during bidding period and incorporate any addenda published into a clean set of drawings and specifications labeled as FOR CONSTRUCTION.
Construction Administration	0					12			Review and respond to RFI's, preparation of SI's, preparation of up to two (2) CBs, review CO costs, review submittals, review shop drawings, review/respond to requests for substitutions.
Pre-construction Meetings	0					2			Assumes up to 1 pre-construction meeting on-site for site exterior installation. Includes travel time and mileage.
Site Visit During Construction	0					6			Assumes up to two (2) in-progress site visits during exterior construction. Includes follow-up field report documentation.
Punchlist Site Visit & Report	0					8			Includes up to two (2) punchlist site visits with follow-up punchlist reports: 1 initial punchlist and 1 final punchlist verification.
Record Drawings	0					3			Includes preparation of record drawings for plans and specs listed under DD deliverables, incorporating any contractor mark-ups and/or official field change directives (i.e. CBs) issued during construction.
Project Management & Coordination	2					3			
	2	**0**	**0**	**0**	**0**	**36**	**0**	**0**	
	$350.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,500.00**	**$0.00**	**$0.00**	
CONSTRUCTION ADMINISTRATION & WARRANTY SECTION ESTIMATED SUBTOTAL $4,850.00									

NOTES

Non-payment within 30 days for invoices prepared by our office after payment received from the City may result in a pause in our ability to continue working on this project until invoices are brought to-date and paid in full.

This proposal assumes that a complete site topographic and features certified survey with information to a level of detail sufficient for design and documentation will be provided at the onset of the project and/or that the client will obtain additional survey of missing features or areas deemed to have insufficient information at any point during the project.

This proposal assumes the project civil engineer will provide design, detailing, and/or specification of any pipe connections to existing structures, pipes to one another, and/or rim and invert elevations for any and all civil utilities including french drain or perforated storm piping.

This proposal assumes the project structural engineer will thoroughly review load, reinforcing, and footing/foundation requirements for any site walls and provide review and sign-off of design and detailing for any site wall details prepared by Saiki Design and intended for inclusion on exterior site plan and detail sheets.

Saiki Design will provide final drawings and specifications in .pdf file format, adhering to basic formatting requests made by the client whenever possible, utilizing software that optimizes our office's workflow. We will evaluate requests by clients to utilize outside proprietary software to produce or collaborate on project deliverables and/or project communications on a case-by-case basis and reserve the right to decline utilization of any new software that requires our office to purchase new products, license new subscriptions, and/or expend additional time and effort on product and/or project integration. A list of current software utilized in-house is available upon request.

In the event that Saiki Design is asked to prepare digital data, the Owner acknowledges that due to the limitations of software, not all elements of Saiki Design's services may be represented and any use of digital data prepared by Saiki Design shall not relieve the Owner's consultants, contractors or other authorized recipients of their respective obligations related to the data use. Accordingly, Saiki Design will endeavor to represent all material elements of our services as accurately and completely as possible in the Digital Data.

ADDITIONAL SERVICES *(Items listed below can be provided by Saiki Design at current office hourly rates, available upon request)*

SITE PLANTING AND LANDSCAPE MATERIALS DESIGN AND/OR SPECIFICATION: Assumes OBG staff will provide planting design and installation along with associated landscape materials (mulches, edging, compost, etc.) above and beyond Soil Preparation specification and planting soil areas included in Site Layout Plans prepared by Saiki Design.

SOIL SAMPLING AND TESTING COORDINATION: Sampling of existing in situ soils and/or coordination with testing lab to provide results for existing soils can be conducted and coordinated by Saiki Design only as requested by project staff; sampling and testing of existing soil materials is not included.

MAJOR SITE CONFIGURATION CHANGES: Major changes to size, configuration, location and/or phasing/staging areas of the site after the DD plan set has been reviewed and comments have been received which would require re-work of site parking, circulation and/or drawing revisions above and beyond +/- 8 hours per design phase for normal advancement of overall site design in order to address the magnitude of exterior site scope changes.

GREEN ROOFS OR ROOF TERRACES: Design, detailing, estimating, feasibility analysis and/or specification for any green roof / roof terrace scope items.

PROJECT AREA EXPANSION: Site design and/or documentation for any adjacent greenspace areas, right-of-ways, or additional parcels outside of the legal property boundary or the project boundary as indicated in site diagrams dated March 13, 2025 and attached to this proposal.

RENDERINGS: Colored, annotated 2-D renderings or exhibits, 3-D models, any other drawings and/or exhibits not specifically listed above. Saiki Design will comment/redline architectural 2-D or 3-D renderings but will not produce original work.

PROGRAM EXPANSION: Design, detailing, or materials selection/specification for program areas or features above and beyond those outlined in base scope of services from RFP dated March 7, 2025 and assumed to be limited to the stone landscape wall reconstruction and preparation for the planting area immediately adjacent the Bolz Conservatory.

MEETINGS: Additional meetings, presentations and/or appearances above and beyond those listed in the base scope of services (internal design team, stakeholder, entitlement, governing body staff, governing body department, committee or commission, permitting body, Olbrich Botanical Gardens staff, City staff, additional project milestone review, etc.)

BID SET PRODUCTION: Production of multiple bid sets or additional coordination, drawing revisions, etc. required to install site and landscape as phased installation. Base scope of services assumes a single bid package for all project drawings and specifications.

SUPPLEMENTAL PLANS OR SPECIFICATIONS: Coordination and/or production of any additional drawings and/or specifications above and beyond those specifically listed in the base scope of services i.e. Fire Department Access, Life Safety, Construction Access / Staging, Site Demolition or Restoration beyond Proposed Site Boundary outlined in attachment to this proposal and dated March 13, 2025.

SUPPLEMENTAL PLAN SETS: Coordination and/or production of any supplemental drawings above and beyond those listed in the base scope of services if separate plan sets are required for entitlement, permitting, or per client request (i.e. right-of-way design plan sets, DSPS-specific plan sets, Record Drawings, O&M Packages, etc.) and/or re-formatting of any drawings to meet differing size/orientation requirements from the base drawings. Coordination and/or production of any additional City entitlement plan sets (i.e. Major or Minor alteration submittals) above and beyond those listed in the base scope of services above.

PROJECT DURATION EXTENSION: Extended timeline beyond timeline outlined in phased scope breakout included in base scope of services and/or the project schedule prepared by IMEG and the City of Madison Engineering dated April 23, 2025. Bidding & Contract and Construction Administration & Warranty phases are included for reference only as an estimate of additional services; final cost of add services can be submitted at time of AS request by client.

EXTENDED SHOP DRAWING AND/OR SUBMITTAL REVIEWS: Extended involvement in shop drawing or submittal reviews beyond (2) individual reviews of any given submittal or shop drawing returned to the Contractor requiring resubmittal.

CONSTRUCTION ADMINISTRATION EXTENSION: Extended involvement in the project's construction administration and close-out phase to cover communication, meetings, reviews, site visits, punchlist item curing and enforcement of the Contract Documents and/or other services above and beyond those outlined in the base scope of services as a result of project installations that do not meet the quality or technical standards set forth by the Contract Documents and/or general extension of the construction timeline provided at the time of this proposal and for any reason.

WITNESS TESTIMONY: Any witness testimony services required by insurance companies, owners, or other parties based on interpretation or regulation of the conditions of the Contract Documents. Note that expert witness testimony involvement will be invoiced at negotiated industry-equivalent rates for expert services, NOT at our office's standard design rates.

VALUE ENGINEERING (VE): Participation in or documentation of VE efforts at any time after the design development stage to address client-driven changes, contractor-identified cost savings or any other VE measures pursued by the project will be tracked and invoiced separately.

SUSTAINABILITY DOCUMENTATION: LEED, Well, Fit-Well, or other sustainability metric evaluation, documentation, contribution to credits or coordinated reviews.

IRRIGATION: Irrigation design and documentation (via subconsultant to Saiki Design), including review or design for water harvesting, tank storage, and/or re-claimed water re-use for irrigation.

INTEGRATED ART: Art piece procurement, design and/or detailing (general siting of a pre-manufactured piece is included; footings and reinforcement, lighting and/or plumbing by others).

BRANDING, DONOR SOLICITATION, AND GRANTS: Coordination, design effort, and/or production of any materials or items for branding, donor solicitation, and/or grant procurement.

MAINTENANCE AND MANAGEMENT: Coordination, preparation, or oversight of any vegetation, pavements, site furnishings, custom assemblies, railings, and/or other site or landscape features or systems maintenance or management plans or documents.

SPECIALTY SITE FEATURES: Design, detailing or materials selection/specification for any specialty site features above and beyond those included in base scope of service descriptions including, but not limited to overhead structures, gateway features, water features, boardwalks, monument signage, fire features, pergolas, arbors, raised vegetable production beds, greenhouses, storage structures, playground equipment or surfaces, fitness equipment or surfaces, splash pad equipment, pedestrian or vehicular bridges.
SITE PAVEMENTS: Detailing or specifying for standard site pavements (concrete, asphalt, HD pavements, curbs & gutters, truck aprons, curb ramps/tactile plates, etc.)
EXCLUSIONS *(Items listed below are specifically excluded from this proposal)*
PERMITTING OR RE-ZONING: Preparation of life safety plans and/or coordination for DNR, DSPS, Army Corps of Engineers and/or other entity coordination, plan development, reviews, and/or permitting. Coordination and/or preparation of any documents for re-zoning.
SITE INVESTIGATIONS: Scoping and/or reporting on existing drain tile condition, Reviewing and reporting on existing retaining wall and/or exterior conservatory foundation wall condition, and/or investigation or reporting on any other structural or building-related exterior system including but not limited to additional survey, geotechnical investigation, contamination examination, EIS process, historic asset assessment, etc.
ARCHITECTURAL DESIGN, ASSESSMENT AND/OR INTEGRATION: Condition assessment, restoration, or design/detailing of architectural elements (i.e. buildings, connections to buildings, freestanding enclosed structures, load-bearing arches, pergolas, arbors, etc.) and/or integration of historic architectural relics (i.e. historic architectural pieces) into project, including obtaining reviews and approvals from building code inspection, historic preservation bodies (such as SHPO), or other architectural review entities.
CONTAMINATION REMEDIATION: Assessment, coordination, permitting, and/or materials handling and disposal associated with potentially contaminated sites and/or groundwater
VEHICULAR PAVEMENT DESIGN AND DETAILING: Station+offset, roadway alignments, roadway layout, roadway pavement markings and/or signage, plan & profile drawings), pavement cross sections and/or details.
HEATED PAVEMENTS: Research, coordination, design, detailing, and/or specification of heated pavements or heated pavement systems at-grade or on rooftops.
MODELING: 3-D/BIM/REVIT modeling for coordination or drawing production.
COST ESTIMATING: Cost estimating coordination or services.
TRAFFIC ANALYSIS: Traffic analysis coordination or services.
LIGHTING: Design, fixture selection and/or photometric plans for site or rooftop lighting including landscape accent lighting and/or lighting integrated into custom site elements (seatwalls, structures), etc.
STORMWATER MANAGEMENT: Stormwater management calculations, modeling, permitting/approvals and/or design, detailing and specification for specialty stormwater management devices.
UTILITIES: Coordination, design, and documentation of any site utilities.
EROSION CONTROL: Coordination, design, documentation, and/or permitting for any erosion control and/or shoreline stabilization plans, specifications, details, etc.
CONSTRUCTION AND TRAFFIC CONTROL PLANS: Coordination or preparation of construction access, phasing, staging, pedestrian or vehicular traffic control signage diagrams, plans, and/or Division 34 specifications.
STRUCTURAL DESIGN: Design and detailing for footings, connections to buildings/structure, bridges, overhead structures, CIP walls with footings, and/or site walls over 2-feet in height.
INTERIOR PLANTSCAPES: Greenhouse, solarium, winter garden, and/or conservatory design, detailing or integration including structure and/or interior plants, hardscapes or landscapes.
POOLS AND SPAS: Design, detailing and/or integration of pools, spas, and/or hot tub features. Saiki Design will only locate and coordinate general location of pool and spa feature on plan assuming specialty subconsultant provides length/width and all other design requirements accurately in the form of CAD-drawings to Saiki Design. Saiki Design assumes no responsibility for structural, MEP and/or safety features of pool and/or spa areas.
SIGNAGE & WAYFINDING: Coordination, design and detailing for signage and/or wayfinding packages above and beyond locating signs on site plan (location, size and orientation to be determined by others).

Burse
surveying & engineering

PROPOSAL

The following is a proposal for services to be performed by Burse Surveying and Engineering, Inc. ("BURSE") and is being provided to !MEG ("CUSTOMER").

1. ABBREVIATED DESCRIPTION OF PROPERTY

Olbrich Gardens: 3330 Atwood Avenue, City of Maison, WI

2. SCOPE OF WORK

BURSE will:

Provide a Topographic Survey that includes the following (the contours shall extend to the survey limits as depicted on Attachment B):

- Contours at one-foot intervals and spot elevations at 10-foot intervals along hard surfaces and along the building foundation lines. (The vertical datum shall be based upon the NAVD88 datum.)
- Locating downspout
- Locating sidewalk/pavement edge under existing entry canopy structure
- Spot elevations along building foundation at IO' intervals and building comers
- Outline of the accent and/or memorial boulders larger than 12"
- Post for the "Bee house" structure
- Interpretive signage and/or any other small built items within the garden space, excluding the plant ID signs
- Irrigation valve boxes, any visible heads
- Any lighting fixtures on the ground, such as bollards and spotlights
- Elevations of the flashing and trim at the base of the conservatory. Critical spots at the bottom of the flashing where the conservatory 'departs' from the main limestone-clad building, at the 'apex' of the conservatory corner, and where the conservatory piece tees into the limestone-clad wall that forms the northern edge of the scope area.
- Stacked block retaining wall: Top of wall and bottom of wall elevations along the entire length of the wall at IO' intervals
- The top of the concrete retaining wall at the east side. The top of the wall at the building, the top of the wall where the wall goes from level to sloping downward, the top where the slope ends and turns vertically again, and the bottom where the wall meets the grade.
- The exposed aggregate concrete patio: locating the edge (whether curved or stepped/jagged) and spot elevations either at IO' intervals (if curved) and/or at the comer points (if stepped).
- Fence line at the westerly survey limits
- Trees 1.5" in diameter or larger shall be surveyed and identified as coniferous or deciduous
- Provide a CADD file of the survey via email

BURSE will not:

Unless specifically included in the proposal, include geotechnical or environmental audits for the identification of hazardous wastes, wetlands, floodplains or any other structural or environmental qualities of land or air.

3. **ESTIMATED COMPLETION SCHEDULE** BURSE shall proceed immediately upon receipt of a signed contract and shall complete the survey within 36 days of receipt of the signed contract and the title report or abstract of title.

   BURSE cannot be held responsible for project schedule delays caused by weather, violence, acts of nature, and public agencies or private business over which it has no control. BURSE shall act only as an advisor in all governmental relations. Such delays as caused by said occurrences, if not solely the result of BURSE'S failure to meet deadlines, may result in adjustment to said schedules and fees.

4. **PROFESSIONAL FEES** The fees for the proposed work are $2,200. These prices and this proposal are valid through April 20, 2025. BURSE's hourly rates are subject to revisions on an annual basis.

5. **EXCLUDED FROM FEES** Soil borings, private utility company marking fees, wetland markings, title search and review fees, application fees, reproduction costs, meetings and recording fees, if any. A representative of BURSE shall attend any meetings at the CUSTOMER's request and shall be paid at BURSE'S hourly rates. If CUSTOMER requests a Certificate of Insurance to be added as an additional insured than a fee increase of $15 per Certificate shall be imposed.

6. **CUSTOMER RESPONSIBILITIES** The CUSTOMER shall provide BURSE with a copy of the prior construction site and utility plan and any other pertinent information or maps.

7. **ASSUMPTIONS** All of the work described herein shall be completed in accordance with generally and currently accepted surveying principles and practices. It is understood that the Scope and the Completion Schedule defined in the Proposal are based on the information provided by CUSTOMER. Verification of the accuracy and completeness of any information provided by others is beyond the scope of this agreement. Therefore, BURSE cannot be held responsible for any design or construction problems resulting from the use of this information.

8. **TERMS** Payment for invoices are due upon receipt; amounts outstanding after 30 days from the date of invoice will be considered delinquent and subject to a service charge at the rate of 1% compounded monthly. Invoices will usually be sent monthly for work preformed during the previous month. CUSTOMER shall provide BURSE with a clear, written statement within ten (10) days of the date of the invoice of any objections to the invoice. Failure to provide such a written statement shall constitute acceptance of the invoices as submitted.

   In the event all or any portion of the work prepared or partially prepared by BURSE is suspended, abandoned, or terminated, CUSTOMER shall pay BURSE all fees, charges and expenses incurred to date of the receipt of written notice of suspension or termination. BURSE reserves the right to withhold documents and information until fees for such services are paid in full. CUSTOMER further agrees to pay BURSE any and all expenses incurred in recovering any delinquent amounts due, including attorney's fees and court costs.

9. **NOTICE OF LIEN RIGHTS** AS REQUIRED BY THE WISCONSIN LIEN LAW, BURSE HEREBY NOTIFIES CUSTOMER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR ENGINEERING OR SURVEYING FOR THE CONSTRUCTION ON OWNER'S LAND, MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDING IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED, ARE THOSE WHO GIVE CUSTOMER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, IF CUSTOMER RECEIVES NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE SURVEYING OR ENGINEERING SERVICES, THEY AGREE TO GIVE A COPY OF EACH NOTICE RECEIVED TO THE OWNER AND MORTGAGE LENDER, IF ANY. BURSE AGREES TO COOPERATE WITH CUSTOMER AND CUSTOMER'S LENDER, IF ANY, TO SEE THAT ALL-POTENTIAL LIEN CLAIMANTS ARE DULY PAID, IF APPLICABLE.

10. **LIABILITY** To the maximum extent permitted by law, CUSTOMER agrees to limit BURSE'S liability for CUSTOMER damages to the sum of $5,000 or BURSE'S fee, whichever is greater. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

11. **INDEMNIFICATIOIN FOR LIABILITY TO THIRD PARTIES** The CUSTOMER agrees, to the fullest extent permitted by law, to indemnify and hold BURSE and BURSE'S officers, partners, employees and sub-consultants harmless from any and all claims, liabilities, losses and costs, including reasonable attorneys' fees and costs of defense, arising or allegedly arising from the services performed under this proposal, except for BURSE'S sole negligence or willful misconduct.

12. **TRANSFER OF ELECTRONIC DATA** Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise, copies of documents that may be relied upon by CUSTOMER are limited to printed copies (also known as hard copies) that are signed or sealed by BURSE. Files in electronic media format of text, data, graphics, or of other types that are furnished by BURSE to CUSTOMER are only for the convenience of CUSTOMER. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.

    When transferring documents in electronic media format, BURSE makes no representations as to accuracy, long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by BURSE in preparation of these documents. If there is a discrepancy between the electronic drawing files and the hard copies, the hard copies govern.

13. **AMENDMENT** This agreement contains all the terms and conditions of the agreement between CUSTOMER and BURSE and any changes in this agreement shall have no effect unless they are made in writing, signed by both parties, and incorporated as an amendment to the agreement. No other understandings, representations, or agreements, written or oral, other than those herein have been made by and between the parties hereto.

14. ACCEPTANCE CUSTOMER hereby accepts this proposal for land surveying services and hereby authorizes BURSE to proceed with the services outlined herein.

Accepted By: IMEG

_____

Dated this ____ day of _____, 2025.

Accepted By: Burse Surveying and Engineering, Inc.

Michelle L. Burse

Michelle L. Burse, President

Dated this 13th day of March 2025.

BURSE SURVEYING AND ENGINEERING, INC.

2025 Hourly Fee Schedule

Attachment A

Principal Surveyor	$150.00
Land Surveyor V	$130.00
Land Surveyor IV	$120.00
Land Surveyor III	$115.00
Land Surveyor II	$108.00
Land Surveyor I	$102.00
Principal Engineer	$160.00
Engineer V	$140.00
Engineer IV	$134.00
Engineer III	$125.00
Engineer II	$116.00
Engineer I	$107.00
CAD Operator	$70.00
Survey Crew (1 Person)	$115.00
Survey Crew (2 Person)	$160.00
Survey Crew (3 Person)	$186.00
Staking Crew (2 Person)	$156.00
Staking Crew (3 Person)	$192.00
Robotic Survey (1 Person)	$128.00
Robotic Survey (2 Person)	$160.00
Robotic Staking (1 Person)	$140.00
Robotic Staking (2 Person)	$174.00
GPS Survey Operator	$133.00
GPS Staking (1 Person)	$140.00
GPS Staking (2 Person)	$172.00
Technician IV	$95.00
Technician III	$90.00
Technician II	$80.00
Technician I	$74.00
Clerical/Office Support	$70.00

- Expert witness services, including trial preparation, depositions and court appearances will be charged at 1.5 times the above rates.
- Expenses shall be billed at cost.
- Mileage shall be billed at the then current Federal rate.
- Hourly rates are subject to change annually on the first of each year.

ATTACHMENT B

FACILITY
MANAGEMENT

Olbrich Botanical Gardens

Facility Assessments

FACILITY MANAGEMENT

Assessment Timeline

- In 2018, during the construction of the Learning Center, Roberta S. asked about the feasibility of doing a full Facility assessment.
  - Due to the facility now being 30+ years old
  - Issues with some items pass life expectancy
  - MSR completed a full assessment of emergency egress and how each exit door needed to be addressed for current code compliance.

- In 2022 RFP 11059-0-2022 for a Structural Engineer Consultant and RFP 11060-0-2022 for a Mechanical Engineer Consultant
  - Both contracts were awarded to IMEG, Inc.
  - First assessment of structural and all mechanical, electrical, and plumbing thorough out the entire building complex.

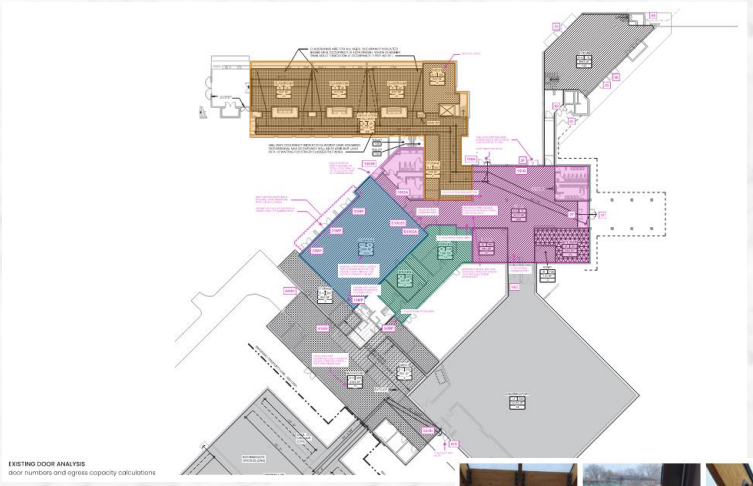
- In 2023 Randy and Amy began an internal assessment of the entire facility, including buildings and grounds, for everything else not previously covered

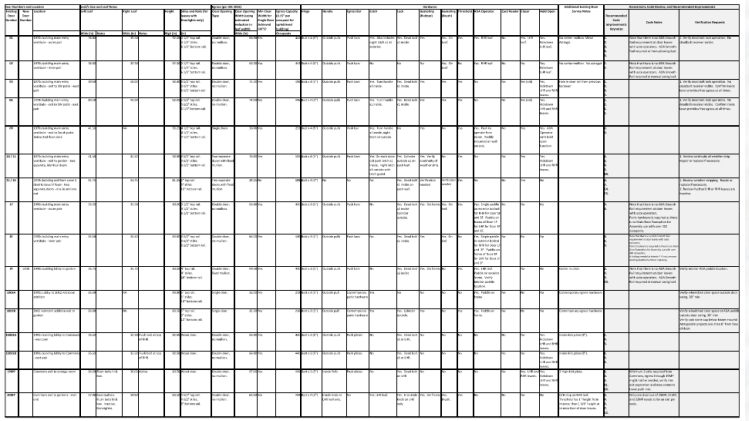
- In 2024 a Non-Competitive POS was conducted by IMEG specifically to do an enhanced assessment of the Bolz Conservatory.

FACILITY MANAGEMENT

Door Assessment

- MSR provided a final door assessment report to us in 2022.
  - The assessment reviewed all exits, assessed door condition and identified what (if any) code upgrades were needed.
  - Also provided and 2019 Allegion Code Reference Guide with related MSR notes.

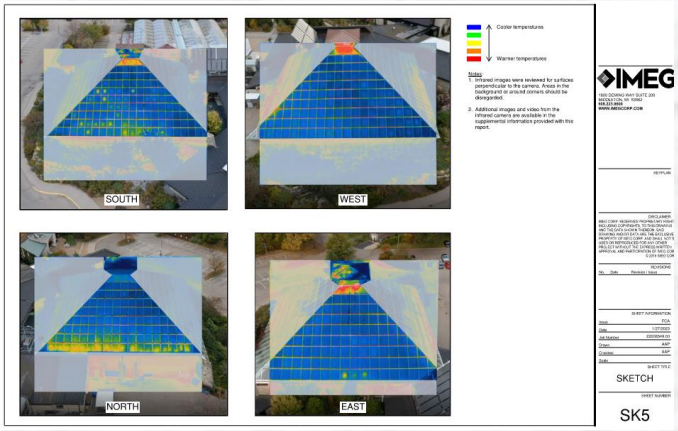




FACILITY MANAGEMENT

2022 - Structural Assessment

- Reviewed structural systems of the entire building complex.
- Provided individual summaries for each building (Atrium, Visitor Center, etc.)
  - Identified and documented issues with each building.
  - Identified level of urgency with each issue.
  - Used a drone with an infrared camera looking for heat loss on the Bolz Conservatory.
  - Provided recommendations for next steps; repairs or enhanced assessments.

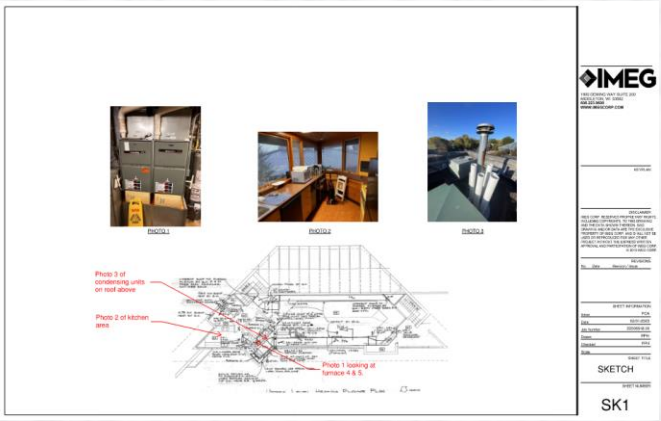


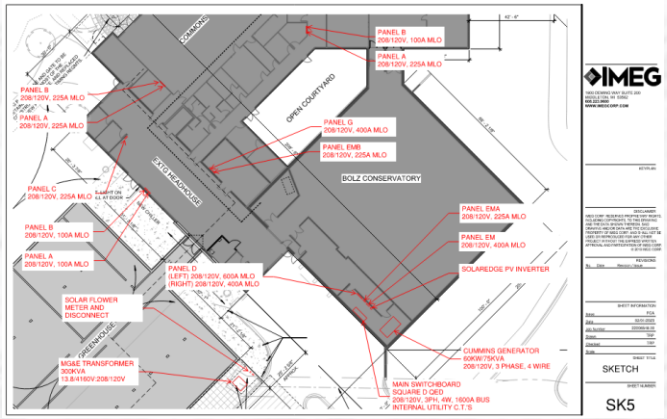
Item	Action Period	Description
Code Compliance / Life Safety	< 1 year	Does not meet current code or poses a life safety concern
Former Codes (Grandfathered)		Does not meet current code, but is grandfathered by the AHJ until renovation work occurs (Building Code, current material standards, etc.)
Business Interruption	< 3 years	Recommended investment due to end-of-life cycle, critical system
Scheduled Replacement	< 5 years	Recommended investment due to end-of-life cycle, currently not critical

FACILITY MANAGEMENT

2022 - Mechanical Assessment

- Reviewed mechanical systems of the entire building complex, primarily HVAC and electrical.
- Provided individual summaries for each building (Atrium, Visitor Center, etc.)
  - Identified and documented issues with each building.
  - Identified level of urgency with each issue.
  - Provided recommendations for next steps; repairs or enhanced assessments.





Item	Action Period	Description
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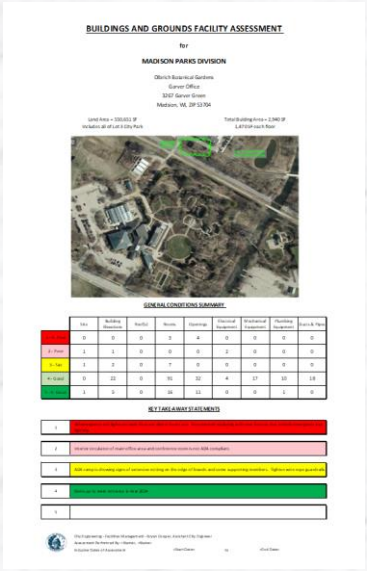
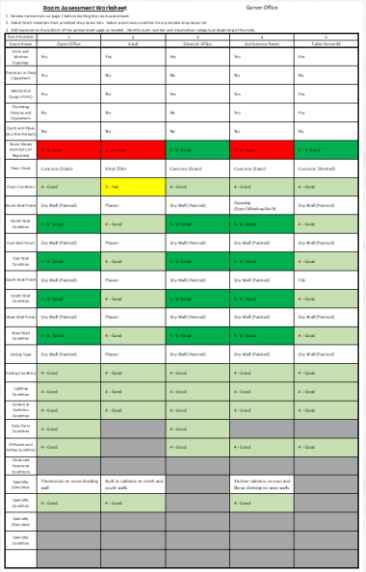
Business Interruption	< 3 years	Recommended investment due to end-of-life cycle, critical system
Scheduled Replacement	< 5 years	Recommended investment due to end-of-life cycle, currently not critical

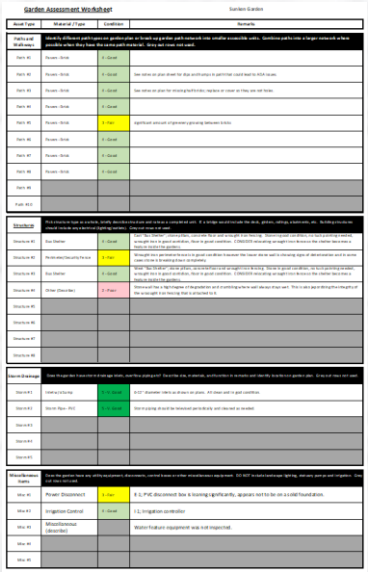
FACILITY MANAGEMENT

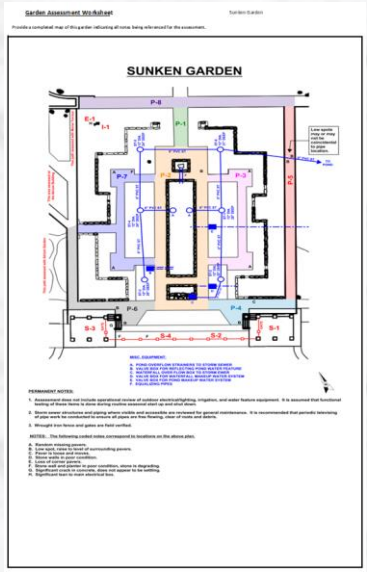
2023 - Internal Assessment

- Assessment is being done internally by Engineering-Facility Management (Amy Scanlon and Randy Wiesner).
- Reviewing all building components not previously assessed by MSR or IMEG.
  - Includes general building materials, paint & caulk, condition of doors and windows, etc.
  - Review of the general site plan and parking lot.
  - Review of the gardens, paths and miscellaneous structures.
  - Review for ADA compliance and other applicable codes.
- Anticipate completing final report with an out brief presentation in summer of 2025.









FACILITY MANAGEMENT

2024 – Enhanced Assessment

- Conducted within the Bolz Conservatory only.
  - Was one of the recommended enhanced assessments.
  - Was selected due because of the high visitation and revenue generation.
  - Requires some of the most critical repairs due to the internal environment.
- IMEG, Inc.
  - Reviewed specific issues of the main structural framing system.
  - Facility Engineering, Inc., sub-consultant to IMEG
    - Reviewed connection and construction details of the cupola mechanical enclosure.
    - Reviewed Conservatory glazing panels and framing system.
- Bauer Builders, Inc.
  - Supported consultants with general construction tasks as needed.
  - Hooper as sub-consultant to assess Cupola mechanical ventilation equipment
- Hooper, under separate PO did some immediate and critical maintenance to the cupola exhaust fans and louvers.

FACILITY MANAGEMENT

2025 – What's Next

- Reviewed all assessments, recommended repairs and associated estimated costs with Olbrich staff.
- Prioritized the Bolz Conservatory repairs as top priority due to the critical nature of some of the assessment findings and because of the high visitation rate and amount of revenue generated.
- Scope of work includes all of the following:
  - Cupola, reconstruction and insulation of the cupola to ensure it remains weather tight.
  - Structural framing, clean, repair, prime and paint all steel connections as needed including welded joints and bolted connections.
  - Remove all glazing panels, clean and repair existing framing, install new energy efficient panels. Includes removal of the curtain system that is no longer needed.
  - Install an exterior ships ladder to allow better maintenance access to the cupola mechanical systems.
  - Install new water barrier systems in upper planer beds to prevent leakage of water into mechanical and electrical rooms below.
  - Replace all hydronic heat piping and fin tubing.
  - Replace/upgrade ventilation motors, louvers and system controls.
  - Bring Conservatory up to code on fire alarm strobes and audible alarms.
  - Address other life safety concerns and exiting requirements.

FACILITY MANAGEMENT

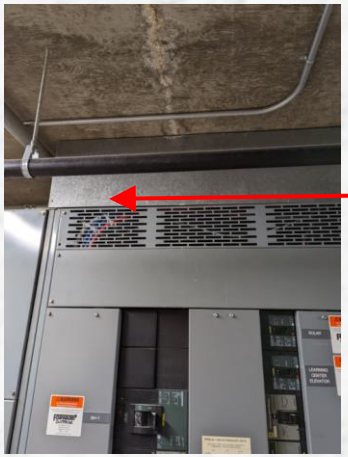
2025 – What's Next (cont.)

- Remove and replace elevated concrete walkway to improve drainage and widen walkway to ADA standards.
- Remove and replace existing precast stair treads and landing.
- Design and install a vertical lift into the elevated walkway so handicap/elderly visitors do not have to negotiate the stairs or return along original path back to ground level.
- Work with donor artist to provide connection points for permanent exhibition wall panels along upper walkway.
- Address exterior retaining wall, drainage, and building envelope finish on public facing side of the conservatory.

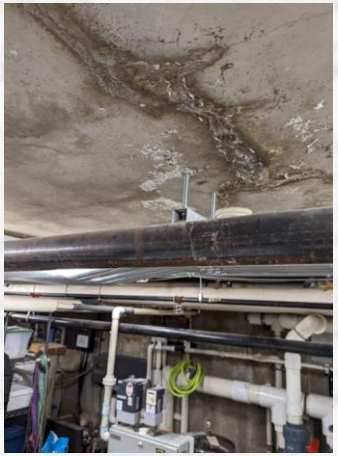
- Proposed Schedule:
  - Design and Bidding – remainder of 2025
  - Bids due Jan 2026
  - Start work April 2026
    - Orchid Escape February and March 2026
    - Glazing work to only be done May-September 2026 and 2027
    - All other work to be concurrent
  - Construction complete September 2027, begin warranty period
- To minimize business interruption it is better to do all in 2 years instead of 4 summers.

FACILITY MANAGEMENT

Other Assessment Photos



Water leaks from planter box over main electrical distribution box



Water leaks from planter box and/or upper waterfall over plumbing mechanical equip.

Cracks and spalling at elevated walkway

Cracked glass panel.

This photo was taken by Olbrich staff during a major rainstorm event outside. Through our assessment we believe the driving rain was either coming through the base of the Cupola or at a compromised glazing seal and traveled down structural members inside the Bolz Conservatory until it got to a drip point.

City of Madison

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

Master

File Number: 82987

File ID:	82987	**File Type:**	Resolution	**Status:**	Passed
Version:	1	**Reference:**		**Controlling Body:**	BOARD OF PUBLIC WORKS
Lead Referral:		**Cost:**		**File Created Date :**	04/11/2024
File Name:				**Final Action:**	04/16/2024

Title: Authorizing two (2) non-competitive Purchase of Services contracts for enhanced structural assessment, repairs, and maintenance to the Bolz Conservatory structure at Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15)

Notes:

Code Sections:		**CC Agenda Date:**	04/16/2024
Indexes:		**Agenda Number:**	72.
Sponsors:	Yannette Figueroa Cole, Dina Nina Martinez-Rutherford And Derek Field	**Effective Date:**	04/18/2024
Attachments:	Original file, Exhibit A - Background Information.pdf, Exhibit B - IMEG Corp. - Non-Competitive Selection Request.pdf, Exhibit C - Bauer Builders, Inc. - Non-Competitive Selection Request.pdf	**Enactment Number:**	RES-24-00257
Author:		**Hearing Date:**	
Entered by:	echristianson@cityofmadison.com	**Published Date:**	
Related Files:	82617		

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	4/11/2024	Robert Mulcahy	Approve	5/1/2024

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	BOARD OF PUBLIC WORKS	04/11/2024	RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055				

Action Text: This Resolution was RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF MGO 2.055

1	COMMON COUNCIL	04/16/2024	Adopt under suspension of MGO 2.055 (14 votes required)	Pass

Action Text: A motion was made by Figueroa Cole, seconded by Duncan, to Adopt under suspension of MGO 2.055 (14 votes required). The motion passed by voice vote/other.

Text of Legislative File 82987

Fiscal Note

The proposed resolution authorizes the Mayor and City Clerk to enter into two non-competitive contracts. The first non-competitive contract authorized is for Purchase of Services (Design Professional) with IMEG, Corp. for professional structural engineering analysis of structural and glazing components at an initial cost of $91,410 and $58,590 for additional services as needed after completion of the initial assessment for a contract authorization not to exceed $150,000.

The second non-competitive contract authorized is for Purchase of Services with Bauer Builders, Inc. for labor, equipment, and materials for work as directed by IMEG, Corp. at an initial cost of $59,690 and $90,310 for additional materials and labor beyond the allowances requested by the RFB as needed for a contract authorization not to exceed $150,000.

Funding for this project is authorized in the 2024 Adopted Parks Division Capital Budget in the Olbrich Botanical Gardens Conservatory project (Munis #15051). No additional appropriation is required.

Title

Authorizing two (2) non-competitive Purchase of Services contracts for enhanced structural assessment, repairs, and maintenance to the Bolz Conservatory structure at Olbrich Botanical Gardens, 3330 Atwood Ave. (District 15)

Body

WHEREAS, in 2021 Olbrich Botanical Gardens Visitor Center and Bolz Conservatory had its 30th Anniversary, and
WHEREAS, in 2023 Engineering-Facility Management and Olbrich Botanical Gardens had commissioned and completed a professional engineering assessment of the main complex building structures and mechanical systems,
WHEREAS, the result of the 2023 assessment identified certain structural components, glazing components, and mechanical equipment in the Bolz Conservatory which needed additional assessment requiring the removal of insulation, rust and paint, general repairs, and mechanical system maintenance, and
WHEREAS, the 2024 Capital Budget includes funding for necessary maintenance, and replacement of aging major mechanical, electrical, and structural systems, as well as specialized building features within and around the Olbrich Botanical Gardens Complex, and
WHEREAS, in January 2024 City Engineering-Facility Management and Olbrich Botanical Gardens announced a Request for Bids to complete a Phase 2 assessment of structural systems, glazing and mechanical system maintenance within the Bolz Conservatory, and
WHEREAS, no bids were received, allowing City Engineering-Facility Management to pursue consulting services directly with a structural engineering firm and IMEG, Corp. was selected to assemble an assessment team as outlined in the RFB due to their previous involvement in the

2023 assessment, and
WHEREAS, IMEG, Corp. assembled an assessment team per the requirements outlined in the RFB, with the team consisting of IMEG, Corp. for structural analysis, Facility Engineering, Inc. for glazing component analysis, and Bauer Builders, Inc. for construction and maintenance services, for a sum total of $151,000.00 for all services requested in the RFB including allowances for unknown general repairs as specified in the RFB, and
WHEREAS, Olbrich Botanical Gardens has closed the Bolz Conservatory for annual maintenance from March 11 through March 22, 2024 and has Park Commission approval to remain closed through June 15, 2024 for this work to be completed, and the assessment team is prepared to begin work upon Council approval and the execution of the Purchase of Services agreements to meet this schedule, and
WHEREAS, Engineering-Facility Management and Olbrich Botanical Gardens is requesting authorization for the City of Madison to enter into two (2) separate Purchase of Services Contracts for reasons of construction liability insurance,
WHEREAS, one POS contract will be with IMEG, Corp. as the primary consultant having Facility Engineering, Inc. as a sub-consultant, for an amount not to exceed $91,410. The term of this contract will be June 14, 2024, and
WHEREAS, the other POS contract will be with Bauer Builders, Inc. for an amount not to exceed $59,690. The term of this contract will be June 14, 2024, and
WHEREAS, MGO 4.26 requires Common Council approval of service contracts of $50,000 or more if the contractor was not selected through a competitive selection process, and the reasons for selecting this contractor are set forth above and in the attached Noncompetitive Selection Request Form; and
NOW THERFORE BE IT RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services (Design Professional) in a form to be approved by the City Attorney with IMEG, Corp. to provide professional structural and glazing analysis of components of the Bolz Conservatory and lead guidance of their assessment team, for a total compensation not to exceed $91,410.00 without prior approval and contract amendment, and
NOW THERFORE BE IT FURTHER RESOLVED, that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for Purchase of Services in a form to be approved by the City Attorney with Bauer Builders, Inc. to provide labor, equipment, and materials, as directed by IMEG, Corp. within the Bolz Conservatory, for a total compensation not to exceed $59,690.00 without prior approval and contract amendment, and
NOW THERFORE BE IT FURTHER RESOLVED, that upon the request by IMEG Corp. for additional labor and materials, and approval of said request by the City Engineer, that the Mayor and City Clerk are authorized to sign amendments with Bauer Builders, Inc. as required for a not to exceed total contract sum of $150,000, with no additional extension of the contract term, and
BE IT FINALLY RESOLVED, that upon the request by Bauer Builders, Inc. for additional labor and materials, and approval of said request by the City Engineer, that the Mayor and City Clerk are authorized to sign amendments with Bauer Builders, Inc. as required for a not to exceed total contract sum of $150,000, with no additional extension of the contract term.

City of Madison

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

Master

File Number: 88206

File ID:	88206	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/02/2025
File Name:	Prelim Plat - Reiland Grove - 6004 Commercial Ave			**Final Action:**	

Title: Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	Subdivision Application.pdf, Land Use Letter of Intent.pdf, Subdivision Letter of Intent.pdf, Preliminary Plat.pdf, Reiland Grove Plans.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/02/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (6/23/25), Common Council (7/1/25)

Text of Legislative File 88206

Fiscal Note
No City appropriation is required with the approval of this preliminary plat. City costs associated with urban development in this area will be included in future operating and capital budgets subject to Common Council approval.

Title
Approving the preliminary plat of the *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road (District 3).

Body
WHEREAS VH 902 Reiner, LLC has duly filed a preliminary plat known as *Reiland Grove* on property addressed as 6004 Commercial Avenue and 604-902 Reiner Road, City of Madison, Dane County, Wisconsin for approval by the Madison Common Council; and

NOW THEREFORE BE IT RESOLVED that said preliminary plat be is hereby approved subject to all conditions as required by the reviewing City departments as required by Section 16.23 of the general ordinances of the City of Madison and all conditions noted in the Plan Commission files.

BE IT FURTHER RESOLVED that the Common Council authorizes City staff to request approval from the Capital Area Regional Planning Commission of any minor revisions to adopted environmental corridor boundaries within the Central Urban Service Area relating to this subdivision, and that the Council recognizes and adopts said revised boundaries.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded subdivision in the Comprehensive Plan and any applicable neighborhood plans.

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 4/28/25 8:52 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: Reiland Grove

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 902 Reiner LLC Representative, if any: Matt Brink
Street address: 6801 South Towne Drive City/State/Zip: Madison, WI 53713
Telephone: (608) 226-3000 Email: mbrink@veridianhomes.com

Firm Preparing Survey: D'Onofrio Kottke & Assoc. Contact: Brett Stoffregan
Street address: 7530 Westward Way City/State/Zip: Madison, WI 53717
Telephone: (608) 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: 6004 Commercial Avenue, 602 and 902 Reiner Road
Tax Parcel Number(s): 081035400978, 081035400986, 081035400994
Zoning District(s) of Proposed Lots: TR-P, TR-U1 School District: Sun Prairie

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential	548		98.7
Retail/Office			
Industrial			

Land Use	Lots	Outlots	Acres
Other (state use): FUTURE DEVELOPMENT		6	31.2
Outlots Dedicated to the Public (Parks, Stormwater, etc.)		5	18.4
Outlots Maintained by a Private Group or Association		2	1.4
PROJECT TOTALS	548	13	149.7

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: _____

VANDEWALLE & ASSOCIATES INC.

April 28, 2025

Meagan Tuttle
Planning Division
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710-2985

RE: Reiland Grove Neighborhood
Rezoning Request

Veridian Homes is pleased to submit the following request for the Reiland Grove Neighborhood, a new mixed residential neighborhood on Madison's growing east side. This proposal seeks to implement the City goal of creating vibrant walkable neighborhoods through the implementation of attainable & market rate housing ranging from detached alley single family to "missing middle" townhomes.

Applicant

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713
Matt Brink
Phone: 608.226.3100
mbrink@veridianhomes.com

Property Owners

VH 902 Reiner, LLC.
6801 South Town Drive
Madison, WI 53713

CAH CO Reiner LLC
6350 Pederson Crossing Boulevard
Deforest, WI 53592

Hovde Realty INC
122 West Washington Avenue
Madison, WI 53703

Design Team

Engineering:
D'Onofrio Kottke
7539 Westward Way
Madison, WI 53717

Dan Day
Phone: 608.833.7530
dday@donofrio.cc

Planning:
Vandewalle & Associates
120 East Lakeside Street
Madison, WI 53715

Brian Munson
Phone: 608.609.4410
bmunson@vandewalle.com

Existing Condition

Parcels:

0810-354-0098-6	602 Reiner Road
0810-354-0099-4	902 Reiner Road
0810-354-0097-8	6004 Commercial Avenue

Total Acreage:	149.657 acres
Existing Zoning:	AG
Aldermanic District:	District 3: Field
Neighborhood Association:	None
Comprehensive Plan:	Low Residential (LR) Low-Medium Residential (LMR) Medium Residential (MR) Parks and Open Space (P)
Neighborhood Plan:	Northeast Neighborhood (2009)
NDP Plan Designations:	Housing Mix 1 (AVG 6 du/care) Housing Mix 2 (AVG 12 du/care) Housing Mix 3 (AVG 20 du/care) Housing Mix 4 (AVG 35 du/care) Public Park Other Open Space

Notifications:		
	Alder Field	February 6, 2025
	DAT Presentation	February 20, 2025
	Demolition Notification	April 2, 2025
	Neighborhood Meeting	April 3, 2025

Request

Rezone existing parcels from AG to AG, TR-P and TR-U1.

Project Summary

The Reiland Grove Neighborhood creates a new residential addition to the growing east side of the City of Madison. Designed to offer housing options from first time homeowners with move-up, move-down, and luxury price points in detached single family, twin homes, and "missing middle" townhomes, this neighborhood offers future residents a unique and vibrant place to call home. Reflective of the adopted Northeast Neighborhood Plan, this project seeks to couple the vision of the City with the opportunity of the site.

Carriage Lane Accessed Single Family

Carriage lane homes offer a variety of home styles and price points for first time home buyers or downsizers. These homes, accessed by a rear loaded garage, are designed with diverse architectural styles and reduced setbacks which create a unique pedestrian focused streetscape that emphasize a human-based scale and texture.

Conventional Single Family

Conventional single-family homes within the neighborhood offer housing options from entry level/first time homebuyers, to luxury, and downsizer opportunities. These homes are designed with garage/home proportions and garage setbacks that focus the architecture on the front door/front façade of the home with setbacks to the garage components to create a more pedestrian oriented streetscape.

Attached Single Family (Twin Homes)

Twin homes within the neighborhood include floor plans and configurations with both flat site and tuck under parking, alley and street accessed garages, owner occupied market rate options, and unique senior oriented components. The attached for sale homes diversify the housing price points while offering attached product choices. The senior targeted "Haven Series" twin homes further diversify the housing options in the project and offer home ownership with a range of support services such as snow removal, lawn care, and other condominium like services, without the complications of condominium ownership models.

Attached Single Family (Townhomes)
Townhomes offer attached single family residential options with each unit being designed as individual for-sale lots. These units create key missing middle housing and scale transitions to the multi-family housing. Townhome designs include both flat site and tuck under formats with 2-3 story massing and residential character.

Agriculturally Zoned Parcels
Several parcels, to be retained by the seller, will be zoned Agricultural (AG) and classified as oulots for future development. These parcels will be platted parcels but will require a future rezoning application prior to implementation.

Parks & Open Space
Parks & open space components within the neighborhood deliver a centrally located active park with connections to the region through a network of paths and sidewalks.

Stormwater Management
Distributed stormwater management systems are placed within each of the sub-watersheds to address both water volume and quality to address the stormwater needs of the neighborhood.

Mail Delivery
Mail delivery within the neighborhood will utilize centralized box units (CBU's) in 12 and 16 slot units. Design and placement of these units will work to create several centralized hubs where feasible and some dispersed units with a goal of reducing the number of locations within the neighborhood and creating central community collection points.

Phasing
The project will be built in 8-12 phases starting in the southwest portion of the property and proceeding in multiple steps out over the course of the next 10-15 years.

Unit Summary

Single Family (TR-P)		
Conventional Single Family	2	69 x 100
	22	65 x 100
	52	59 x 100
	23	51 x 100
Alley Single Family:	66	31 x 95
	68	37 x 95
	31	45 x 95
Two-Family Twin (TR-P)		
Attached Single Family		
Market Rate Alley Flat Site	132	
Market Rate Alley Tuck Under	22	
Haven Alley Flat Site	18	
Haven Conventional	52	
Townhomes (TR-U1)		
Alley Townhomes Flat Site	44	
Alley Townhomes Tuck Under	16	
Total Project Units:	**548**	

TR-P Requirements

- Three residential housing types exist within the TR-P section of the neighborhood (Single Family Street Accessed, Single Family Alley Accessed, Two-family). Additional housing types (single family attached townhomes) are included within the project in other zoning districts
- Attached single family housing comprises 41% of the units within the neighborhood.
- All units within the project are located within 1/4 mile of existing or planned public or common open spaces
- Proposed lot configuration and uses are designed to meet the dimensional requirements of the TR-P district.

TR-P Site Design Standards

Open Space

The neighborhood is served by a centrally located park, as recommended by the Northeast Neighborhood, as well as the existing Canter Park to the west of Felland Road. The project is seeking 6.4 acres of park dedication credit and anticipates paying the remaining requirement as a fee-in-lieu of dedication.

The “Haven Park” parcel within the project will be owned and maintained as private open space but available for use by the general public. This parcel is seeking public dedication credit, per the City Madison Ordinances MGO 16.23(8)(f)(8), but will be privately installed and maintained. The Home Owners Association (HOA) will be responsible for maintaining this space and are precluded from restricting access.

Open Space Dedication Chart

OL	Park	Requested Dedication Credit
3	Private Open Space	1.0 acres
4	Dedicated to the Public for Park Purposes	5.4 acres
	Total	6.4 acres

Street Layout
The neighborhood is served by a strong grid of neighborhood scaled streets, sidewalks, and off-street connections, including the extension of all adjoining street rights of way. The streets within the neighborhood are designed to meet the standards of the City of Madison Green Streets Policy and are scaled to reflect the adjoining land uses and overall street network needs.

Setbacks
Building setbacks within the neighborhood will be per the TR-P Zoning District standards.

Building Design
Building design within the neighborhood will go through a review process with the neighborhood Architectural Review Committee (ARC). The ARC is tasked with guiding the creation of diverse architectural approaches throughout the neighborhood. Review criteria include site plan/landscape plan configurations, building massing & composition, building orientation and interaction with adjoining streets & uses, and application of appropriate durable materials.

DIMENSIONAL STANDARDS
Building placement will meet the dimensional standards as described in the TR-P Zoning District.

ARCHITECTURAL STYLE
Architecture within the neighborhood will be developed with a variety of American vernacular architectural styles.

MASSING
Rhythms
In architectural composition, rhythm refers to the regular use of recurrence of building elements. These elements consist of features such as, but not limited to, window locations, columns and piers. Rhythm solidifies the building design and ensures that the overall composition of building elements is balanced.

Roofline Articulation
The roof form establishes the character of a home and terminates the building. Bays and gables are encouraged to break-up the massing of the home into smaller or intimate components. Selection of an appropriate roof form will vary depending on the architectural style.

- Hipped and gabled roofs with a symmetrical pitch shall run between 5:12 and 12:12, as appropriate to architectural style.

- Shed roofs pitched between 5:12 and 7:12 shall be attached to an adjacent building wall and shall not be utilized freestanding buildings. Shed dormers shall have a 3:12 pitch and be utilized only on appropriate styles.
- Hipped and shed porch roofs shall have a pitch between 3:12 and 6:12.
- Roof overhangs may vary from a minimum of 6” to a maximum of 30”.

HEIGHT

- Building heights with the TR-P will follow the guidance of the zoning district
- Partially exposed basements shall not constitute a story.

APPROPRIATE WALL MATERIALS

All materials shall be properly utilized based on the precedents of the architectural style of the building.

WALL SIDING/SURFACING

- Brick
- Clapboard Siding
- Cement Board Siding / Composition Siding / Vinyl Siding
- Half-Timbering
- Cast Stone
- Stone
- Stucco and Exterior Insulated Finish System (EIFS)
- Wood, Composition, vinyl or Cement Shingle Siding

DECKS

Decks shall be located only in rear or side yards. Portions of decks visible from the street or projecting in such a manner that it is visible from the front yard, shall be screened with appropriate fencing or landscaping.

PORCHES AND STOOPS

Usable front porches are encouraged as both visual and functional design elements. Minimum dimensions for a usable porch are 6’0” deep and 6’0” wide exclusive of access to front entry.

Exhibits:

Notifications
Property Legal Description
Zoning Legal Descriptions
Northeast Neighborhood NDP (Full)
Northeast Neighborhood NDP (Site)
Existing Conditions
Illustrative Plan
Zoning Plan
Conceptual Phasing Plan
Park Context Map
Park & Open Space Plan
Right-of-Way Widths
Street Cross Sections

7530 Westward Way, Madison, WI 53717 • Phone: 608.833.7530 • www.donofrio.cc

April 28, 2025

City of Madison – Planning Department
(via email)

Re: Reiland Grove – Preliminary Plat

To whom it may concern,

We are pleased to submit the preliminary plat for Reiland Grove, a 150-acre property Northwest of the Commercial Avenue and Reiner Road intersection on Madison's far east side.

Below is a breakdown of lot/outlot numbers and their designated uses. A separate zoning submittal will also be submitted, which will provide a comprehensive overview of the project.

- Private Outlots: 8 (6 reserved for future development, 1 for private open space and 1 for private alley purposes.)
- Public Outlots: 5 (1 for park purposes and 4 for stormwater management)
- Residential: 548 single family lots that include a mix of detached single family, twin homes and townhomes.

Thank you, and we look forward to your feedback.

Sincerely,
D'Onofrio, Kottke & Associates, Inc.

Brett T. Stoffregan, PLS

OUTLOT AREA TABLE

OL	Area SF
1	233524
2	143155
3	17913
4	6768
5	97469
6	8212
7	8552
8	4811
9	143320
10	407696
11	170974
12	393043
13	377061

LOT AREA TABLE

Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF	Lot	Area SF
1	10009	101	3515	203	5652	303	2689	403	2945
2	5717	102	4275	204	3515	304	2612	404	2945
3	5781	103	3515	205	3515	305	2613	405	2945
4	6768	104	3515	206	3515	306	2613	406	3515
5	6855	105	6372	207	3515	307	2612	407	5728
6	8212	106	4702	208	4275	308	2612	408	5795
7	8552	107	5846	209	4275	309	2612	409	3515
8	5900	108	4859	210	4275	310	2613	410	3515
9	5900	109	4298	211	4275	311	2612	411	3515
10	7224	110	3856	212	3515	312	2612	412	3515
11	7101	111	3515	213	4275	313	2612	413	4275
12	7014	112	3515	214	5606	314	2612	414	4275
13	5100	113	4275	215	3752	315	2612	415	4275
14	6477	114	4275	216	2090	316	2612	416	5457
15	9199	115	4275	217	2090	317	2612	417	3715
16	5100	116	3515	218	2090	318	2613	418	2837
17	8552	117	4275	219	2090	319	2612	419	3029
18	3522	118	3515	220	5265	320	3039	420	3698
19	3045	119	4275	221	3299	321	2753	421	3411
20	2887	120	4702	222	2090	322	2000	422	2775
21	2888	121	5367	223	2090	323	2000	423	2755
22	2888	122	3515	224	5130	324	2000	424	2755
23	2887	123	2945	225	4249	325	2000	425	2755
24	2888	124	2945	226	2442	326	2000	426	2755
25	2888	125	3515	227	2442	327	2000	427	2755
26	2888	126	2945	228	2442	328	2000	428	2755
27	2887	127	2945	229	2442	329	2000	429	2755
28	2887	128	2945	230	3330	330	2000	430	2755
29	2888	129	3515	231	3330	331	2000	431	2755
30	2888	130	4275	232	2442	332	2000	432	2755
31	2887	131	4275	233	2442	333	2000	433	2755
32	3045	132	5476	234	2442	334	2000	434	3182
33	3045	133	5937	235	2442	335	2000	435	4179
34	3045	134	4275	236	4286	336	2000	436	3753
35	3522	135	4275	237	2755	337	2000	437	3182
36	3182	136	4275	238	3194	338	2000	438	3183
37	2755	137	4275	239	3194	339	2000	439	3182
38	2755	138	3515	240	2939	340	2002	440	3183
39	2755	139	4275	241	3262	341	2813	441	3182
40	2755	140	3515	242	3648	342	2352	442	3183
41	2755	141	4275	243	3385	343	4570	443	3183
42	2755	142	5937	244	4265	344	2160	444	3183
43	2755	143	9033	245	5979	345	3123	445	4151
44	2755	144	6389	246	4275	346	2099	446	3445
45	2755	145	5900	247	4275	347	2091	447	3800
46	2755	146	6500	248	2945	348	2565	448	6699
47	2755	147	6500	249	2945	349	2565	449	4600
48	2755	148	6708	250	3515	350	2090	450	4600
49	2767	149	6245	251	3515	351	2090	451	4600
50	2862	150	5900	252	2945	352	2090	452	4600
51	6048	151	8000	253	2945	353	2090	453	4600
52	8429	152	7117	254	3515	354	2090	454	4600
53	7980	155	9570	255	3515	355	2090	455	4600
54	8085	156	9928	256	3515	356	2565	456	5612
55	8190	157	8582	257	3515	357	2565	457	5005
56	8294	158	7391	258	2945	358	2090	458	5005
57	8650	159	6489	259	3515	359	2090	459	5005
58	8494	160	6026	260	4275	360	2090	460	5005
59	7766	161	6578	261	4275	361	2090	461	5005
60	7677	162	8309	262	5367	362	2090	462	5005
61	6511	163	7316	263	6028	363	2090	463	5005
62	8333	164	5870	264	5252	364	3700	464	5005
63	5661	165	5076	265	3933	365	3182	465	5005
64	6549	166	5074	266	3696	366	2755	466	5592
65	5661	167	5075	267	3559	367	2755	467	7971
66	6549	168	5870	268	2946	368	2755	468	3752
67	7949	169	5870	269	3515	369	2755	469	3182
68	11250	170	6352	270	2945	370	2996	470	3182
69	6952	171	6500	271	3515	371	3230	471	3182
70	6549	172	6952	272	2945	372	3563	472	3182
71	5661	173	5870	273	3515	373	4195	473	3182
72	5661	174	5871	274	2945	374	4774	474	3182
73	6549	175	5074	275	3515	375	4742	475	3182
74	7494	176	5074	276	2945	376	4122	476	3182
75	7440	177	10069	277	3515	377	3525	477	3182
76	4702	178	6852	278	2945	378	5302	478	3183
77	3515	179	5100	279	4275	379	3039	479	3753
78	4770	180	5900	280	4275	380	2613	480	4179
79	4921	181	5900	281	4702	381	2612	481	4179
80	3515	182	5900	282	4702	382	2613	482	3752
81	4709	183	5100	283	4275	383	2613	483	3753
82	10730	184	5100	284	3515	384	2647	484	3753
83	6254	185	6922	285	3515	385	2833	485	3182
84	5406	186	5900	286	2945	386	8198	486	3182
85	6254	187	6907	287	2945	387	8214	487	3752
86	6585	188	6837	288	3515	388	3559	488	3753
87	8700	189	5900	289	3515	389	3515	489	3752
88	5406	190	5701	290	2945	390	2945	490	3753
89	5406	191	3515	291	2945	391	2945	491	3752
90	5406	192	4275	292	3515	392	2945	492	3752
91	6254	193	3515	293	3515	393	3515	493	3753
92	5406	194	3515	294	2945	394	3515	494	6369
93	5300	195	2945	295	3678	395	3515	495	5500
94	4702	196	3515	296	4834	396	4702	496	4170
95	3515	197	3515	297	5020	397	4702	497	3812
96	3515	198	3515	298	4921	398	3515	498	3752
97	4275	199	3515	299	3039	399	2945	499	3753
98	3515	200	3515	300	2923	400	2945	500	3752
99	4275	201	3515	301	2946	401	2945	501	3753
100	4275	202	5652	302	2946	402	4275	502	3752

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that, in accordance with the provisions outlined in Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Madison, I have conducted a survey of Reiland Grove and that this survey accurately delineates the exterior boundaries of the preliminary plat described as follows:
A parcel of land located in the NW1/4 of the SE1/4, NE1/4 of the SE1/4, SE1/4 of SE1/4 and the SW1/4 of the SW1/4 of Section 35, Township 8 North, Range 10 East, Town of Burke, Dane County, Wisconsin to-wit:
Beginning at the Southeast corner of said Section 35;
thence S89°23'36"W, 2179.79 feet along the South line of said SE1/4;
thence N01°42'41"E, 608.09 feet; thence S89°37'50"W, 457.14 feet to the West line of said SE1/4;
thence N00°49'57"E, 117.91 feet along said West line to the South line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4;
thence N89°23'39"E, 290.50 feet along said South line to the East line of the North 600 feet of the West 290.4 feet of said Southwest 1/4 of the Southeast 1/4;
thence N00°49'57"E, 193.09 feet said East line of the North 600 feet of the West 290.4 feet of said SW1/4 of the SE1/4; thence N89°01'21"E, 3.00 feet;
thence N00°49'57"E, 449.63 feet;
thence S89°23'40"W, 293.50 feet to the West line of said SE1/4;
thence N00°49'57"E, 1285.26 feet along said West line to the Center of said Section 35;
thence N89°24'47"E, 1316.53 feet along the South lines of Lots 3 and 4, Certified Survey Map No. 13755 and the Westerly extension thereof to the Southwest corner of Woods Farm;
thence N89°52'52"E, 1316.68 feet along the South line of Woods Farm to the East 1/4 corner of said Section 35;
thence S00°57'10"W, 2655.56 feet along the East line of said SE1/4 to the point of beginning.
Containing 149.657 acres.

Dated this 28th day of April, 2025

Brett T. Stoffregan, Professional Land Surveyor, S-2742

BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN SURVEYOR

NOTES

1. Outlot Designations:
   1 - Dedicated to the Public for Park Purposes
   2 - Dedicated to the Public for Storm Water Management
   3 - Private Alley. Public Utility Easement over entire Outlot
   4 - Dedicated to the Public for Storm Water Management
   5 - Private Open Space
   6 - Dedicated to the Public for Storm Water Management
   7 - Reserved for future development
   8 - Reserved for future development
   9 - Dedicated to the Public for Storm Water Management
   10 - Reserved for future development
   11 - Reserved for future development
   12 - Reserved for future development
   13 - Reserved for future development
2. Lots 107-109, 263-266, 495 and 496 are subject to minimum and maximum building setbacks that are 70' and 85' from the rear property line. Setbacks to be enforced by the City of Madison.
3. All intersection radii are 15 feet unless noted.
4. Zoning:
   Existing - A
   Proposed - TR-P - Lots 1-214, 237-532, Outlots 1-9
   TR-U1 - Lots 215-236 and 533-548.
   Outlots 10-13 to remain A until developed.
5. Planner: Vandewalle and Assoc.
   Developer: VH 902 Reiner, LLC
   Owner: VH 902 Reiner, LLC
   Hovde Realty, Inc.
   CAM 00 Reiner, LLC

LOCATION MAP
1"=1000'
SE1/4 SECTION 35 T8N, R10E

LEGEND

- FOUND 1" PIPE
- FOUND 2" PIPE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND MAG NAIL
- PLACED 3/4"X18" REBAR 1.5 LBS/FT
- ( ) RECORDED AS INFORMATION
- DTTP DEDICATED TO THE PUBLIC
- CORPORATE LIMITS OF THE CITY OF MADISON
- SS SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER
- OH OVERHEAD UTILITIES
- T TELECOMMUNICATION LINE
- G GAS MAIN
- x x FENCE
- MANHOLE
- STORM SEWER INLET
- POWER POLE
- GYM WIRE
- TRAFFIC SIGNAL
- HYDRANT
- WELL
- SEPTIC VENT
- TELECOMMUNICATION PEDESTAL
- SIGN
- VALVE
- EDGE OF TREES
- CONCRETE CURB AND GUTTER
- EDGE OF GRAVEL
- 1000 EXISTING CONTOUR
- CONCRETE

DATE: 04-28-25
REVISED:

FN: 24-07-118
Sheet Number: 1 of 1

SCALE: 1"= 100'
0 100'
(PAGE SIZE: 34x44)

GRID NORTH
WISCONSIN COORDINATE REFERENCE SYSTEM
DANE COUNTY NAD83(2011)

PRELIMINARY PLAT

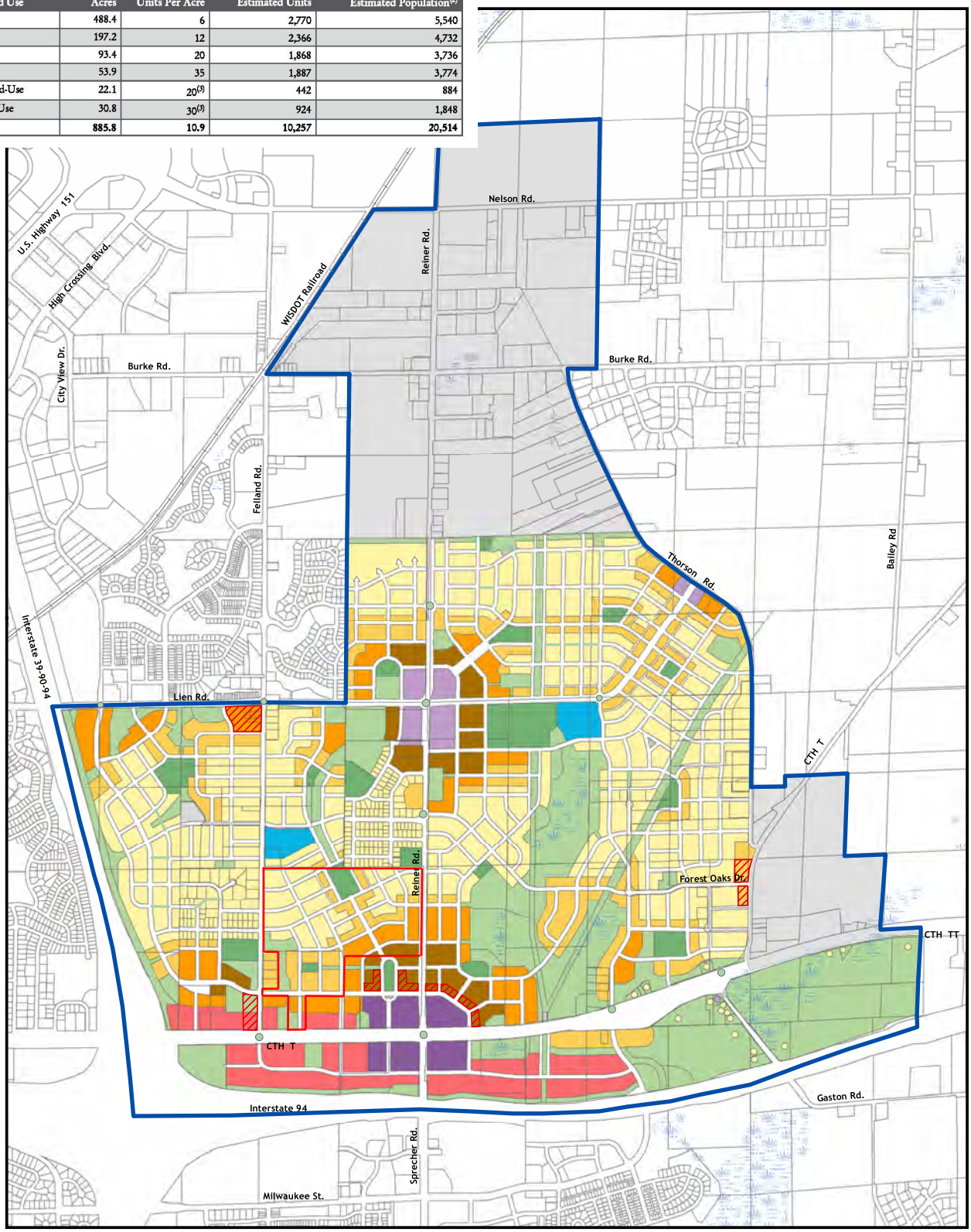
REILAND GROVE

LOCATED IN THE NW1/4 OF THE SE1/4, NE1/4 OF THE SE1/4, SE1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4 OF SECTION 35, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

Table 4: Estimated Dwelling Units and Population - Phase 1 Planning Area

Recommended Land Use	Acres	Units Per Acre	Estimated Units	Estimated Population[2]
Housing Mix 1[1]	488.4	6	2,770	5,540
Housing Mix 2	197.2	12	2,366	4,732
Housing Mix 3	93.4	20	1,868	3,736
Housing Mix 4	53.9	35	1,887	3,774
Neighborhood Mixed-Use	22.1	20[3]	442	884
Community Mixed-Use	30.8	30[3]	924	1,848
Total	**885.8**	**10.9**	**10,257**	**20,514**



Map 6: Land Use and Street Plan
Phase 1 Planning Area

Northeast Neighborhoods Development Plan
October 2009

- Planning Area
- Phase 2 Planning Area
- Street Right-of-Way
- Overhead Electric Transmission Line
- Natural Gas Transmission Pipeline
- Housing Mix 1
- Housing Mix 2
- Housing Mix 3
- Housing Mix 4
- Community Mixed-Use
- Neighborhood Mixed-Use
- Potential Mixed-Use
- Employment
- Civic/Institutional
- Utilities
- Park
- Other Open Space and Stormwater Management
- Wetland

0 0.25 0.5 Miles

January 3, 2022

City of Madison Planning Division

LEGEND

- Site
- Contours (2'ft)
- Overhead Powerline
- Streams
- Potential Bike Path
- Open Space & Stormwater Management
- Park

- Housing Mix 1 (6 Units/Acre)
- Housing Mix 2 (12 Units/Acre)
- Housing Mix 3 (20 Units/Acre)
- Housing Mix 4 (35 Units/Acre)

Bridle Way
Divine St
Canter Dr
Eternity Dr
CANTER PARK
Wisdom Dr
EXISTING STORMWATER
Felland Rd
Blissful Ave
EXISTING STORMWATER
EXISTING STORMWATER
Reiner
Reiner Rd
T
T
0' 150' 300'

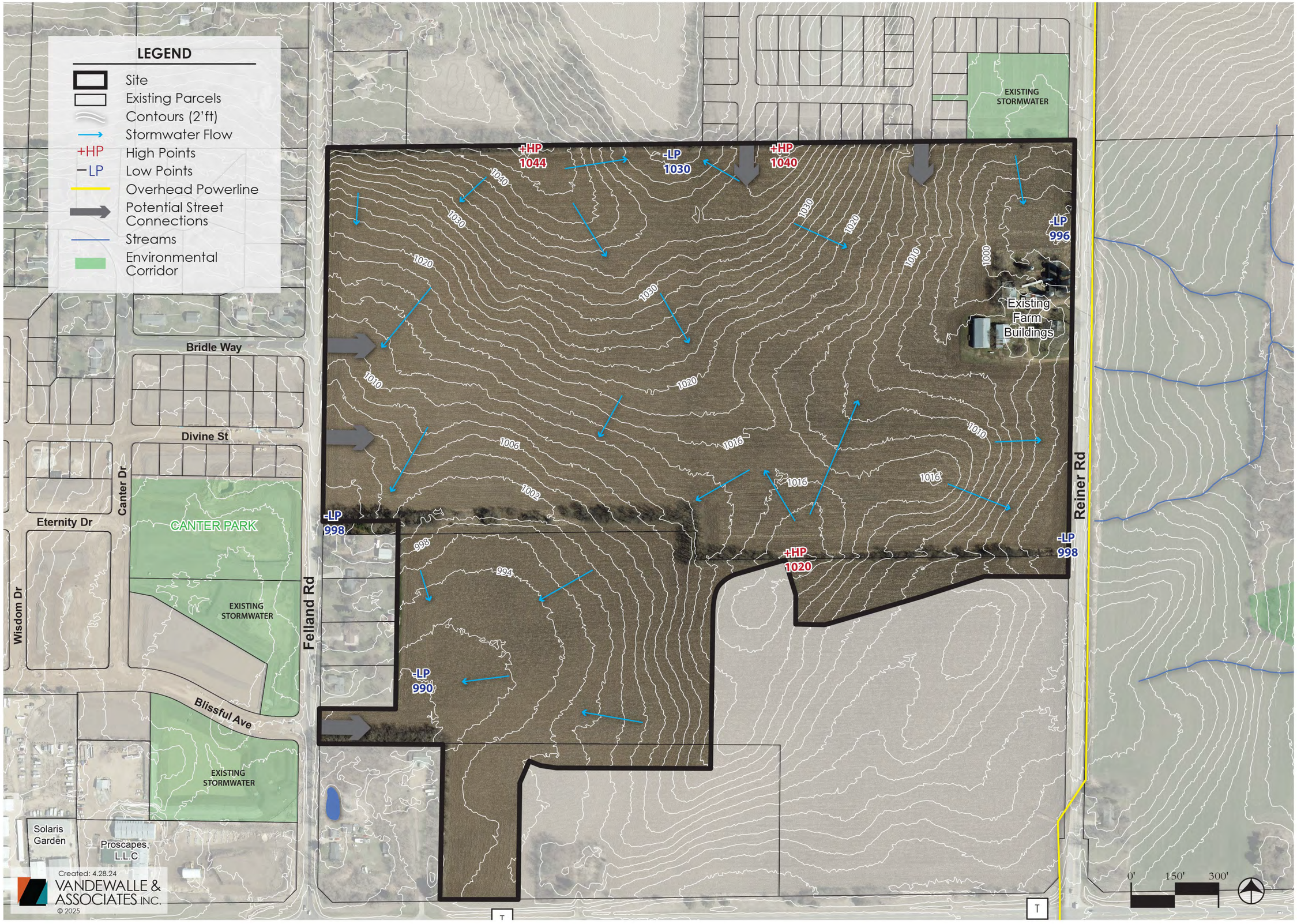
Created: 4.28.25
VANDEWALLE & ASSOCIATES INC.
© 2025

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

NEIGHBORHOOD PLAN



VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

EXISTING CONDITIONS

LOT TYPE	
Single Family	
Street Accessed	
Single Fam - 69	2
Single Fam - 65	22
Single Fam - 59	52
Single Fam - 51	23
	99
Alley Accessed	
Alley - 45	66
Alley - 37	68
Alley - 31	31
	165
Two-Family Twin	
Attached Single Family	
Alley Flat	132
Alley Tuck-under	22
	154
Attached Single Family (Haven)	
Front Twin H	18
Alley Flat H	52
	70
Townhome	
Attached Single Family	
Townhomes	44
Tuck Townhomes	16
	60
TOTAL RESIDENTIAL	548

Revised: 4.28.25

VANDEWALLE & ASSOCIATES INC.

© 2025

NEIGHBORHOOD

REILAND GROVE

Madison, Wisconsin

ILLUSTRATIVE PLAN

VERIDIAN HOMES

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

ZONING PLAN

TR-P

TR-U1

TR-U1

TR-U1

AG
Future Development

AG
Future Development

AG
Future Development

AG
Future Development

Park
~5.4 Acres

Haven Park
~1.0 Acres

Stormwater
~3.3 Acres

Stormwater
~2.5 Acres

Stormwater
~1.6 Acres

Stormwater
~2.2 Acres

Stormwater
~3.3 Acres

EXISTING STORMWATER

EXISTING STORMWATER

EXISTING STORMWATER

CANTER PARK

Signage

Signage

Bridle Way

Divine St

Eternity Dr

Canter Dr

Blissful Ave

Felland Rd

Blue Stone Ter

Brunette Downs Dr

Reiner Rd

0' 150' 300'

T

Revised: 4.28.25

VANDEWALLE & ASSOCIATES INC.

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PHASING PLAN

Revised: 4.28.25

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0' 150' 300'

VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARK CONTEXT PLAN

Blue Stone Ter

Brunette Downs Dr

EXISTING STORMWATER

Stormwater ~3.3 Acres

Park ~5.4 Acres

~5.4 Acres

1/4 Mile

Signage

Private Alley

Existing 1/4 Mile

Bridle Way

Divine St

Canter Dr

Eternity Dr

CANTER PARK

Signage

Stormwater ~2.5 Acres

Haven Park ~1.0 Acres

Stormwater ~1.6 Acres

EXISTING STORMWATER

Felland Rd

1/4 Mile

Blissful Ave

EXISTING STORMWATER

Future Development

Future Development

Reiner Rd

Stormwater ~2.2 Acres

Stormwater ~3.3 Acres

Future Development

Future Development

T

0' 150' 300'

Revised: 4.28.25

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

PARKS & OPEN SPACE PLAN

Revised: 4.28.25

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© 2025

0' 150' 300'

REILAND GROVE NEIGHBORHOOD

Madison, Wisconsin

VERIDIAN HOMES

RIGHT-OF-WAY WIDTHS

62’
64’
66’
80’
100’

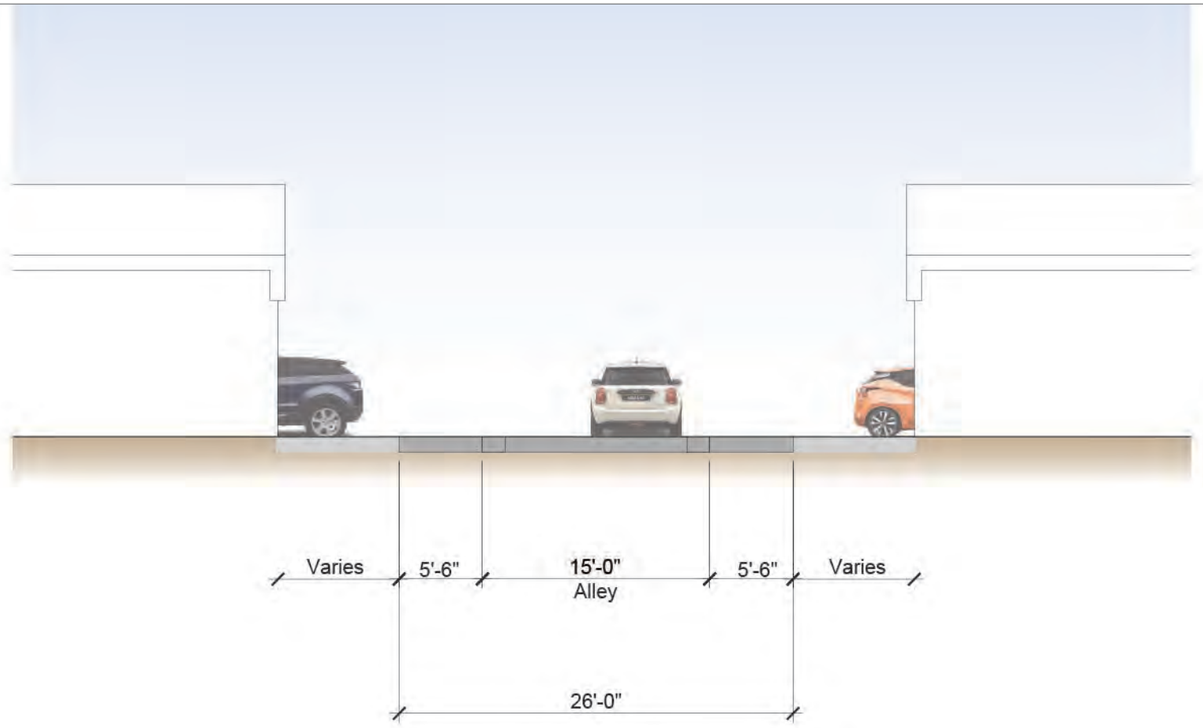
Revised: 4.28.25

VANDEWALLE & ASSOCIATES INC.

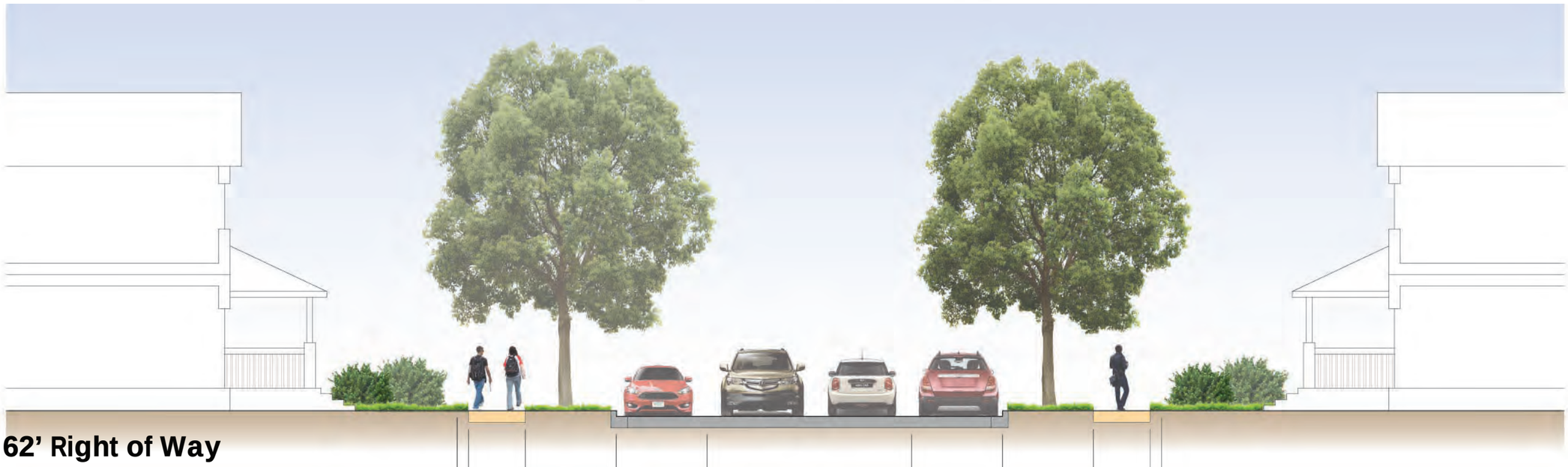
© 2025

0' 150' 300'

26’ Right of Way



62’ Right of Way



Revised: April 28, 2025

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

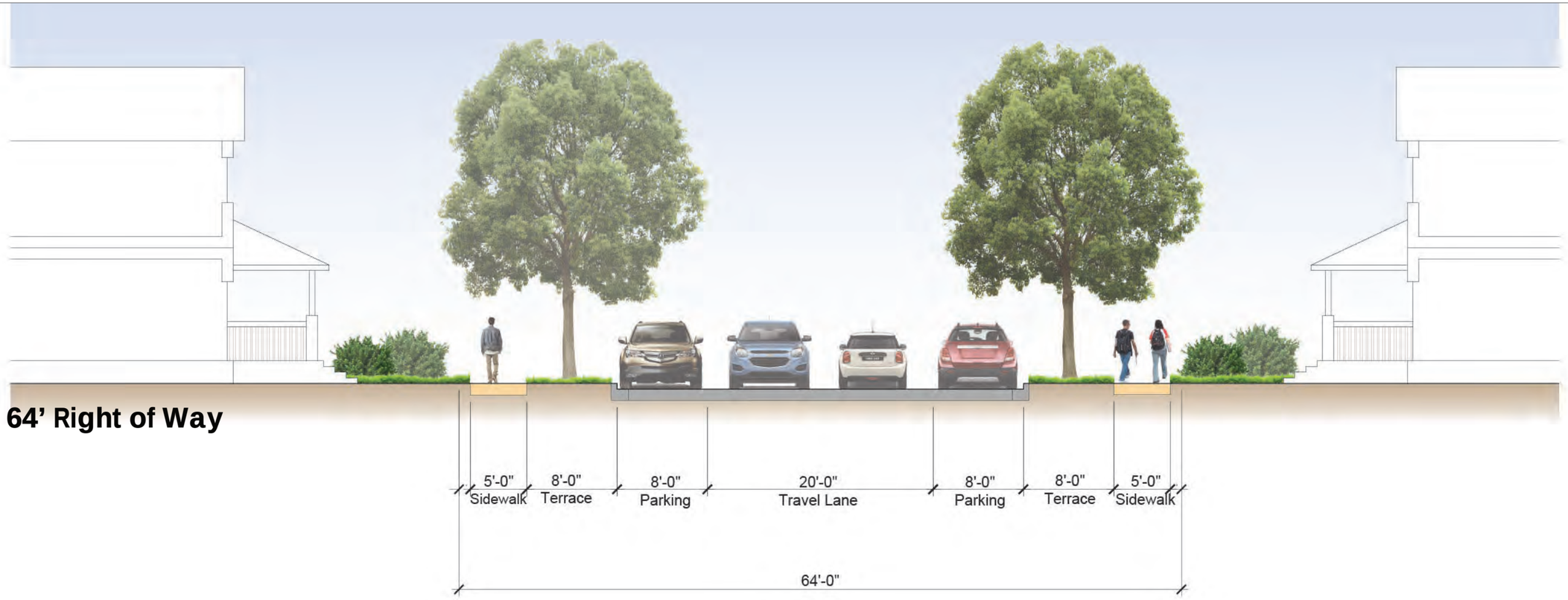
VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

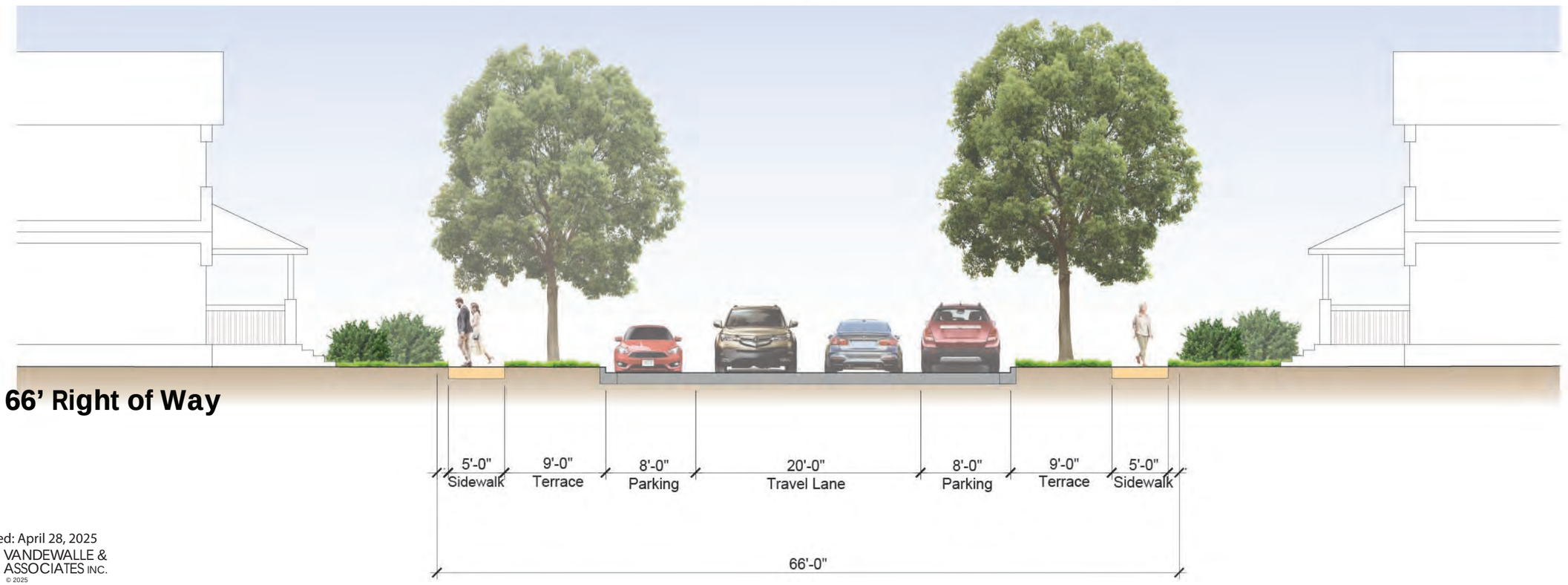
Madison, WISCONSIN

STREET CROSS SECTIONS

64’ Right of Way



66’ Right of Way



Revised: April 28, 2025

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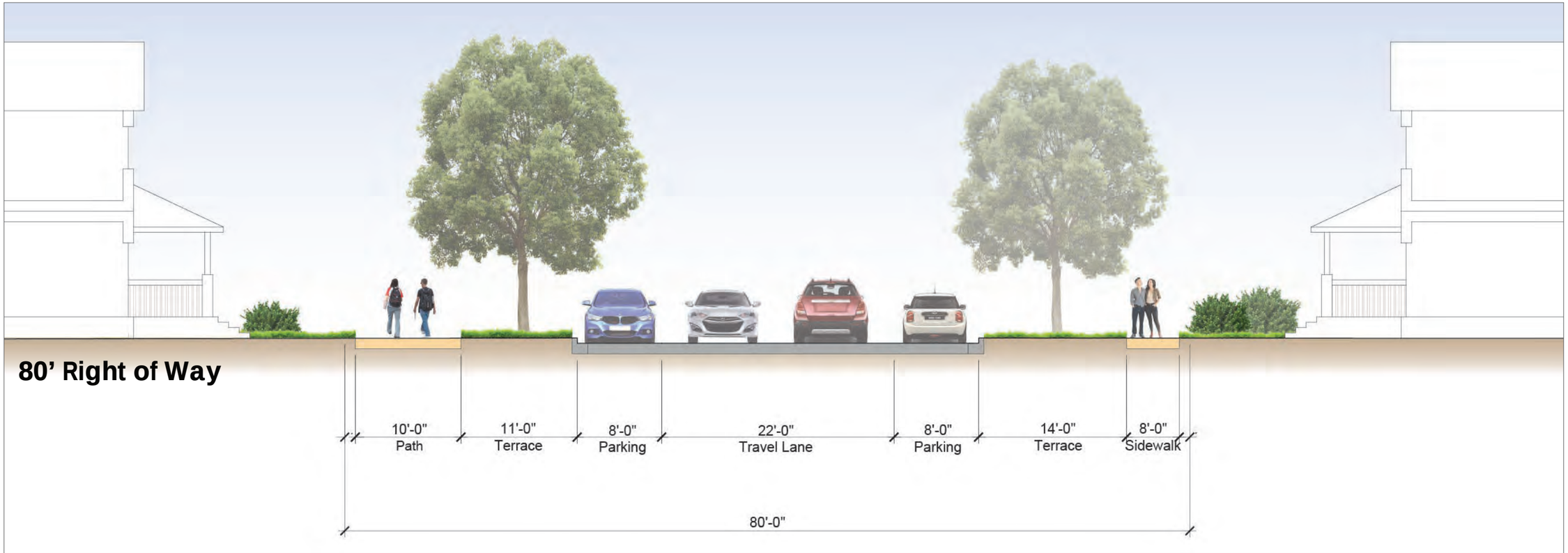

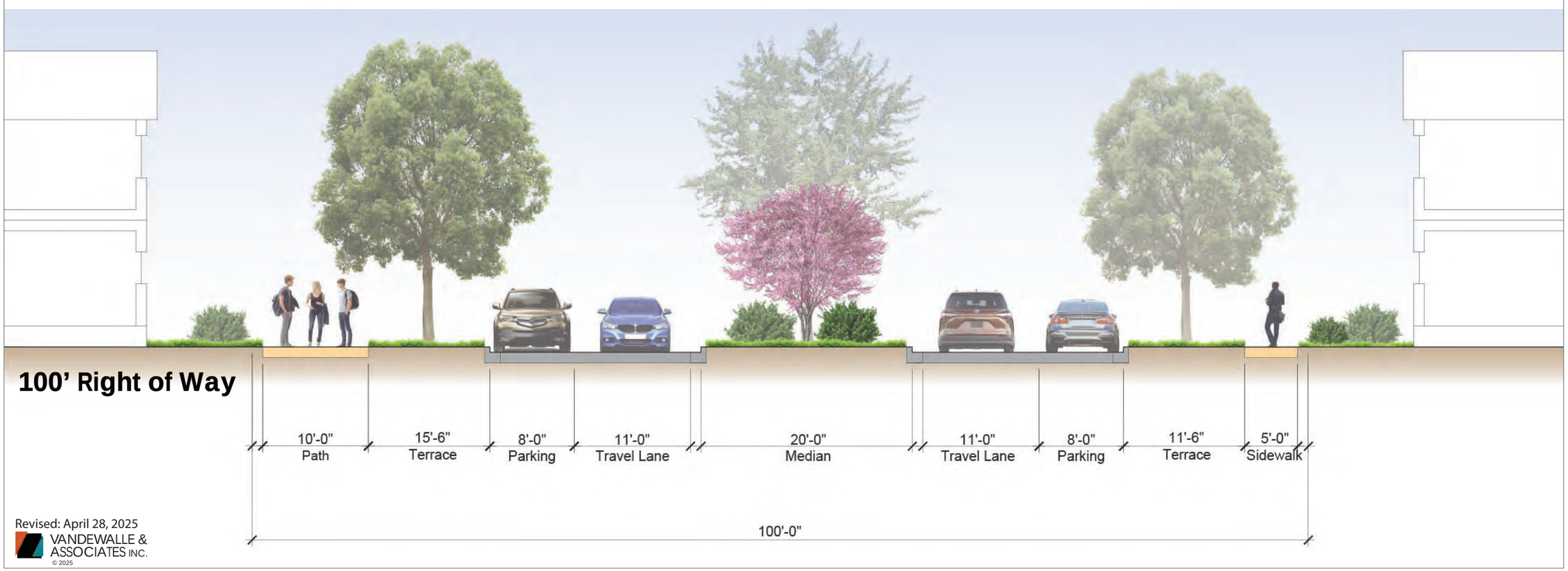

Revised: April 28, 2025

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VERIDIAN HOMES

REILAND GROVE NEIGHBORHOOD

Madison, WISCONSIN

STREET CROSS SECTIONS

City of Madison

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

Master

File Number: 88207

File ID:	88207	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/02/2025
File Name:	CSM - 6901-6933 Manufacturers Dr			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Cond Use ID 88201	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/05/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (6/9/25), Common Council (6/17/25)

Text of Legislative File 88207

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 Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers Drive (District 17).

Body
WHEREAS a Certified Survey Map of property owned by Interstate Commerce Park and Wheelhouse Storage - MDS East, LLC located at 6901-6933 Manufacturers 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

4-18-25 9:05 a.m.

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

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: Interstate Commerce Park & Wheelhouse STG MDS East Representative, if any: Nick Patterson

Street address: 1818 Parmenter St. #400 City/State/Zip: Middleton, WI 53562

Telephone: 608-220-8940 Email: nick@twallenterprises.com

Firm Preparing Survey: Wyser 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: 6901 & 6933 Manufacturers Dr.

Tax Parcel Number(s): 251/0810-093-0401-5 and 251/0810-093-0402-3

Zoning District(s) of Proposed Lots: Industrial Limited (IL) School District: DeForest

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____

Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office			
Industrial	1	0	3.1

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	3.1

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: Nick Patterson Signature: Nick Patterson

Date: 4/7/2025 Interest In Property On This Date: Representative of Owner

BAYLAND BUILDINGS, INC.
Think Smart. Build Smart. | Employee Owned
Phone: 920.498.9300 | Fax: 920.498.3033
Corporate: P.O. Box 13571 | Green Bay, WI 54307
Southeast, WI: P.O. Box 510435 | Milwaukee, WI 53203

April 11, 2025

City of Madison Planning Division
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

RE: **Proposed Camper Storage at Interstate Commerce Park**

To Whom It May Concern,

This letter is submitted as part of our conditional use application for the proposed development of an indoor camper storage facility on the properties identified by Parcel Numbers 0810-093-0402-3 and 0810-093-0401-5, located within the City of Madison in the Interstate Commerce Park. The properties are zoned Industrial Limited (IL), and the proposed indoor storage use for recreational vehicles (campers) falls under a conditional use within this zoning district.

Project Description:

The proposed development will consist of 77 indoor storage units specifically designed to accommodate campers and other large items. These units will be housed within three enclosed buildings, as shown in the attached plans. The project is intended to serve both local residents and businesses and regional users seeking secure, climate-controlled storage for their belongings.

Development Unit Mix:

Unit Mix	Total
12’ W x 50’ L x 17’ H	54
12’ W x 45’ L x 17’ H	23
Total	77

Site Features:

- Three storage buildings containing a total of 77 indoor storage units
- Secure, gated access with perimeter fencing and security monitoring system
- Recreational vehicle water filling station and sanitary cleaning station
- Climate controlled units with electrical outlets and overhead lighting
- Interior circulation aisles designed for safe vehicle movement
- Screening and landscaping along property edges to buffer adjacent uses
- On-site stormwater infrastructure
- Direct access to the development from Manufacturers Drive

The proposed development has been carefully designed to operate as a low-impact use consistent with the intent of the zoning district. The facility will generate minimal traffic, noise, or lighting impacts and will enhance the usability and value of the property with a clean, organized appearance.

We are committed to working closely with City staff throughout the application and review process to ensure the proposed development complies with all applicable ordinances, conditions, and community expectations.

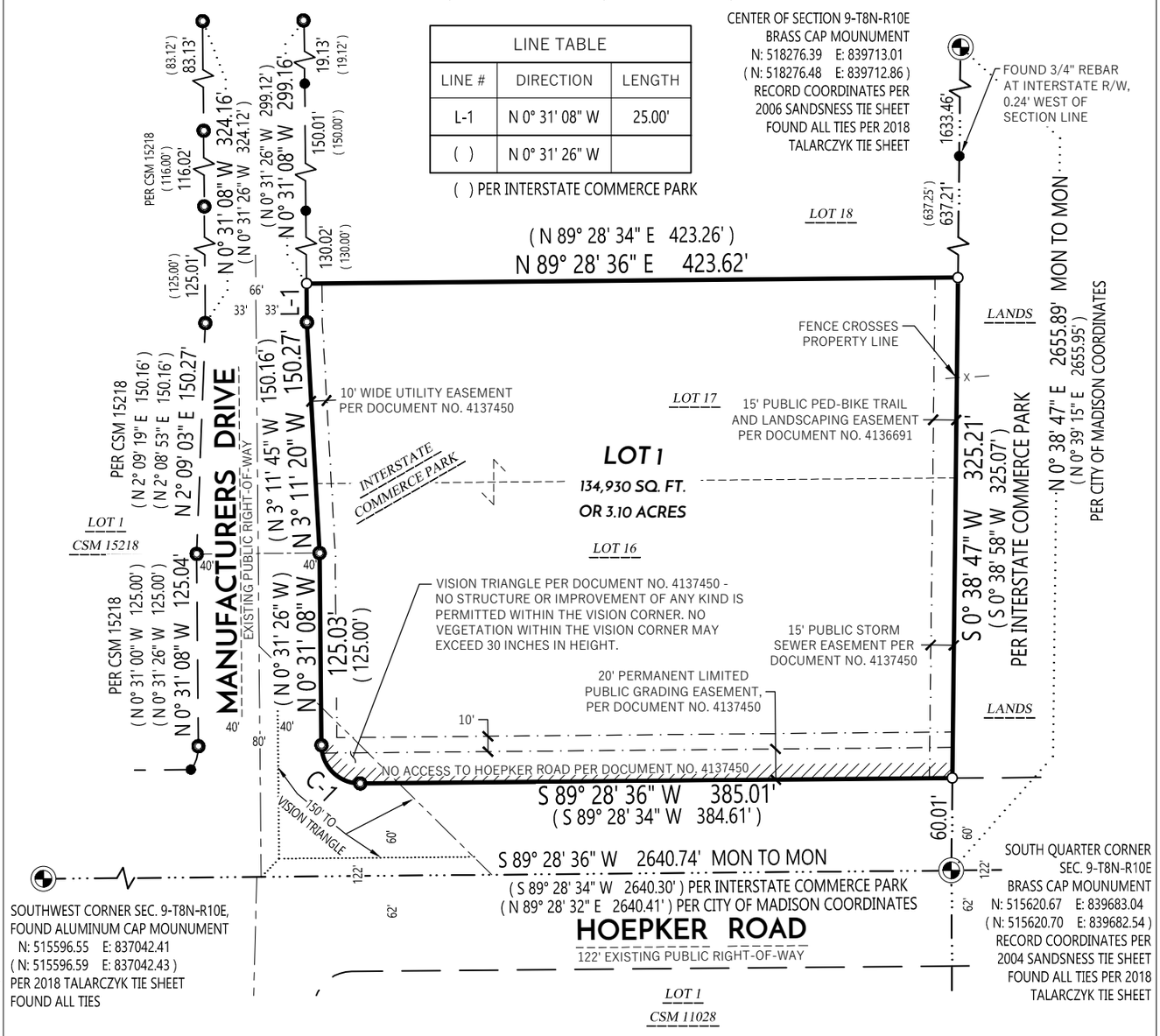
Thank you for your consideration. Please feel free to contact me at (920) 498-9300 or wzuleger@baylandbuildings.com if additional information or clarification is needed.

Sincerely,

Weston Zuleger
Bayland Buildings, Inc.
Project Executive

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



CURVE TABLE							
CURVE #	CURVE LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	39.27'	25.00'	90° 00' 16"	N 45° 31' 16" W	35.36'	S 89° 28' 36" W	N 0° 31' 08" W
( )	35.36'		90° 00' 00"	N 45° 31' 08" W	25.00'	S 89° 28' 34" W	N 0° 31' 26" W

( ) PER INTERSTATE COMMERCE PARK

LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1-1/4" REBAR FOUND
- 3/4" X 18" REBAR SET; 1.50 LB/FT
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION/QUARTER LINE
- PLATTED LINE
- EXISTING EASEMENT
- NO ACCESS
- ( ) RECORDED INFORMATION

NOTES:

1. FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON APRIL 1ST, 2025.
2. NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T8N, R10E, BEARS S 89° 28' 36" W.
3. THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.

NORTH

0' 50' 100'

WISCONSIN
ZACHARY M. REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WHEELHOUSE STORAGE - MADISON EAST, LLC
1818 PARMENTER ST.
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231153
SHEET NO: 1 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2023\231153_T. Wall – Wheelhouse, Manufacturers Dr, Madison\dwg\231153_CSM.dwg Layout: CSM 1 OF 4 User: zreynolds Plotted: Apr 09, 2025 – 10:47am

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OTHER MATTERS OF TITLE

- LANDS CONTAINED WITHIN INTERSTATE COMMERCE PARK PLAT ARE SUBJECT TO DANE COUNTY HEIGHT LIMITATION ZONING REQUIREMENTS
- THE OWNER OF LOTS 16, 17, AND 18, INTERSTATE COMMERCE PARK, MAY BE REQUIRED TO CONVEY, AT NO COST, PRIVATE INGRESS AND EGRESS RIGHTS TO MANUFACTURERS DRIVE TO THE BENEFIT OF THE OWNER OF THE APPROXIMATELY FIVE (5) ACRE UNPLATTED TRACT OF LAND IMMEDIATELY EAST OF AND ADJACENT TO INTERSTATE COMMERCE PARK. INGRESS AND EGRESS LOCATION WILL BE CONVEYED AND APPROVED AT THE TIME DEVELOPMENT PLANS ARE APPROVED FOR LOTS 16, 17 AND 18, INTERSTATE COMMERCE PARK, BY THE CITY OF MADISON.
- ALL LOTS WITHIN INTERSTATE COMMERCE PARK ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES WHICH SHALL BE A MINIMUM OF SIX (6) FEET IN WIDTH MEASURED FROM THE PROPERTY LINE TO THE INTERIOR OF EACH LOT EXCEPT THAT THE EASEMENTS SHALL BE TWELVE (12) FEET IN WIDTH ON THE PERIMETER OF THE PLAT. EASEMENTS SHALL NOT BE REQUIRED ON PROPERTY LINES SHARED WITH GREENWAYS OR PUBLIC STREETS.
- THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32.
- THE INTRA-BLOCK DRAINAGE EASEMENTS SHALL BE GRADED WITH THE CONSTRUCTION OF EACH PRINCIPAL STRUCTURE AND IN ACCORDANCE WITH THE APPROVED STORM WATER DRAINAGE PLAN ON FILE WITH THE CITY ENGINEER AND ZONING ADMINISTRATOR, AS AMENDED IN ACCORDANCE WITH THE MADISON GENERAL ORDINANCE.
- THIS PARCEL IS SUBJECT TO AVIGATION EASEMENTS RECORDED AS DOCUMENT NOs. 4111035 & 4121457, AND CORRECTED BY DOCUMENT NO. 4128118. PER THE HEIGHT LIMITATION ZONING MAP, DANE COUNTY REGIONAL AIRPORT, MADISON, WISCONSIN, THE OWNERS OF THIS PARCEL SHALL KEEP THE AIRSPACE ABOVE 988 FEET CLEAR AND FREE FROM ANY AND ALL FENCES, CROPS, TREES, POLES, BUILDINGS, STRUCTURES AND OTHER OBSTRUCTIONS OF ANY KIND OR NATURE WHATSOEVER.

LEGAL DESCRIPTION - AS FURNISHED AND SURVEYED

LOTS SIXTEEN (16) AND SEVENTEEN (17), INTERSTATE COMMERCE PARK, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SAID PARCEL CONTAINS 134,930 SQUARE FEET OR 3.10 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF WHEELHOUSE STORAGE - MADISON EAST, 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 DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
WHEELHOUSE STORAGE - MADISON EAST, LLC
1818 PARMENTER ST.
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231153
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2023\231153_T. Wall – Wheelhouse, Manufacturers Dr, Madison\dwg\231153_CSM.dwg Layout: CSM 2 OF 4 User: zreynolds Plotted: Apr 09, 2025 – 11:05am

CERTIFIED SURVEY MAP NO._____

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WHEELHOUSE STORAGE - MADISON EAST, LLC, AS OWNER, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS DESCRIBED HEREON TO BE SURVEYED, DIVIDED MAPPED AND DEDICATED AS SHOWN. WE 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: _____
WHEELHOUSE STORAGE - MADISON EAST, LLC
AUTHORIZED MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, THE ABOVE

NAMED AUTHORIZED MEMBER OF WHEELHOUSE STORAGE - MADISON EAST, LLC, _____,
TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES

WISCONSIN
ZACHARY M.
REYNOLDS
S-3223
MOUNT HOREB
WISCONSIN
PROFESSIONAL LAND SURVEYOR

WYSER ENGINEERING

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
T. WALL ENTERPRISES MGT, LLC
1818 PARMENTER ST.
MIDDLETON, WI 53562

SURVEYED BY: MAL
DRAWN BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 231153
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2023\231153_T. Wall – Wheelhouse, Manufacturers Dr, Madison\dwg\231153_CSM.dwg Layout: CSM 3 OF 4 User: zreynolds Plotted: Apr 09, 2025 – 11:05am

*CERTIFIED SURVEY MAP NO.*_____

A CONSOLIDATION OF LOTS 16 & 17, INTERSTATE COMMERCE PARK, RECORDED IN VOLUME 58-095A OF PLATS ON PAGES 485-487, AS DOCUMENT NO. 4137450; LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 9, TOWN 8 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

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 THIS _____ DAY OF_____, 20___.

DATED THIS _____ DAY OF _____, 202____, AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 20___.

_____
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.

_____ _____
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

WYSER ENGINEERING

PREPARED BY:	PREPARED FOR:		
WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	WHEELHOUSE STORAGE - MADISON EAST, LLC 1818 PARMENTER ST. MIDDLETON, WI 53562	SURVEYED BY: MAL DRAWN BY: ZMR APPROVED BY: ZMR	PROJECT NO: 231153 SHEET NO: 4 of 4

File: W:\2023\231153_T. Wall – Wheelhouse, Manufacturers Dr, Madison\dwg\231153_CSM.dwg Layout: CSM 4 OF 4 User: zreynolds Plotted: Apr 09, 2025 – 11:06am

City of Madison

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

Master

File Number: 88208

File ID:	88208	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/02/2025
File Name:	CSM - 910 W Wingra Dr & 1347 Fish Hatchery Rd			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/05/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Common Council (6/17/25)					

Text of Legislative File 88208

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 Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road (District 13).

Body
WHEREAS a Certified Survey Map of property owned by Strand Associates, Inc. located at 910 W Wingra Drive and 1347 Fish Hatchery Road, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section 16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 4/11/25 1:30 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: Strand Associates, Inc. Representative, if any: Jim Ternus
Street address: 910 West Wingra Drive City/State/Zip: Madison, WI
Telephone: 608.251.4843 Email: jim.ternus@strand.com

Firm Preparing Survey: Strand Associates, Inc. Contact: Chad Kopecky
Street address: 910 West Wingra Drive City/State/Zip: Madison, WI 53715
Telephone: 608.251.4843 Email: chad.kopecky@strand.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: 910 West Wingra Drive Madison, WI
Tax Parcel Number(s): 070926303044,070926303078
Zoning District(s) of Proposed Lots: PD & TR-V1 School District: Madison Metro School District

- **Please include a detailed description of the number and use of all proposed lots and outlots in your letter of intent.**

4a. Property Information for For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): _____
Date of Approval by Dane County: _____ Date of Approval by Town: _____

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		6.0
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		6.0

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: Chad Kopecky Signature: Kopecky, Chad

Digitally signed by Kopecky, Chad
DN: cn=Kopecky, Chad, ou=Active Employees, email=chad.kopecky@strand.com
Date: 2025.04.11 12:09:19 -05'00'

Date: April 11, 2025 Interest In Property On This Date: Employee of Strand Associates, Inc.

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

March 12, 2025

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King Jr. Boulevard
Madison, WI 53701

Re: Letter of Intent–Strand Associates, Inc.® (Strand): Office Expansion and Parking Lot Reconstruction
910 West Wingra Drive, Madison, WI 53715

Dear Members of the Plan Commission and Staff:

The following is a Project Narrative for the Strand office expansion and associated parking lot reconstruction.

Present Use

Strand, a consulting engineering firm, has been located at 910 West Wingra Drive since 1971. Because of subsequent business growth, the original facility has undergone several expansions. The current two-story building, which spans approximately 91,000 square feet, is now nearing capacity.

In 2024, Strand purchased approximately 3.6 acres of land developed as a parking lot, situated directly north of the facility. This existing surface parking lot includes approximately 280 parking stalls. With this acquisition, Strand now owns the entire lot, totaling approximately 6 acres. The lot is bounded by West Wingra Drive, Fish Hatchery Road, and Cedar and South Streets.

The property associated with the Strand building is currently zoned as Planned Development (PD), while the parking lot is zoned as Traditional Residential-Varied 1 District (TR-V1). The previous owner of the parking lot, SSM Health, had a conditional use permit to maintain the parking lot on this site.

Proposed Use

Strand is proposing to construct an approximately 30,000-square-foot, two-story addition to the northwest portion of the building for expanded office functions. The additional space will include conference rooms, office cubicles, restrooms, break rooms, a workout room with associated locker space, and other assorted employee spaces. Additionally, a 6,000-square-foot, single-story addition is proposed on the northeast side of the building.

Because of the age and condition of the lot, Strand is proposing to reconstruct the parking lot. The proposed lot will incorporate approximately 218 parking stalls, four electric vehicle (EV) charging locations, 22 EV-ready stalls, bicycle parking, and redesigned stormwater management facilities. The reconstructed parking lot will integrate with the new additions and provide better building access for employees and delivery services.

A Certified Survey Map (CSM) has been developed to combine the properties into one lot. This CSM has been recently submitted to the City of Madison (City). This land use application is requesting rezoning of the combined lot to Commercial Corridor-Transitional (CC-T) District.

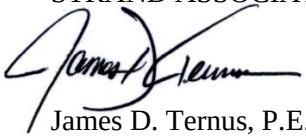
Proposed Schedule

A detailed design of the building and parking lot is anticipated to commence in April 2025. Based on the expected design effort, building plan review, permitting, and City site plan approvals, the earliest construction of the building is anticipated to start in winter 2025. Construction of the parking lot would commence in early summer 2026.

In summary, rezoning of the combined Strand lot will provide a means for continued growth at Strand's corporate headquarters. Strand's 225 employees have been proud to call the Bay Creek Neighborhood home for more than 50 years. Strand looks forward to expanding at this location, providing the building space to eventually add another 100 employees. Rezoning of the combined lot will enable the construction of the proposed building addition and associated parking lot, sustaining Strand's planned growth.

Sincerely,

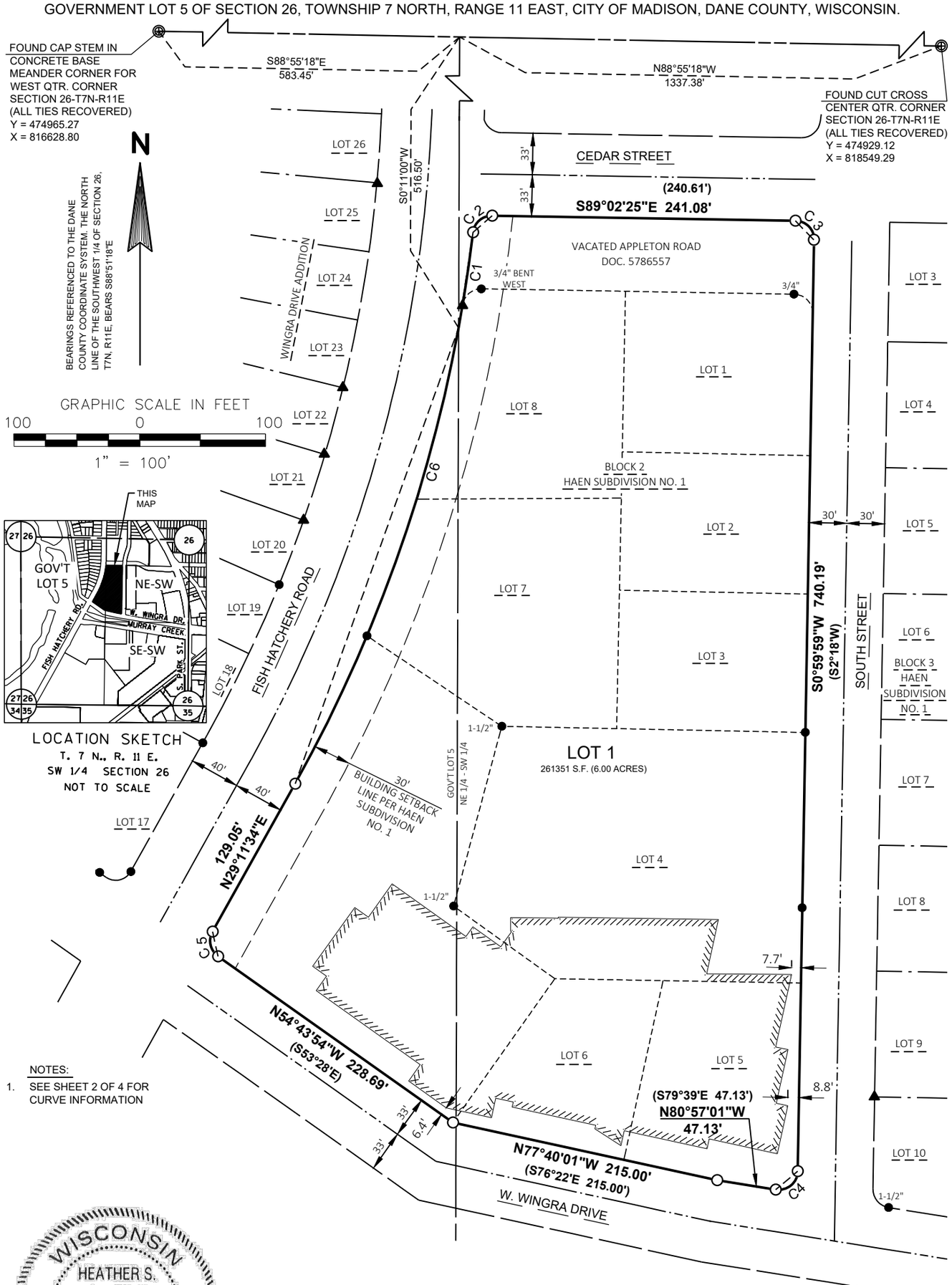
STRAND ASSOCIATES, INC.®



James D. Ternus, P.E.

CERTIFIED SURVEY MAP NO. _____

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



NOTES:

1. SEE SHEET 2 OF 4 FOR CURVE INFORMATION

WISCONSIN
HEATHER S. BARTELT
S-2797
MADISON
WI
LAND SURVEYOR

3/31/25

PREPARED FOR:
STRAND ASSOCIATES INC.
910 W. WINGRA DR.
MADISON, WI 53715

THIS INSTRUMENT DRAFTED BY:
HEATHER S. BARTELT OF
STRAND ASSOCIATES INC.
910 W. WINGRA DR.
MADISON, WI 53715

STRAND ASSOCIATES®

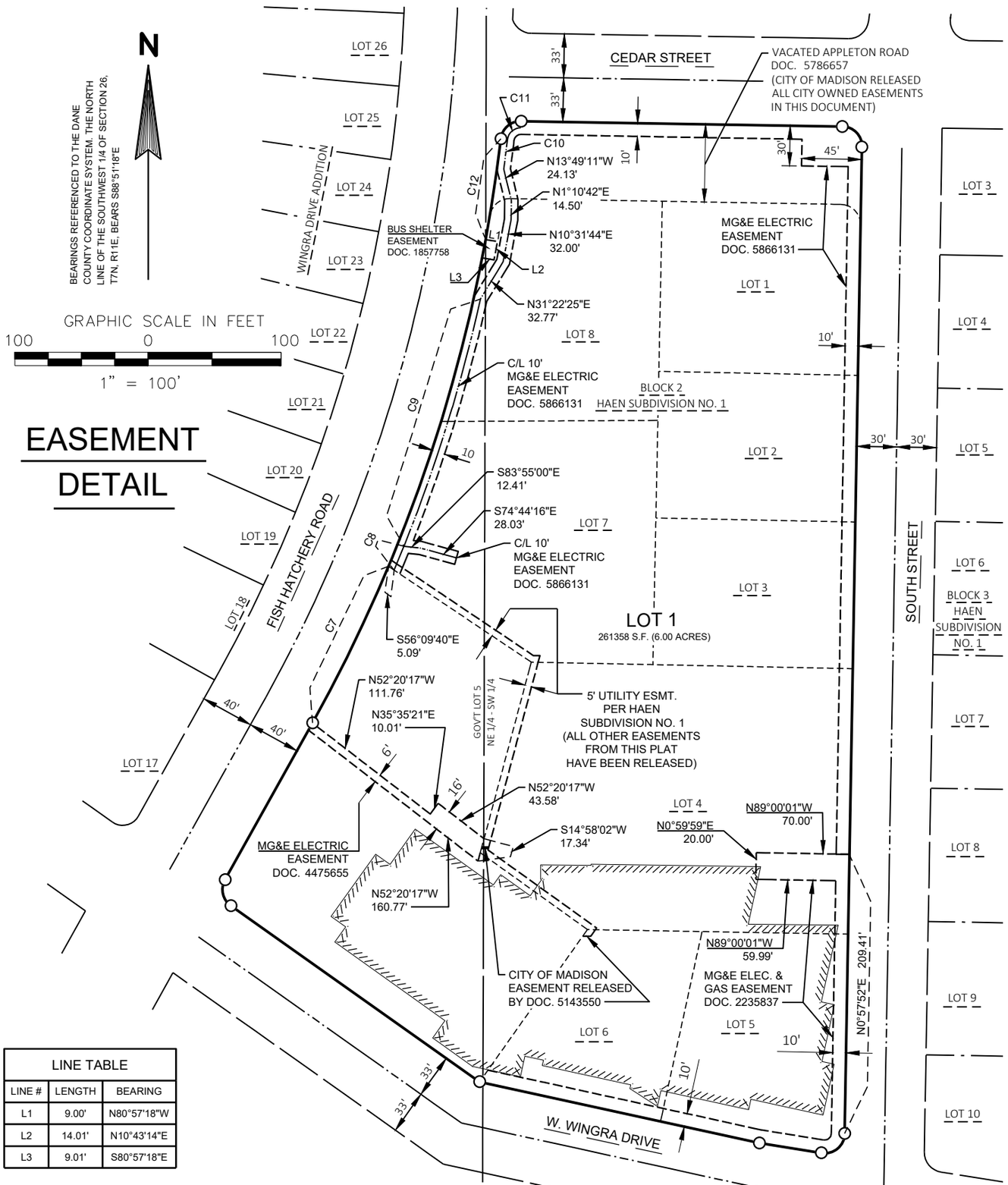
SHEET 1 OF 4

LEGEND

- ▲ FOUND 3/4" REBAR
- ● FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- ◉ DANE COUNTY MONUMENT, EXISTING
- ○ SET 3/4" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)
- ( ) RECORDED AS
- MINOR LOT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTER LINE
- PERMANENT EASEMENT

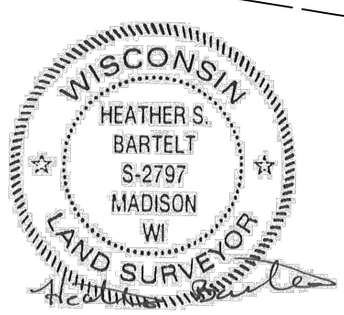
CERTIFIED SURVEY MAP NO. _____

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.00'	N80°57'18"W
L2	14.01'	N10°43'14"E
L3	9.01'	S80°57'18"E

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TAN. BEARING IN	TAN. BEARING OUT
C1	1187.90'	76.81'	3°42'17"	N8°33'39"E	76.80'	N10° 24' 47"E	N06° 42' 30"E
C2	15.00'	22.06' (21.98')	84°15'05" (83°57'34")	N48°50'03"E (N48°58'48"E)	20.12' (20.07')	N06° 42' 30"E	S89° 02' 25"E
C3	15.00'	23.57'	90°02'24" (90°02'24")	S44°01'13"E (S44°01'13"E)	21.22'	S89° 02' 25"E	S00° 59' 59"W
C4	15.00'	25.67'	98°03'00"	S50°01'29"W	22.65'	S00° 59' 59"W	N80° 57' 01"W
C5	15.00'	21.97'	83°55'28"	N12°46'10"W	20.06'	N54° 43' 54"W	N29° 11' 34"E
C6	1187.90'	392.15'	18°54'53"	N19°52'14"E	390.38'	N29° 19' 40"E	N10° 24' 47"E
C7	1187.90'	130.71'	6°18'16"	N25°54'19"E	130.64'	N29° 03' 27"E	N22° 45' 11"E
C8	1192.90'	19.38'	0°55'51"	N22°20'05"E	19.38'	N22° 48' 01"E	N21° 52' 10"E
C9	1192.90'	194.39'	9°20'13"	N17°12'04"E	194.18'	N21° 52' 10"E	N12° 31' 57"E
C10	1192.90'	22.35'	1°04'25"	N7°14'36"E	22.35'	N07° 46' 48"E	N06° 42' 24"E
C11	10.00'	14.71'	84°15'34"	N48°50'11"E	13.42'	N06° 42' 24"E	S89° 02' 02"E
C12	1187.90'	76.48'	3°41'20"	S8°33'04"W	76.47'	S06° 42' 24"W	S10° 23' 44"W



3/31/25

STRAND ASSOCIATES®

CERTIFIED SURVEY MAP NO. _____

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR WITH STRAND ASSOCIATES, INC., DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, 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 GOVERNMENT LOT 5 TO THE EAST LINE OF SAID GOVERNMENT LOT;
THENCE, SOUTH 00° 11' 00" WEST, 516.50 FEET ALONG SAID EAST LINE 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.

CONTAINING 261351 S.F. (6.00 ACRES) MORE OR LESS.

SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS AND COVENANTS, RECORDED AND UNRECORDED.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF STRAND ASSOCIATES INC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MADISON IN SURVEYING AND MAPPING THIS PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF

Heather Bartelt

HEATHER S. BARTELT, AGENT FOR STRAND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYOR NO. 2797
STRAND PROJECT NUMBER 1121.169

DATED THIS 31ST DAY OF MARCH , 2025

CORPORATE OWNERS CERTIFICATE

STRAND ASSOCIATES INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THE MAP HEREON. STRAND ASSOCIATES INC., DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL.

CITY OF MADISON

WITNESS THE HAND AND SEAL OF SAID OWNER

THIS _____ DAY OF _____, 2025

IN PRESENCE OF:

_____ _____
JOSEPH BUNKER - VICE PRESIDENT & CORPORATE SECRETARY DATE

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025,

THE ABOVE NAMED _____,
TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____

NOTARY PUBLIC _____, WISCONSIN

MY COMMISSION EXPIRES _____.

STRAND ASSOCIATES®

CERTIFIED SURVEY MAP NO. _____

COMBINING LOTS 1, 2, 3, 4, 5, 6, 7, & 8, BLOCK 2, OF HAEN SUBDIVISION NO. 1 AND THE VACATED PORTION OF APPLETON ROAD RECORDED AS AS DOCUMENT 5786557 BEING LOCATED IN AND INCLUDING OTHER LANDS IN THE NE1/4 OF THE SW 1/4 AND IN GOVERNMENT LOT 5 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 11 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

CITY OF MADISON PLAN COMMISSION APPROVAL:

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____, 2025.

_____ _____

MATTHEW WACHTER - SECRETARY
CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED.

THE ENACTMENT NUMBER _____, FILE ID NUMBER _____,

ADOPTED ON THE _____ DAY OF _____, 2025.

DATED THIS _____ DAY OF _____, 2025.

_____ _____

MARIBETH WITZEL-BEHL, CLERK
CITY OF MADISON

DATE

3/31/25

STRAND ASSOCIATES®

SHEET 4 OF 4

STATE OF WISCONSIN
Dane County
Received for record this _____ day
of _____ A.D., 20_____ at _____
o'clock _____ M. and recorded in Vol._____
_____ of C.S.M.'s , page(s)_____
Document No._____
_____ Register
_____ Deputy

City of Madison

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

Master

File Number: 88209

File ID:	88209	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/02/2025
File Name:	CSM - 501 E Washington Ave			**Final Action:**	

Title: Approving a Certified Survey Map of property owned by The WMC Foundation, Inc. located at 501 E Washington Avenue (District 6).

Notes:

Sponsors:	Planning Division	**Effective Date:**	
Attachments:	CSM Application.pdf, Letter of Intent.pdf, Proposed CSM.pdf, Link to Demo Permit ID 88203, Link to Cond Use ID 88204	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	tparks@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Division	05/05/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Plan Commission (6/23/25), Common Council (7/1/25)

Text of Legislative File 88209

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 The WMC Foundation, Inc. located at 501 E Washington Avenue (District 6).

Body
WHEREAS a Certified Survey Map of property owned by The WMC Foundation, Inc. located at 501 E Washington Avenue, City of Madison, Dane County, Wisconsin has been duly filed for approval by the Plan Commission, its Secretary or their designee, as provided for in Section

16.23(4)(f) of Madison General Ordinances; and

WHEREAS Chapter 236, Wisconsin Statutes requires that the Madison Common Council approve any dedications proposed or required as part of the proposed division of the lands contained on said Certified Survey Map;

NOW THEREFORE BE IT RESOLVED that said Certified Survey Map, bond and subdivision contract, subsequent affidavits of correction, parkland acquisition documents, easement or right-of-way release or procurement documents or any other related document or documents as deemed necessary by the Secretary of the Plan Commission in accordance with the approval of said Certified Survey Map are hereby approved by the Madison Common Council.

BE IT FURTHER RESOLVED that the Mayor and City Clerk of the City of Madison are hereby authorized to sign the above mentioned documents related to this Certified Survey Map.

BE IT FURTHER RESOLVED that all dedications included in this Certified Survey Map or required as a condition of approval of this Certified Survey Map be and are hereby accepted by the City of Madison.

BE IT FURTHER RESOLVED that the Planning Division is authorized to reflect the recorded Certified Survey Map in the Comprehensive Plan and any applicable neighborhood plans.

SUBDIVISION APPLICATION

**** Please read both pages of the application completely and fill in all required fields ****

For a digital copy of this form with fillable fields, please visit:
https://www.cityofmadison.com/sites/default/files/city-of-madison/development-services-center/documents/SubdivisionApplication.pdf

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

City of Madison 4/28/25 9:53 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: _____

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: The WMC Foundation, Inc. Representative, if any: Kurt Bauer

Street address: 501 E Washington Ave City/State/Zip: Madison, WI 53703

Telephone: _____ Email: Kbauer@wmc.org

Firm Preparing Survey: JSD Professional Services, Inc. Contact: Todd Buhr, PLS

Street address: 507 W. Verona Ave, Suite 500 City/State/Zip: Verona, WI 53593

Telephone: 608-893-0077 Email: todd.buhr@jsdinc.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: 501 E. Washington Ave

Tax Parcel Number(s): 070913316018

Zoning District(s) of Proposed Lots: UMX 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 For Properties Located *Outside* the Madison City Limits in the City's Extraterritorial Jurisdiction:

Parcel Addresses (note town if located outside City): NA

Date of Approval by Dane County: NA Date of Approval by Town: NA

- **For an exterritorial request to be scheduled, approval letters from both the Town and Dane County must be submitted.**

5. Subdivision Contents and Description. Complete table as it pertains to your request; do not complete gray areas.

Land Use	Lots	Outlots	Acres
Residential			
Retail/Office	1		0.94
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			0.94

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.)

NA ☐ **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: Todd J. Buhr Signature: Todd J. Buhr

Date: 04-25-2025 Interest In Property On This Date: Applicant Representative

April 28, 2025

Mr. Colin Punt
Planner
City of Madison Department of Planning & Community & Economic Development
215 Martin Luther King Jr. Blvd, Suite 017
Madison, WI 53703

Re: Letter of Intent- 501 E Washington Avenue Land Use Application

Mr. Punt:

Wash Franklin, LLC c/o Bear Development, LLC ("Bear") is pleased to submit this Land Use Application for our proposed project at 501 E Washington Avenue. This application package includes the required development plans, LND-A, LND-B, Demolition Permit, Urban Design Commission, Landmarks and Subdivision/CSM applications.

Introduction:

Bear is proposing to acquire and redevelop 501 E Washington Avenue into a seven-story multifamily building containing 223-dwelling units. The existing, vacant commercial building and site improvements will be demolished as part of the project, and we anticipated starting construction in January 2026. The approximately 0.94-acre site has frontage on East Washington Avenue, South Franklin Street and South Blair Street.

The proposed building will have its pedestrian and vehicular entrances located along South Franklin Street. The unit mix consists of 196 one-bedroom units and 27-two-bedroom units. On-site parking will be provided in a lower-level parking deck containing 68-parking stalls. The building includes several resident amenities such as a co-working space, community room, fitness center, on-site management office, resident storage lockers and a dedicated bike storage area.

Project Team:

Applicant/Developer:
Wash Franklin, LLC
c/o Bear Development, LLC
4011 80th Street
Kenosha, WI 53142
Contact: Nick Orthmann
Phone: 262-308-2656
Email: northmann@beardevelopment.com

Architect:
JLA Architects
800 W Broadway, Suite 200
Monona, WI 53713
Contact: Marc Ott
Phone: 608-442-3867
Email: mott@jla-ap.com

Civil Engineer/Landscape Architect/Surveyor:
JSD Professional Services, Inc.
161 Horizon Dr Suite 101
Verona, WI 53593
Contact: Matt Haase
Phone: 608-893-0085
Email: matt.haase@jsdinc.com

Project & Site Details:

- Parcel ID: 251/0709-133-1601-8
- Zoning: Urban Mixed-Use (UMX)
- Land Use: Downtown Core (DC)
- Urban Design District: Urban Design District 4
- Aldermanic District: District 6
- Neighborhood: Capitol Neighborhoods
- Business Association Central Business Improvement District (BID #1)
- Lot Area: 40,784 SF / 0.94 acres (per GIS)
- Building Gross Square Footage: 229,673 SF
- Building Height: 7-stories (complies with zoning & height map)
- Dwelling Units: 223 units
    - 1 Bedrooms: 196 units
    - 2 Bedrooms: 27 units
    - Density: 237 units / acre
- Parking Stalls: 68 stalls (all in lower-level parking structure)
    - EV Ready: 14 stalls
    - EV Installed: 3 stalls
- Bike Parking: 223 stalls
    - Long-Term 223 stalls

Requested Approvals:

Conditional Use Permit: the property is zoned UMX; per table 28E-2 of the Zoning Ordinance a Conditional Use Permit is required for multi-family buildings with >8 units.

Demolition Permit: we are requesting approval of a Demolition Permit to raze the existing commercial building on site, which would be done as part of the overall construction of the newly proposed multifamily building. The site was filed on the City's Demolition List Serv on November 19, 2024 and reviewed by the Landmarks Commission on December 9, 2024. No known historic value was found.

Urban Design Commission: the property is in Urban Design District 4 therefore we are requesting the Urban Design Commission review the plans as part of this Land Use Application. Prior to submission of the full Land Use Application, Bear made an informational presentation to the Urban Design Commission on March 5, 2025.

Landmarks Adjacency: The project is located adjacent to 512 E Main Street which is a designated landmark, and we have provided the information necessary for the adjacency review.

Subdivision / CSM: the site is currently a single tax parcel and we are requesting the approval of a Certified Survey Map to combine underlying lots.

Proposed Meeting Schedule:

- Application Submittal April 28, 2025
- Landmarks Commission (adjacency review) June 2, 2025
- Urban Design Commission (initial & final) June 11, 2025
- Planning Commission June 23, 2025
- Common Council July 1, 2025

Project Phasing & Schedule:

Demolition of the existing building and construction of the proposed building will be completed at once with no phasing contemplated. Construction/demolition is expected to commence in January 2026 and is anticipated to be completed in the first quarter of 2028.

City & Neighborhood Input:

During the pre-submittal process the development team met with a variety of stakeholders whose input has helped shape the proposal:

- City of Madison Staff- Bear has consulted with City Staff several times during the pre-submittal process including a pre-development meeting, a Development Assistance Team Meeting, and several informal consultations.
- Urban Design Commission- The development team gave an informational presentation to the UDC on March 5, 2025.
- Aldermanic, Neighborhood, and Business Association Outreach- Bear has provided all necessary notice emails for the approvals requested in this application. Additionally, we participated in two neighborhood meetings hosted by the District 6 Alderperson on January 8, 2025, and April 3, 2025.

Management / Operating Plan:

The project will be financed primarily with Tax-Exempt Bonds and 4% Low-Income Housing Tax Credits issued by WHEDA. All 223 units will be rent- and income-restricted with an average AMI of 60%, which will be evidenced by a Land Use Restriction Agreement. Bear, via Wash Franklin, LLC will be the long-term (minimum 15-years) owner. Bear will be responsible for asset management of the property and Bear Property Management, Inc. (part of the Bear Real Estate Group of Companies) will handle day-to-day property management activities. Construction of the project will be managed by Construction Management Associates, Inc. (also part of the Bear Real Estate Group of Companies).

A detailed management plan can be provided upon request.

Public Subsidy:

Bear has requested Tax Incremental Financing (TIF) assistance for the project. The project is located adjacent to TID 53 and we have completed the City's "free look" process and have been working closely with staff on the approval process.

Loading Zone:

Bear is requesting a dedicated loading zone in the right of way along South Franklin Street as shown on sheet C300 of the submitted plans. The loading zone is intended to facilitate package drop off and resident move-ins and move-outs. Prior to submission we had preliminary discussions with Traffic Engineering Staff who were supportive of this concept.

Reuse & Recycling Plan:

Bear acknowledges that approval of a Reuse & Recycling Plan will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Transportation Demand Management Plan:

A Transportation Demand Management (TDM) Plan has been provided with this application.

Tree Report:

A Street Tree Report has been provided with this application.

Stormwater Report:

Bear acknowledges that a Stormwater Management Report will be required prior to the issuance of permits. We plan to complete this during the Site Plan Verification stage.

Urban Design District 4:

The project is located in Urban Design District 4. An explanation of how the proposal addresses each of the required design criteria is below:

- Public Rights-of-Way: Public rights-of-way will include appropriate trees and shrubs and provide a degree of visual continuity per UDD 4. A Street Tree Report has been provided with this land use application.

- Off-Street Parking: All parking is structured within the building footprint in the lower-level garage and compliant with UDD 4.

- Signs: Sign plans need to be developed but will conform to Madison Ordinances and be integrated with the architecture of the building per UDD 4 requirements.

- Building Design: Design is consistent with UDD 4 requirements. Exterior building materials are low maintenance and harmonious with the surrounding neighborhood. Materials include a mix of masonry, fiber cement lap siding, fiber cement panel, and metal panel. The proposed color palette is a mix of charcoal, white and beige colors. The brick is used primarily at the lower level to anchor the building with a mix of materials at the upper level providing variation in the façade. Street facing building facades have been broken up, or oriented to reduce the massing per UDD 4 requirements. A section of the building on the east side adjacent to the single-family homes has been setback above the precast level to further break up the facade. Balconies are included to further create variation in the elevations. The development will be high-quality that creates and sustains long-term economic vitality while blending in with neighboring buildings in the First Settlement District.

- Lighting: The photometric plan will comply with UDD 4 guidelines, and the provided lighting will be adequate but not excessive and provides functionality to serve the development.

- Landscaping: The landscape plan complies with UDD 4 guidelines. The landscaping is functional and decorative, and provided via a mix of planter boxes along sidewalks, foundation plantings and more vertical landscape elements in front of the townhome units along South Franklin Street.

Downtown Core & UMX:

The building has been designed to incorporate principles from the city's Downtown Urban Design Guidelines. The building is sited per the setbacks required by zoning with active spaces and walkup units along the street level on East Washington Avenue and South Franklin Street, with the entry lobby creating a strong corner element. Access to the lower-level parking garage has been located based on staff feedback and placed away from the intersection of East Washington and South Franklin. Site landscaping and lighting are provided at an appropriate scale and intensity to enhance the building and its interface with the right of way. The building's mass and scale is consistent with the downtown height map and adjacent developments along the East Washington Avenue Corridor, and at the pedestrian level along South Franklin Street the walk-up units read as townhomes which create a welcoming street scene. Exterior materials have been selected to be contemporary, yet simple, and also appropriate for the

urban setting while blending with the neighboring historic district and each side of the building has been designed with high quality materials and articulation as the shape of the site provides visibility from multiple streets.

Landmarks Adjacency:

The proposed building is consistent with the downtown height map, zoning ordinance and similar in bulk and scale to nearby developments along the East Washington Avenue Corridor. Additionally, design choices have been made so that the building is not overly large and visually intrusive as to adversely affect the character of the adjacent Landmark at 512 E Main Street, as well as the balance of the First Settlement District which borders the project site.

Based on early feedback from stakeholder and staff, the "U" portion of the building was reorientated from the East Washington façade to open up towards the First Settlement District along the southeast elevation of the building. Additional stepbacks above the precast level of the building have been incorporated on the southeastern façade to pull the upper floors of the building away from the adjacent landmark. Balconies along the southeastern façade have been included only on units located closer to Blair Street away from the adjacent landmark, to provide visual relief in the façade but also maintaining privacy by placing outdoor resident space away from the landmark. The building's exterior materials have been selected to blend with the First Settlement District which also provides a sense of visual continuity in the area. Foundation plantings have been provided along the southeast façade of the building as well.

Our team is excited about the prospect of providing much-needed quality workforce housing in a prominent location in the City. We look forward to working with City staff and elected officials to bring the project to fruition. Should you have any questions, please feel free to contact me at any time.

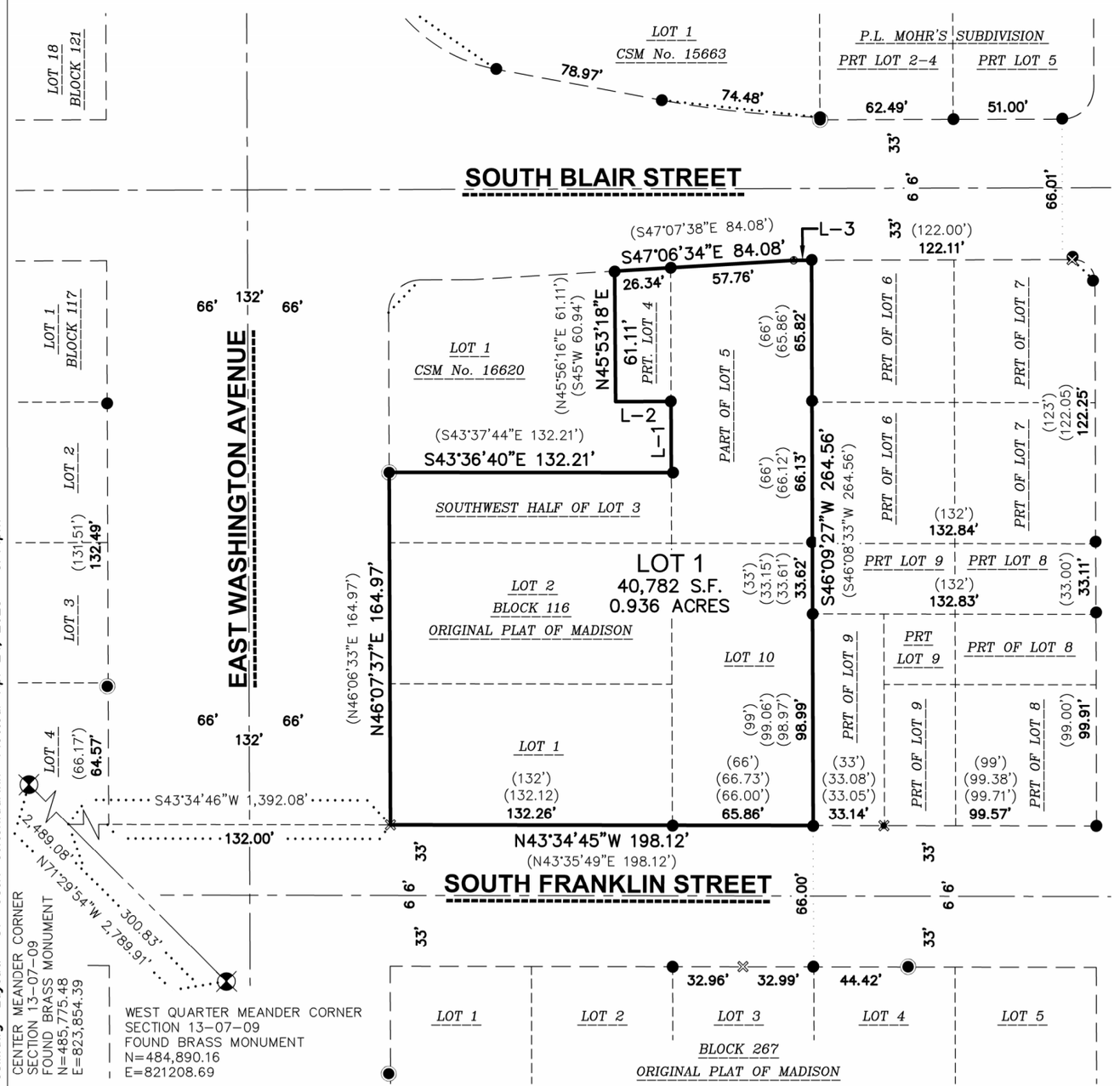
Sincerely,

Nick Orthmann
Project Manager
Bear Development, LLC

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY–SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- MAG NAIL SET
- CHISELED 'X' FOUND
- 1" IRON PIPE FOUND
- ¾" REBAR FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE

NOTES

1. FIELD WORK PERFORMED ON FEBUARY 27, 28, MARCH 3, 7, 19, AND 24 2025.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH MEANDER LINE OF THE SOUTHWEST QUARTER OF SECTION 13–T07N–R09E, BEARS S71°29'54"E.
3. SEE SHEET 3 FOR EXISTING IMPROVEMENTS AND SHEET 4 FOR EXISTING EASEMENTS.

north

0 35 70

SCALE: 1"=70'

LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N46°09'16"E	33.32'
L–2	N43°50'23"W	26.00'
L–3	S43°48'55"E	8.34'

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
501 EAST WASHINGTON AVENUE, MADISON, WI.

PROJECT NO: 24–14891
FIELDBOOK/PG: 434/64
SHEET NO: 1 OF 6

SURVEYED BY: RAC/CBM
DRAWN BY: CMD

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

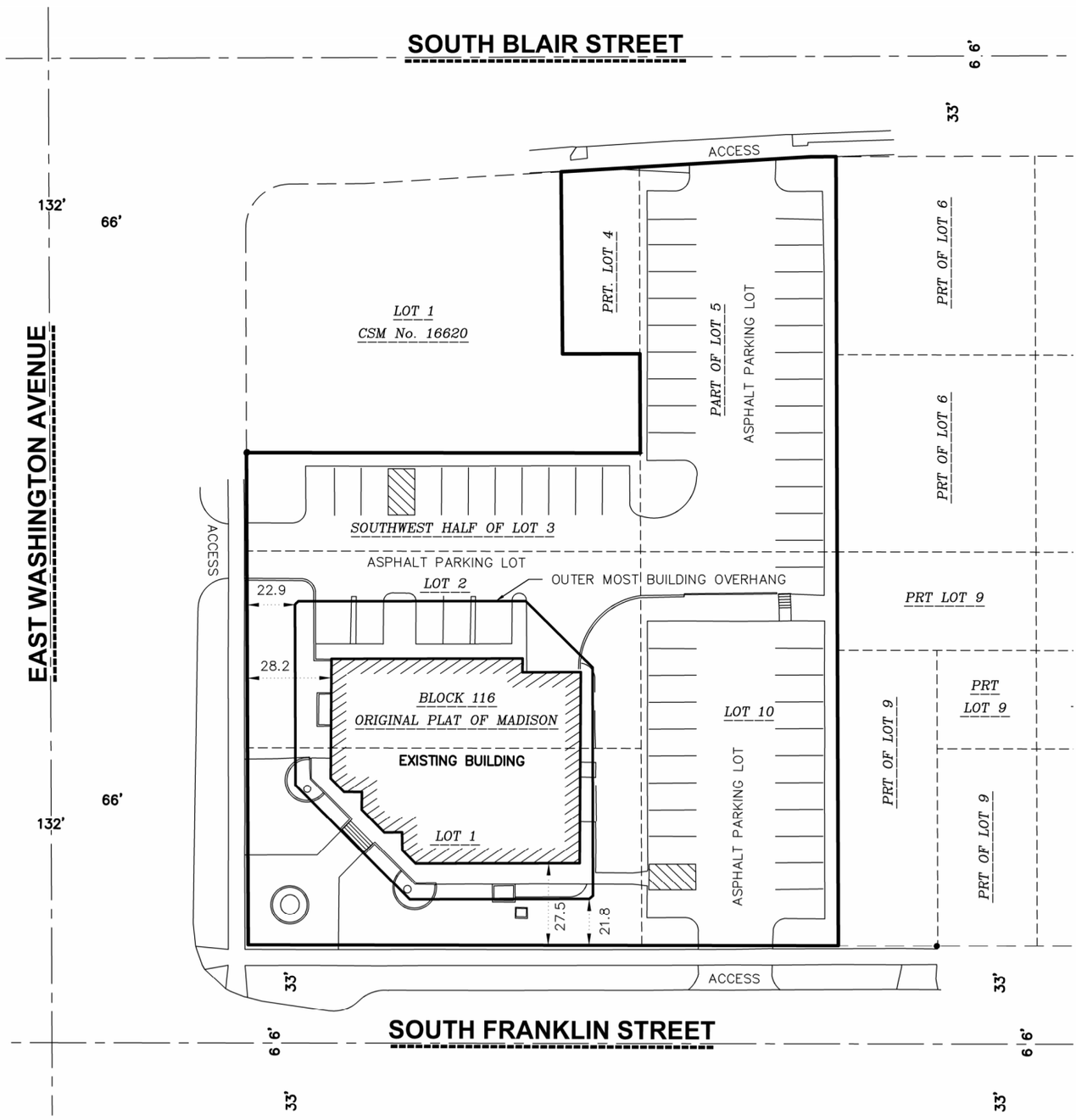
File: \\JSDINC\projects2\2024\241489\DWG\Survey Sheets\241489 P–CSM.dwg Layout: –S1 User: colton.darwin Plotted: Apr 24, 2025 – 3:44pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY–SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

EXISTING IMPROVEMENTS



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. BUILDINGS TO BE RAZED.

0 25 50

SCALE: 1"=50'

north

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:	SURVEYED FOR:	PROJECT NO: 24–14891	SURVEYED BY: RAC/CBM
JSD	BEAR DEVELOPMENT, LLC	FIELDBOOK/PG: 434/64	DRAWN BY: CMD
MADISON REGIONAL OFFICE 507 W. VERONA AVENUE, SUITE 500 VERONA, WISCONSIN 53593 P. 608.848.5060	501 EAST WASHINGTON AVENUE, MADISON, WI.	SHEET NO: 2 OF 6	

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

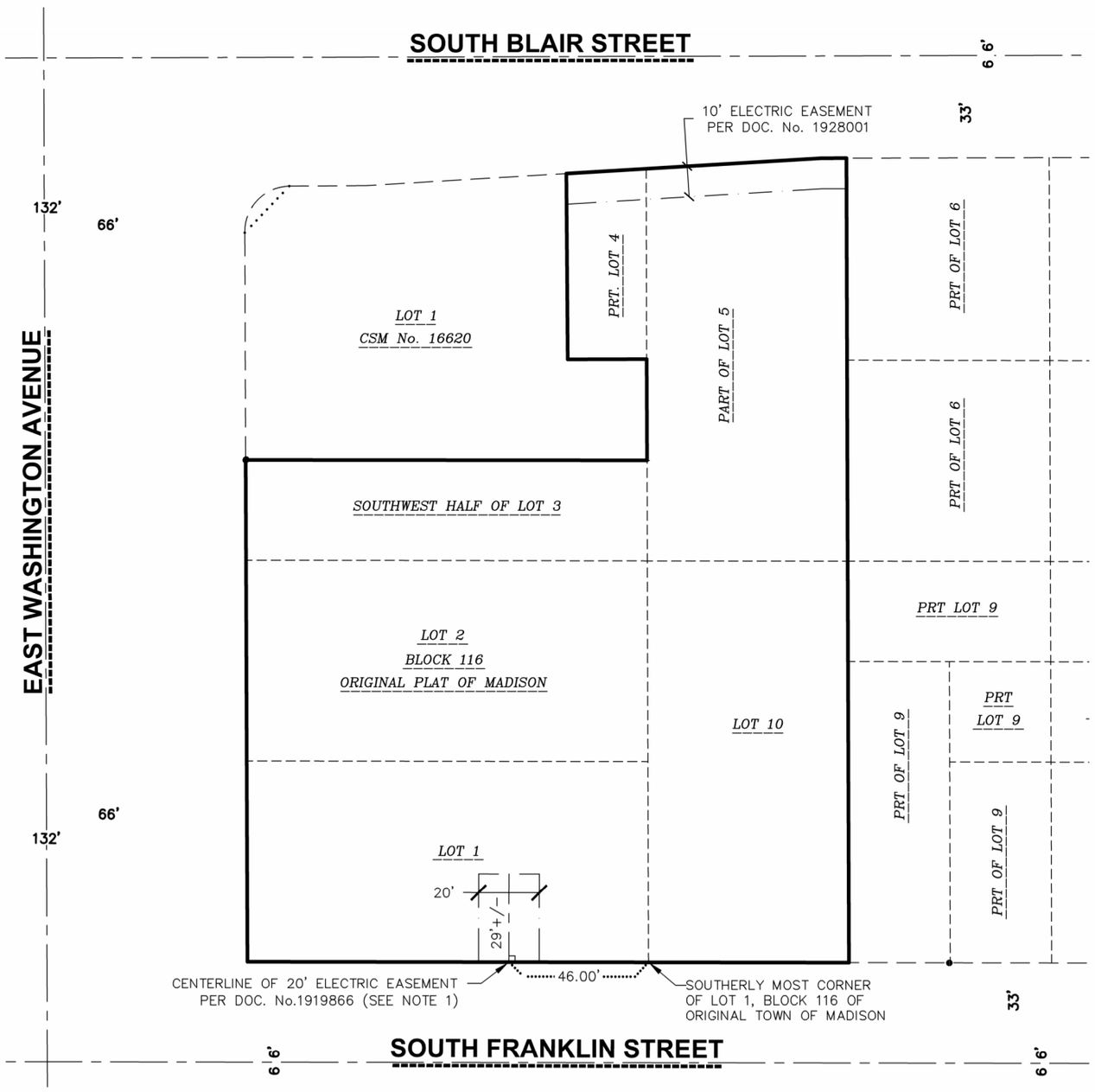
File: \\JSDINC\projects2\2024\241489\1\DWG\Survey Sheets\2414891 P–CSM.dwg Layout: –S2 User: colton.darwin Plotted: Apr 24, 2025 – 3:46pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY–SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

EXISTING BUILDINDS AND EASEMENTS



LEGEND

- GOVERNMENT CORNER
- ¾" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT–OF–WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

NOTES

1. CENTERLINE OF ELECTRIC EASEMENT IS "PERPENDICULAR TO SAID SOUTH FRANKLIN RIGHT–OF–WAY LINE, 29 FEET MORE OR LESS, TO THE POINT OF TERMINATION AT THE NORTHEASTERLY WALL OF A TRANSFORMER VAULT AND THE SOUTHWESTERLY WALL OF AN EXISTING BUILDING" PER DOCUMENT No. 1919866

0 25 50
SCALE: 1"=50'

north

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
501 EAST WASHINGTON AVENUE, MADISON, WI.

PROJECT NO:	24–14891	SURVEYED BY:	RAC/CBM
FIELDBOOK/PG:	434/64	DRAWN BY:	CMD
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DOC. NO. _____
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File: \\JSDINC\projects2\2024\241489\DWG\Survey Sheets\2414891 P–CSM.dwg Layout: –S3 User: colton.darwin Plotted: Apr 24, 2025 – 3:47pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY–SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

LEGAL DESCRIPTION

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY–SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE WEST QUARTER MEANDER CORNER OF SECTION 13, AFORESAID; THENCE N71°29'54"W, ALONG THE NORTH–SOUTH SAID SECTION A DISTANCE OF 300.83 FEET; THENCE S43°34'46"E 1,392.08 FEET TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH FRANKLIN STREET AND THE SOUTHEASTERLY RIGHT–OF–WAY LINE OF EAST WASHINGTON AVENUE AND THE POINT OF BEGINNING; THENCE N46°07'37"E ALONG SAID SOUTHEASTERLY RIGHT–OF–WAY LINE, 164.97 FEET TO THE NORTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP No. 16620; THENCE S43°36'40"E ALONG A SOUTHWEST LINE OF SAID CSM, 132.21 FEET TO THE SOUTHERLY MOST CORNER OF CSM, AFORESAID; THENCE N46°09'01"E ALONG A SOUTHEASTERLY LINE OF SAID CSM, 33.32 FEET; THENCE N45°53'18"W ALONG A SOUTHEASTERLY LINE, 26.00 FEET; THENCE N45°53'18"E ALONG A SOUTHEASTERLY LINE OF CSM, AFORESAID, 61.11 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF SOUTH BLAIR STREET; THENCE CONTINUE ALONG A SAID RIGHT–OF–WAY LINE S47°06'34"E, 84.08 FEET; THENCE S43°48'55"E ALONG SAID RIGHT–OF–WAY, 8.34 FEET TO THE NORTHEAST CORNER OF PART OF LOT 6 BLOCK 116, ORIGINAL PLAT OF MADISON; THENCE S46°09'27"W ALONG THE NORTHWESTERLY LINE OF LOTS 6 AND 9 BLOCK 116, AFORESAID, 264.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 9, ALSO BEING A POINT OF THE NORTHEASTERLY RIGHT–OF–WAY LINE OF SOUTH FRANKLIN STREET; THENCE N43°34'45"W ALONG SAID RIGHT–OF–WAY LINE, 198.12 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS 40,782 SQUARE FEET OR 0.936 ACRES.

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S–2614, DO HEREBY CERTIFY THAT BY DIRECTION OF WMC FOUNDATIONS, INC., I HAVE SURVEYED, DIVIDED, MAPPED, THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, 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, DANE COUNTY, WISCONSIN.

WISCONSIN
TODD J. BUHR S–2614 DEFOREST, WI
LAND SURVEYOR

_____ _____

TODD J. BUHR, S–2614 PROFESSIONAL LAND SURVEYOR

DATE

SURVEYED BY: JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR: BEAR DEVELOPMENT, LLC
501 EAST WASHINGTON AVENUE, MADISON, WI.

PROJECT NO: 24–14891
FIELDBOOK/PG: 434/64
SHEET NO: 4 OF 6

SURVEYED BY: RAC/CBM
DRAWN BY: CMD

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: \\JSDINC\projects2\2024\241489\1\DWG\Survey Sheets\2414891 P–CSM.dwg Layout: –S4 User: colton.darwin Plotted: Apr 24, 2025 – 3:47pm

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOT ONE (1), LOT TWO (2), THE SOUTHWEST HALF (1/2) OF LOT THREE (3), THE SOUTHEAST TWENTY-SIX (26) FEET OF LOT FOUR (4) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, LOT FIVE (5) EXCEPT THAT PART CONVEYED TO CITY OF MADISON, A WISCONSIN MUNICIPAL CORPORATION IN VOLUME 6122 OF RECORDS, PAGE 93, DOCUMENT NO. 1852491, AND LOT TEN (10), ALL IN BLOCK ONE HUNDRED SIXTEEN (116), ORIGINAL PLAT OF THE CITY OF MADISON, IN THE CITY OF MADISON. DANE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

WMC FOUNDATION, INC., A WISCONSIN NON-STOCK CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF MADISON FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID WMC FOUNDATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____ , 2025.

WMC FOUNDATION, INC.

_____

[_____], MANAGING MEMBER

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

CONSENT OF CORPORATE MORTGAGEE

BMO HARRIS BANK N.A., A NATIONAL BANKING ASSOCIATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF TODD J BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2614, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF [_____], OWNER.

WITNESS THE HAND AND SEAL OF BMO HARRIS BANK N.A., MORTGAGEE, THIS _____ DAY OF _____ , 2025.

_____

[_____], VICE PRESIDENT

STATE OF WISCONSIN) SS
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ , 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED [_____] TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

_____ _____

NOTARY PUBLIC, DANE COUNTY, WISCONSIN MY COMMISSION EXPIRES

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT, LLC
501 EAST WASHINGTON AVENUE, MADISON, WI.

PROJECT NO: 24-14891
FIELDBOOK/PG: 434/64
SHEET NO: 5 OF 6

SURVEYED BY: RAC/CBM
DRAWN BY: CMD

VOL. _____ PAGE _____
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File: \\JSDINC\projects2\2024\241489\DWG\Survey Sheets\241489 P-CSM.dwg Layout: -S5 User: colton.darwin Plotted: Apr 24, 2025 - 3:47pm

CERTIFIED SURVEY MAP NO. _____

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CITY OF MADISON PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF _____ ,2025.

_____ _____

MATTHEW WACHTER, SECRETARY, CITY OF MADISON PLAN COMMISSION

DATE

CITY OF MADISON COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT NUMBER RES _____ , FILE ID NUMBER _____ , ADOPTED ON THE _____ DAY OF _____ , 2025, 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 _____ , 2025

_____

MICHAEL HAAS, ACTING CITY CLERK
CITY OF MADISON

WISCONSIN
TODD J. BUHR
S–2614
DEFOREST, WI
LAND SURVEYOR

OFFICE OF THE REGISTER OF DEEDS

_____ COUNTY, WISCONSIN

RECEIVED FOR RECORD_____,

20___ AT_____O'CLOCK____M

AS DOCUMENT #_____

IN VOL. _____OF CERTIFIED

SURVEY MAPS ON PAGE(S)_____

_____

REGISTER OF DEEDS

SURVEYED BY:
JSD
MADISON REGIONAL OFFICE
507 W. VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

SURVEYED FOR:
BEAR DEVELOPMENT
501 EAST WASHINGTON AVE.

PROJECT NO:	24–14891	SURVEYED BY:	RAC/CBM
FB/PG:	434/64	DRAWN BY:	CMD
SHEET NO:	6 OF 6		

File: \\JSDINC\projects2\2024\2414891\DWG\Survey Sheets\2414891 P–CSM.dwg Layout: –S6 User: colton.darwin Plotted: Apr 24, 2025 – 3:48pm

City of Madison

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

Master

File Number: 88236

File ID:	88236	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/06/2025
File Name:	Submitting the appointment of Michael R. Haas for confirmation of a five-year term as City Attorney.			**Final Action:**	

Title: Submitting the appointment of Michael R. Haas for confirmation of a five-year term as City Attorney.

Notes:

Sponsors:	Satya V. Rhodes-Conway	**Effective Date:**	
Attachments:	Haas 2025 Final Contract.pdf	**Enactment Number:**	
Author:	Erin Hillson, Director of Human Resources	**Hearing Date:**	
Entered by:	kklafka@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Human Resources Department	05/06/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/27/25), Common Council (6/3/25)					

Text of Legislative File 88236

Fiscal Note

As stated in the Employment Agreement between the City of Madison and Michael Haas, the City Attorney salary will be based on an annualized rate of $198,000. Funding for this position is available in the Attorney Office's 2025 Adopted Operating Budget.

Title

Submitting the appointment of Michael R. Haas for confirmation of a five-year term as City Attorney.

Body

WHEREAS, the Mayor has appointed Michael R. Haas to the position of City Attorney and has recommended to the Common Council that their appointment be confirmed; and,

WHEREAS, the parties have reached an accord on the terms and conditions of an Employment Agreement between the City and Michael R. Haas;

NOW THEREFORE, be resolved that Michael R. Haas's appointment to the position of City Attorney is hereby confirmed, and the Mayor and the City Clerk's Office are authorized to execute an Employment Agreement between the City and Michael R. Haas.

EMPLOYMENT AGREEMENT BETWEEN
THE CITY OF MADISON
AND
MICHAEL R. HAAS

This Agreement made this June 3, 2025 by and between the City of Madison, a municipal corporation of Dane County, Wisconsin (hereafter, the "City") and Michael Haas, a natural person (hereafter, the “City Attorney”).

WITNESSETH;

WHEREAS, the City desires to hire Michael R. Haas as an employee of the City of Madison to perform the services described herein on its sole behalf as the City Attorney, and

WHEREAS, the City Attorney possesses the necessary knowledge, skill, abilities and experience to perform such services and is willing to perform such services as the City Attorney, and

WHEREAS, the City Attorney has been duly selected and has been confirmed for appointment to the position of City Attorney by the Common Council of the City of Madison on June 3, 2025, and

WHEREAS, the Common Council of the City has authorized the execution of the Agreement by Resolution No. RES_____.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and agreements contained in this document, the receipt and sufficiency of which is mutually acknowledged, the parties agree as follows:

I. CITY ATTORNEY HIRED

Michael Haas is hired as a non-civil service employee of the City, holding the position of City Attorney pursuant to the terms, conditions and provisions of this Agreement. The City Attorney shall have and exercise full authority and discretion as a Department Head within the City's organizational structure and act as Appointing Authority for employees of the Office of the City Attorney in accordance with all appropriate City Ordinances and Mayor's Administrative Procedure Memoranda.

II. FUNCTIONS, DUTIES AND RESPONSIBILITIES OF THE CITY ATTORNEY

A. General Responsibilities:

The principal function of the City Attorney shall be the management of the City Attorney’s Office.

This is highly responsible managerial, supervisory, and professional work in the administration of all legal services for the City of Madison. The work involves directing and providing legal consultation and legal services to: the Council; the Mayor; and all departments, divisions, committees, commissions, and boards of the City. This position manages the Office of the City Attorney (OCA) and is responsible for the performance and/or supervision of all related managerial, budgetary, and administrative activities. Work also includes substantial involvement in economic development and City financing projects and activities, insurance and liability issues, contractual relations, application of federal, state and local laws, supervision of litigation, and management level problem-solving and policy development. The work is characterized by a high level of legal expertise and professional judgment and discretion. Work is performed under the general direction of the Mayor, and the employee may serve on the Mayor's Management Team.

B. Examples of Duties and Responsibilities:

Hire, train, assign and manage staff for the OCA. Develop and administer the City Attorney's office budget. Manage the operations of the OCA including the development and administration of office policies, and the general administration of the office.

Plan, organize, direct and evaluate all activities of the staff of the OCA. Provide leadership and direct all activities of the legal staff in prosecuting and defending cases arising out of a violation of City ordinances and/or in which the City is involved as a party. Represent the interests of the City in all legal matters before any court or tribunal. Recommend, supervise and evaluate the services of outside counsel, as appropriate.

Provide leadership in the development and codification of all legal opinions prepared by the City Attorney's Office. Provide high-level expertise and/or provide leadership in consulting with and advising City officials in complex legal matters.

Serve as official reviser of the Ordinances. Manage the development and codification of the City Ordinances. Manage the preparation of all resolutions, deeds, contracts and other legal documents, and/or review all such documents for appropriate form and legality. Pass upon titles.

Oversee all proceedings relating to the issuance of general obligation and revenue bonds, the condemnation of lands and properties, and the annexation and/or acquisition of territory. Perform and/or oversee the legal

and procedural aspects relating to economic development and City financing and other complex projects.

Attend Common Council meetings and serve as general counsel and parliamentarian for the City of Madison.

Carry out the duties and obligations of the City Attorney set out in Wis. Stat. sec. 62.09(12), including that the City Attorney "shall conduct all the law business in which the city is interested."

Serve on the Mayor's Management Team and participate in and/or lead other teams, committees and problem-solving efforts.

Demonstrate a commitment to the City's racial equity and social justice initiatives (RESJI). Participate in and help lead city-wide and agency efforts toward implementing RESJI principles.

Instill a culture of continuous learning and a commitment to ongoing initiatives involving performance excellence systems.

Demonstrate and promote organizational values, in everyday work, to further the mission and vision of the City of Madison.

Perform related work as required.

C. The City Attorney agrees to perform such functions and duties at a professional level of competence and efficiency. The City Attorney shall abide by all requirements of the laws of the State of Wisconsin, and of the ordinances, resolutions, regulations, rules and practices of the City which exist at the time of execution of this Agreement or which may, hereafter, be enacted or amended by the State of Wisconsin or the City in the exercise of their lawful authority. This shall include always maintaining good standing as a licensed member of the State Bar of Wisconsin. In the event a provision of this Agreement conflicts with any City ordinance, resolution, regulation, rule or policy, the provision of the Agreement shall control, except that nothing herein shall be interpreted as modifying the obligations or terms Madison General Ordinance §3.35 (the Ethics Code).

D. The City Attorney shall devote full time to the duties and responsibilities provided herein and shall engage in no pursuit that interferes with them. The Mayor, however, may approve the City Attorney's reasonable time away from the regular duties and responsibilities provided such time is approved in advance and taken as vacation leave or absence without pay. Further, the Mayor may authorize other limited outside professional activities on City time provided that they are determined to be of benefit to the City and the City Attorney is not compensated for such activities.

Nothing herein limits the City Attorney from performing outside services for compensation provided such outside services have been approved by the Mayor, are not done on City time, and otherwise comply with City ordinances and rules.

E. The standard City workweek is 38.75 hours. However, the City Attorney shall have reasonable flexibility from this standard to accommodate additional time expended outside regular working hours required by attendance at meetings and the like. Such flexibility is not intended to provide or be used as additional vacation or other paid leave.

F. The City Attorney shall have no right to make contracts or commitments for or on behalf of the City except as preauthorized by statute, ordinance or express written consent of the City.

G. The City Attorney shall continue to reside within the City of Madison for the duration of this contract. As a condition of accepting this contract, the City Attorney agrees to waive any right to challenge this residency requirement, by court action or otherwise.

III. COMPENSATION AND BENEFITS

A. The City Attorney's salary shall be based on an annualized rate of $198,000 and shall be paid in approximately equal biweekly payments according to regular City payroll practices. Annual salary adjustments during the term of this agreement may be made at the Mayor's discretion, subject to approval of the Common Council, as provided in the City's established managerial pay plan. The City Attorney shall not be entitled to receive any additional overtime compensation, compensatory time off, or bonuses.

B. The City Attorney shall, in addition to the compensation provided in Paragraph A above, and except as otherwise set forth in the Agreement, be entitled to the following benefits:

1. The City Attorney shall receive the same benefits as all other non-represented professional employees in Compensation Group 18 as may be provided and/or modified by the Madison General Ordinances, Resolution of the Common Council, Administrative Procedure Memoranda or other official City action throughout the duration of this agreement subject to paragraph II. (G) above.

2. The City Attorney shall be entitled to twenty-seven (27) days of vacation in each year of this Agreement. Credited but unused vacation in excess of ten (10) days may be carried forward to the succeeding year with the approval of the Human Resources

Director. Except as otherwise provided, the City Attorney shall be paid in full for credited but unused vacation existing at the expiration of this Agreement or upon the City Attorney's retirement, when qualified for receipt of Wisconsin Retirement Fund benefits. If the City Attorney accrues a balance of more than five weeks from the preceding year(s), the City Attorney may elect to convert up to twenty (20) days of their annual vacation to an amount of cash equivalent, calculated on their regular earnings. The City Attorney shall apply for such conversion option in accordance with City procedures, and such amount shall be paid in a manner determined by the City.

3. Sick Leave: If the City Attorney leaves the position before the end of the contract period, the City Attorney shall be entitled to payment in full (100%) of any earned but unused sick leave accumulated during each of the fully completed contract period(s). The City Attorney shall be entitled to one-half (50%) of any earned but unused sick leave accumulated to the day the City Attorney terminated City employment during the contract period. If the City terminates the City Attorney's contract before the end of the contract period or the City Attorney leaves the position at the end of the contract period or the City Attorney retires and qualifies for WRS benefits, they shall be entitled to payment in full (100%) of any sick leave the City Attorney would have earned through the end of that year.

4. The City Attorney shall be eligible to participate at City expense in professional seminars, conferences, workshops and related meetings consistent with the role as City Attorney and in accordance with applicable Administrative Procedure Memoranda.

5. The City Attorney shall be reimbursed for relevant professional association and/or licensure dues.

6. The City Attorney shall be eligible to be a CARS monitor in the City CARS program.

7. The City Attorney shall be eligible for smart phone with data plan reimbursement up to seventy-five (75) dollars per month for City usage.

IV. TERM: RENEWAL OPPORTUNITY; NON-RENEWAL

A. This Agreement shall take effect on June 3, 2025, and shall expire on June 2, 2030, unless terminated sooner as provided herein. All salary and benefit changes shall apply on May 25, 2025.

B. The Mayor, in their sole discretion, may offer renewal of this Agreement to the City Attorney. The Mayor shall notify the City Attorney of the intent to renew the Agreement at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify the City Attorney shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) without change in the City Attorney's anniversary date, and shall not act as a full renewal of the Agreement. Renewal of the agreement and of its provisions shall be subject to the approval of the Common Council. In the event the Common Council does not renew this Agreement, this Agreement will remain in effect for ninety (90) days following the non-renewal action by the Common Council or five (5) years from the date of this Agreement, whichever is later.

C. The Mayor, in their sole discretion, may elect not to offer renewal of this Agreement to the City Attorney. In such event, the Mayor shall notify the City Attorney of the intent not to renew the contract at least ninety (90) calendar days before the expiration of this Agreement. Failure to so notify shall extend the term of this Agreement by the time of the delay in actual notification (but in no event for more than ninety (90) days) and shall not act as a renewal of the Agreement. At the expiration of the Agreement, the parties' rights, duties, responsibilities and obligations shall end. However, the City Attorney will, at the sole discretion of the Mayor, be eligible to take a voluntary demotion into any vacant or newly created position for which the City Attorney is qualified.

D. In the event of non-renewal of this Agreement, under Paragraph C above, the Mayor may, in their sole discretion, terminate this Agreement at any earlier date within ninety (90) days of the expiration of this Agreement, as determined by the Mayor. The early termination is to be accomplished by (a) notifying the City Attorney of the date of early termination, and (b) committing to buy out the balance of this Agreement by paying the City Attorney the balance due under this Agreement in a lump sum, including salary and leave benefits (vacation, floating holiday, paid leave, sick leave) earned or to be earned through the original term of this Agreement, together with payment of the City's share of any health insurance premiums or the provision for such payment through the original term of this Agreement. The buy-out may be for the full period left on this Agreement, or any portion of the final ninety (90) days thereof. If this Agreement is terminated early through the provisions of this buy-out clause, the City Attorney's employment with the City ends as of the date of early termination.

V. PERSONNEL ACTIONS

The City Attorney is subject to the Mayor's supervision and is, during the term of this Agreement, subject to the Mayor's authority to impose discipline on or to discharge the City Attorney as is provided in Sec. 9 of the City of Madison Personnel Rules, or as may be renumbered or amended hereafter. The City Attorney shall be entitled to the procedural appeal and provisions contained in such subsection or as may be provided other non-represented employees at the time of imposition of suspension or discharge.

VI. CITY OBLIGATIONS AND RIGHTS

The City shall provide staff, equipment, supplies and space that it deems reasonable, in its sole discretion, for the conduct of the work of the City Attorney. The City retains the sole right to determine the organizational structure and overall functioning of the Office of the City Attorney.

VII. REOPENING THE AGREEMENT

Either party may request that the Agreement be reopened for renegotiation if or when the City Attorney's duties or responsibilities change significantly. A "significant" change in the City Attorney's duties is defined as that degree of change in duties and responsibilities that would qualify a civil service position for reclassification pursuant to standard City personnel practices.

Factors which may be considered include the addition or deletion of duties, changes in Department services or the addition or deletion of programs. If there is no agreement, the original Agreement shall control and shall not be reopened. Agreement changes, if any, and any resulting reclassification of the position shall not be deemed the creation of a new position so as to require competition.

VIII. LIABILITY PROTECTION

The City shall defend and indemnify the City Attorney against and for any and all demands, claims, suits, actions and legal proceedings brought against them in their official capacity or personally for acts performed within the scope of their employment to the extent and only to the extent authorized by the Wisconsin Statutes in effect at the time of the act complained of and as may be provided by any City insurance coverage for employees at such time.

IX. STATEMENT OF ECONOMIC INTERESTS

Pursuant to Madison General Ordinance §3.35 (the Ethics Code), the City Attorney shall file a Statement of Economic Interests with the City Clerk within 14 days of their appointment. Each person required to file a Statement of Economic Interests shall annually file with the Clerk an updated Statement no later than April 30 of each year.

X. DOCUMENTS AND MATERIALS PROPERTY OF THE CITY

All of the documents, materials, files, reports, data and the like which the City Attorney prepares or receives while this Agreement is in effect are the sole property of the City of Madison. The City Attorney will not publish any such materials or use them for any research or publication without attribution to the City other than as work performed pursuant to the terms of this Agreement.

XI. APPEARANCE BEFORE ANY CITY ENTITY FOLLOWING SEPARATION FROM EMPLOYMENT

The City Attorney shall be subject to the provisions of Madison General Ordinance §3.35 (the Ethics Code).

XII. TERMINATION OF AGREEMENT

A. The City Attorney may elect to terminate this Agreement before the expiration of the contract period. If the City Attorney provides less than forty-five (45) calendar days' notice in writing to the Mayor, the City Attorney forfeits all rights to the cash equivalent of any of the benefits enumerated in Section III. B. of the Agreement. If the City Attorney provides forty-five (45) calendar days' notice, or greater, in writing to the Mayor, the benefits enumerated in Section III. B. of the Agreement will be paid according to the terms of the City Attorney leaving during the contract period. These forfeiture provisions do not apply if the City Attorney retires from this position and qualifies for benefits under the Wisconsin Retirement System.

B. The City Attorney's discharge (as provided for in section 9 of the City of Madison Personnel Rules) during the term of this Agreement shall be deemed a breach of material provision of the Agreement. In the event of a discharge or other breach of a material provision of the Agreement by the City Attorney, the City Attorney shall forfeit all compensation and benefits from the date of notification of the breach by the City. This action shall not impact the receipt of benefits earned during the total period of employment. In the event of an alleged breach of a material provision of this Agreement by either party, the concerned party shall notify the other party in writing within thirty (30) working days, which shall be followed by a meeting of the parties to resolve the alleged breach. In the event the issue is not resolved, the City Attorney or the City may pursue contract remedies.

C. The City retains the right, in its sole discretion, to abolish the position of City Attorney or to reorganize as it deems in the best interest of the City. In the event the City abolishes the position of City Attorney or reorganizes the

Department to the extent that the position of City Attorney is no longer required, this Agreement shall terminate and all rights, duties and obligations of the parties shall mutually end without recourse ninety (90) calendar days after final approval of such abolishment of position or reorganization by the Common Council, except as provided in Madison General Ordinance §3.35 (the Ethics Code). In such case, all benefits provided in renewal or non-renewal of the agreement apply.

XIII. NO ASSIGNMENT OR SUBCONTRACT

The City Attorney shall not assign or subcontract any interest or obligation under this Agreement.

XIV. AMENDMENT

This Agreement shall be amended only by written Addendum to Agreement of the parties approved and authorized for execution in the same fashion as this original Agreement.

XV. NO WAIVER

No failure to exercise and no delay in exercising any right, power or remedy on either party's part shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power, or remedy.

XVI. ENTIRE AGREEMENT

No agreements, oral or written, express or implied, have been made by either party hereto, except as expressly provided herein. All prior agreements and negotiations are superseded hereby. This Agreement and any duly executed addenda or amendments thereto constitute the entire Agreement between the parties hereto.

XVII. SEVERABILITY

In the event any provisions of this Agreement are determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement shall remain in full force and effect.

XVIII. GOVERNING INTENT AND LAW

This Agreement shall be interpreted in the first instance in accordance with the spirit and intent of the Substitute Report of the Human Resources Committee Report approved by the Common Council on August 2, 1988 and shall be controlled, construed and enforced in accordance with the laws of the State of

Wisconsin.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the day and year contained herein.

CITY OF MADISON
A Municipal Corporation

Witness	Satya Rhodes-Conway, Mayor
Witness	Jim Verbick, Deputy City Clerk
Witness	Michael Haas, City Attorney
APPROVED:	APPROVED AS TO FORM:
David P. Schmiedicke Finance Director	Patricia Lauten, Deputy City Attorney

City of Madison

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

Master

File Number: 88248

File ID:	88248	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/07/2025
File Name:	Recreating Two 0.6 FTE Transit Customer Service Reps as one 1.0 FTE Customer Service Rep			**Final Action:**	

Title: Recreating Two Part Time Transit Customer Service Representatives as One Full Time Customer Service Representative

Notes:

Sponsors:	Sabrina V. Madison, Yannette Figueroa Cole, Derek Field And Michael E. Verveer	**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:	Ann Schroeder	**Hearing Date:**	
Entered by:	aschroeder@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Metro Transit	05/07/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Finance Committee (5/27/25), Common Council (6/3/25)

Text of Legislative File 88248

Fiscal Note

The proposed resolution deletes a 0.6 FTE Transit Customer Service Representative position and recreates a separate 0.6 FTE Transit Customer Service Representative as a 1.0 FTE position. The change results in a 0.2 FTE reduction in Metro Transit's authorized positions and cost savings of $13,000.

Title

Recreating Two Part Time Transit Customer Service Representatives as One Full Time Customer Service Representative

Body

WHEREAS, Metro Transit has had difficulty attracting and retaining employees in the part time Customer Service Representative classification; and

WHEREAS, Metro Transit has been successful in attracting and retaining full time Transit

Customer Service Representatives; and

WHEREAS, Metro Transit will benefit from an additional permanent full time Transit Customer Service Representative position in the call center to meet the service demands of the unit;

NOW, THEREFORE BE IT RESOLVED that 0.6 FTE position 3610 is deleted and 0.6 FTE position 3374 is recreated as a full time position in the Transit Customer Service Representative classification in the Metro Transit Operating budget, thereof.

City of Madison

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

Master

File Number: 88293

File ID:	88293	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/12/2025
File Name:	Authorizing the City of Madison Water Utility to apply for and accept a grant, if awarded, of up to $36,277 from the Wisconsin Department of Health Services, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related			**Final Action:**	

Title: Authorizing the City of Madison Water Utility to apply for and accept a grant, if awarded, of up to $36,277 from the Wisconsin Department of Health Services, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related documents(s) authorizing acceptance of the grant and the transfer of funds.

Notes:

Sponsors:	MGR Govindarajan	**Effective Date:**	
Attachments:	Memo - Authorizing Wisconsin Department of Health Services Grant.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	05/12/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/27/25), Water Utility Board (5/28/25), Common Council (6/3/25)					

Text of Legislative File 88293

.Fiscal Note

The proposed resolution authorizes the City of Madison Water Utility to apply for and accept if awarded, grant funding of up to $36,277 from the Wisconsin Department of Health Services. The grant will fund a portion of the costs of replacing pumps to remotely adjust fluoride feed rate based on changing water pumping conditions. If the grant is awarded, the Water Utility's 2025 Adopted Operating Budget will be amended to appropriate the grant funding.

.Title

Authorizing the City of Madison Water Utility to apply for and accept a grant, if awarded, of up to $36,277 from the Wisconsin Department of Health Services, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related documents(s) authorizing acceptance of the grant and the transfer of funds.

.Body

WHEREAS, the City of Madison Water Utility has been successfully delivering optimally fluoridated water for over 75 years, and was recognized with a Water Fluoridation Quality Award by the Centers for Disease Control and Prevention (CDC) for “providing high-quality water fluoridation … representing a high level of operator care and accomplishment”, and

WHEREAS, that consistent delivery of an optimal fluoride level requires specialized equipment that can be carefully calibrated and will prevent backsiphonage, and the equipment periodically must be replaced and updated with new equipment, and

WHEREAS, the City of Madison Water Utility is in the process of replacing the older, less reliable Pulsatron fluoride pumps in favor of newer peristaltic ones that provide consistent dosing without backflow risk, and will standardize the pump style, manufacturer, and model across the utility’s water system thereby lowering operations and maintenance costs by needing to supply parts for only one model, and

WHEREAS, the City of Madison Water Utility is mid-way through a replacement cycle and plans to replace an additional thirteen pumps and add one Omni valve to automatically and remotely adjust the fluoride feed rate based on changing water pumping conditions with the grant proceeds, and

WHEREAS, the Wisconsin Department of Health Services - Oral Health Program offers a Community Water Fluoridation Equipment Grant Funding Opportunity to support public water systems in providing optimally fluoridated water to ensure that communities consistently provide fluoride levels at the optimal range of 0.7 mg/L to residents, and

WHEREAS, the award will reimburse 100% of the purchase of water fluoridation equipment up to the grant amount of $36,277 with the final reimbursement being requested on or before June 30, 2025.

NOW THEREFORE BE IT RESOLVED, that the City of Madison Water Utility is authorized to apply for and to accept a Wisconsin Department of Health Services - Oral Health Program grant, if awarded, for up to $36,277 for fluoride treatment equipment, and

BE IT FURTHER RESOLVED, that the City of Madison Water Utility 2025 Operating Budget will be amended to appropriate the grant revenue and expenses for chemical treatment equipment to up to $36,277, and

BE IT FINALLY RESOLVED, that the Mayor and Water Utility General Manager, or their designees are authorized to sign a grant agreement with the Wisconsin Department of Health Services in a format approved by the City Attorney, and any other necessary documents to comply with the grant requirements and to secure the grant funding.

Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: May 12, 2025

To: Mayor Satya Rhodes-Conway
Common Council
Finance Committee
Water Board

From: Joseph Grande – Water Resources Manager
Krishna Kumar – General Manager

Subject: Authorizing the City of Madison Water Utility to apply for and accept a grant, if awarded, of up to $36,276 from the Wisconsin Department of Health Services – Oral Health Program, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related document(s) authorizing acceptance of the grant and the transfer of funds.

RECOMMENDATION:

Staff is seeking authorization to apply for and accept a Wisconsin Department of Health Service—Oral Health Program grant, if awarded, for up to $36,277 for fluoride treatment equipment, and authorizing the Mayor and Water Utility General Manager, or their designees, to sign related document(s) authorizing acceptance of the grant and the transfer of the funds.

BACKGROUND:

The City of Madison Water Utility has been successfully delivering optimally fluoridated water for over 75 years and was recognized with a Water Fluoridation Quality Award by the Centers for Disease Control and Prevention (CDC) for, “providing high-quality water fluoridation…representing a high level of operator care and accomplishment.”

Consistent delivery of an optimal fluoride level requires specialized equipment that can be carefully calibrated and will prevent back siphonage. The equipment periodically must be replaced and updated with new equipment.

The City of Madison Water Utility is in the process of replacing the older, less reliable Pulsatron fluoride pumps in favor of newer peristaltic ones that provide consistent dosing without backflow risk, and will standardize the pump style, manufacturer, and model across the utility’s water system thereby lowering operations and maintenance costs by needing to supply parts for only one model, and the City of Madison Water Utility is mid-way through a replacement cycle and plans to replace an additional thirteen pumps and add one Omni valve to automatically and remotely adjust the fluoride feed rate based on changing water pumping conditions with the grant proceeds, and the Wisconsin Department of Health Services – Oral Health Program offers a Community Water Fluoridation Equipment Grant Funding Opportunity to support public water

systems in providing optimally fluoridated water to ensure that communities consistently provide fluoride levels at the optimal range of 0.7 mg/L to residents, and the award will reimburse 100% of the purchase of water fluoridation equipment up to the grant amount of $36,277 with the final reimbursement being requested on or before June 30, 2025.

FISCAL IMPACTS:

The City of Madison Water Utility 2025 Operating Budget will be amended to appropriate the grant revenue and expenses for chemical treatment equipment to up to $36,277.

LEGISTLATIVE PATH:

5/20/2025	Common Council (Introduction)
5/27/2025	Finance Committee
5/28/2025	Water Utility Board
6/03/2025	Common Council (Final Action)

ATTACHMENTS:

1. Memo (This Document)
2. Resolution

City of Madison

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

Master

File Number: 88328

File ID:	88328	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2025
File Name:	Authorizing the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12 (District 11)			**Final Action:**	

Title: Authorizing the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12 (District 11)

Notes:

Sponsors:	Regina M. Vidaver, MGR Govindarajan And Bill Tishler	**Effective Date:**	
Attachments:	Attachment 1 - Memo - Non-Competitive Contract Amendment.pdf, Attachment 2 - Noncompetitive Selection Form (of Contract to be Amended).pdf, Attachment 3 - Draft of Contract Amendment Form.pdf	**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jberndt@madisonwater.org	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Water Utility	05/13/2025	Referred for Introduction				
	Action Text:	This Resolution was Referred for Introduction					
	Notes:	Finance Committee (5/27/25), Water Utility Board (5/28/25), Common Council (6/3/25)					

Text of Legislative File 88328

.Fiscal Note

The proposed resolution authorizes the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. (SEH) for design services related to the reconstruction of Madison Water Utility's Unit Well 12 in an amount not to exceed $400,000. Funding for the amendment and original Unit Well 12 costs is available in the Water Utility's 2025 Adopted Capital Budget (Munis #10452). The original service contract with SEH was below the competitive selection threshold. No additional appropriation is required.

.Title

Authorizing the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12 (District 11)

.Body

WHEREAS, Madison Water Utility's (MWU) Unit Well 12 (801 South Whitney Way) was established in 1958. It operates year-round and delivers water to Madison's Near West neighborhoods including University Hill Farms, Sunset Village, Midvale Heights, Westmorland, Crawford-Marlborough-Nakoma, Orchard Ridge, Summit Woods, Meadowood, Allied Dunn's Marsh, Arbor Hills and Leopold. In 2024, Unit Well 12 pumped 550 million gallons compared to its 5-year average of 559 million gallons annually. The site consists of a well pump house and a detached 150,000 gallon above-ground water reservoir, and

WHEREAS, in 2014, Short Elliott Hendrickson, Inc. (SEH) was selected through a competitive request for proposal process as the engineering consultant to work with MWU on the design of a concept that would allow Unit Well 12 to operate as a dual-pressure zone facility, and

WHEREAS, through 2018, SEH established plans and specifications for a Public Works project to be bid and constructed for Unit Well 12, however the project bidding process was ultimately delayed, and

WHEREAS, in 2024, to re-initiate and fund the Unit Well 12 project for 2026 construction, MWU filed its Intent to Apply (ITA) with the Wisconsin DNR for the 2026 fiscal year of Wisconsin's Safe Drinking Water Loan Program (SDWLP), and

WHEREAS, in 2025, MWU elected to move forward with the updated pump house design from the previous bidding process, as well as a new design for replacing the site's reservoir, and

WHEREAS, while awaiting the Wisconsin DNR's Project Priority List (PPL) for the 2026 SDWLP, MWU initiated a design contract with SEH so that the SDWLP application deadline of June 30th could remain on schedule regardless of the loan eligibility determination; given both the age of SEH's original scope of work contract for Unit Well 12 and the potential expanded design needs for the reservoir and SDWLP coordination, a new design contract was deemed appropriate in lieu of further amending the one that started back in 2014, and

WHEREAS, in mid-April, MWU received the PPL which indicated that the pump house portion of the Unit Well 12 project would be eligible, and the reservoir portion of the project was "undetermined", and

WHEREAS, with this information, MWU will still aim to apply for both elements of the project by June 30th, and coordinate with the DNR on further determining SDWLP eligibility of the reservoir reconstruction between now and the fall of 2025, and

WHEREAS, to capture SEH's full remaining scope of design and construction bidding work through the end of 2025, MWU seeks to amend the 2025 contract that was initiated, which will make the value of the contract greater than $75,000, and

WHEREAS, under MGO 4.26(4)(b), a service contract with a total price over the lifetime of the contract of $75,000 or more that was not competitively selected must be approved by the Common Council and must meet one of the exceptions in MGO 4.26(4)(a); and

WHEREAS, SEH was originally selected competitively for this project, and continuing to utilize their services for this work remains in the best interest of MWU, and

WHEREAS, professional design continuity is economical to MWU on the basis of time and money, and

WHEREAS, the nature of this work is such that other design professional firms would not certify another's work in a situation like this, and instead would essentially be re□designing this Unit Well 12 design from scratch again, and

WHEREAS, the proposed contract amendment meets the exception in MGO 4.26(4)(a)7. for

the use of a consultant who has provided services to the City on a continuing project and it would be economical for the City on the basis of time and money to retain the same consultant.
NOW, THEREFORE, BE IT HEREBY RESOLVED that the Mayor and City Clerk are authorized to execute a sole source service contract amendment with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12, as outlined in the attached contract amendment draft and in a format approved by the City Attorney.
BE IT FURTHER RESOLVED, that future amendments that do not exceed Madison Water Utility's approved capital budget or the scope of the design and construction of the Unit Well 12 project as authorized by the Common Council may be executed by the Water Utility General Manager and City Finance Director and/or designee, and counter executed by Short Elliott Hendrickson Inc.

Madison Water Utility
www.madisonwater.org • 119 East Olin Avenue, Madison, WI 53713 • TEL 608-266-4651 • FAX 608-266-4426

MEMORANDUM

Date: May 20, 2025

To: Mayor Satya Rhodes-Conway
Common Council
Finance Committee
Water Utility Board

From: Pete Holmgren, PE – Chief Engineer
Krishna Kumar – General Manager

Subject: Authorizing the amendment of a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12 (District 11)

RECOMMENDATION:

Staff recommend amending a non-competitive selection contract with Short Elliott Hendrickson, Inc. for design services related to the reconstruction of Madison Water Utility's Unit Well 12.

BACKGROUND:

Madison Water Utility's (MWU) Unit Well 12 (801 South Whitney Way) was established in 1958. It operates year-round and delivers water to Madison's Near West neighborhoods including University Hill Farms, Sunset Village, Midvale Heights, Westmorland, Crawford-Marlborough-Nakoma, Orchard Ridge, Summit Woods, Meadowood, Allied Dunn's Marsh, Arbor Hills and Leopold. In 2024, Well 12 pumped 550 million gallons compared to its 5-year average of 559 million gallons annually. The site consists of a well pump house and a detached 150,000 gallon above-ground water reservoir.

As constructed, Unit Well 12 operated in Pressure Zone 7 of MWU's water system. Master plan documentation dating back to 2006 has identified that system operations would benefit by upgrading Unit Well 12 to a dual-pressure zone well by making pipeline and facility improvements to allow it the ability to supply water to Pressure Zones 7 *and* 8.

2014-2015:
MWU sought to make facility improvements to Unit Well 12's well house that would allow for dual-pressure zone operations and bring the building into compliance with modern building code requirements, including but not limited to isolated chemical rooms; an extension of the deep well discharge piping; and an isolated bathroom.

Through a competitive request for proposal process, Short Elliott Hendrickson, Inc. (SEH) was selected as the engineering consultant to work with MWU on the design. The concept that was developed aimed to build an addition onto the existing facility and rework parts of the interior existing building to accommodate new pumps and piping. This was viewed as a balance between cost and need, however when the project was bid for construction in 2015, bids that were received exceeded the project's budget by an unexpectedly high amount. Contractors cited the difficulty in working within and maintaining much of the existing (and aging) structure as one of the key drivers behind the high construction bids. MWU elected to reject the bids for this project concept and reassess the potential for a complete facility reconstruction project instead.

2016-2018:
MWU proceeded with an expanded project scope of work at Unit Well 12 that would include a complete reconstruction of the well house and also incorporate the needs addressed in the 2014-2015 project concept, with the added benefit of a completely new and updated building. SEH's consulting contract was amended to encompass this new project scope and pick up where they left off in 2015. The project design was completed and bid in 2018, however due to emerging financial concerns the decision was made to retract the bid posting until financial conditions improved.

In parallel with these efforts, however, MWU did complete a series of hydraulic pipeline improvements to the water system in and around Unit Well 12, so that it could support the dual-pressure zone capabilities when the facility was upgraded.

2019-2023:
MWU's updated Master Plan document continued to identify the complete Unit Well 12 project as high priority work. In parallel with an updated Financial Plan document, the project was rescheduled for construction from 2026 to 2027. Ahead of the major project, however, MWU made a booster pump upgrade along with a few site modifications in order to take advantage of some of the dual-pressure zone piping that had been installed in 2017. That work was completed in 2022.

2024:
To fund the upcoming Unit Well 12 project, MWU filed its Intent to Apply (ITA) with the Wisconsin DNR for the 2026 fiscal year of Wisconsin's Safe Drinking Water Loan Program (SDWLP). The ITA also added work to replace the site's reservoir, in addition to the pump house. In anticipation of 2025 redesign work on the project, MWU initiated preliminary work with SEH under an analysis contract to re-evaluate their "shelved" plans and specifications from 2018 and assess opportunities to revise those documents with modern design standards. The preliminary work also further analyzed the potential for replacing Unit Well 12's reservoir, through the lens of hydraulic benefits; sizing; cost; and feasibility.

2025:
With recommendations from SEH's 2024 reservoir analyses, MWU has elected to move forward with the updated pump house design from the previous bidding process, as well as a new design for replacing the site's reservoir. While awaiting the Wisconsin DNR's Project Priority List (PPL) for the 2026 SDWLP, MWU initiated a design contract with SEH so that the SDWLP application deadline of June 30th could remain on schedule regardless of the loan eligibility determination. Given both the age of SEH's original scope of work contract for Unit Well 12 and the potential expanded design needs for the reservoir and SDWLP coordination, a new design contract was deemed appropriate in lieu of further amending the one that started back in 2014.

In mid-April, MWU received the PPL which indicated that the pump house portion of the Unit Well 12 project would be eligible, and the reservoir portion of the project was "undetermined". With this information, MWU will still aim to apply for both elements of the project by June 30th, and coordinate with the DNR on further determining SDWLP eligibility of the reservoir reconstruction between now and the fall of 2025. To capture SEH's full remaining scope of design and construction bidding work through the end of the year, MWU will amend the 2025 contract that was previously initiated.

Basis for Sole Source:
SEH was originally selected competitively for this project, and continuing to utilize their services for this work remains in the best interest of MWU. Professional design continuity is economical to MWU on the basis of time and money. Furthermore, the nature of this work is such that other design professional firms would not certify another's work in a situation like this, and instead would essentially be re-designing this Unit Well 12 design from scratch again. The proposed contract amendment meets the exception in MGO 4.26(4)(a)7. for the use of a consultant who has provided services to the City on a continuing project.

FISCAL IMPACTS:

This 2025 contract amendment will be written not to exceed $400,000 in total contract value.

This work has been budgeted for as part of the 2025 Capital Budget, and the funding is available in project account number 10452-86-140.

Previous Related SEH Consultant Expenses:

- 2014-2015: $82,000
- 2015-2018: $253,000
- 2024: $50,000

LEGISTLATIVE PATH:

5/20/2025	Common Council (Introduction)
5/27/2025	Finance Committee
5/28/2025	Water Utility Board
6/3/2025	Common Council (Final Action)

ATTACHMENTS:

1. Memo (This Document)
2. Noncompetitive Selection Form (of Contract to be Amended)
3. Draft of Contract Amendment Form

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
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Accounting Services Manager
Patricia A. McDermott, CPA
Budget & Program Evaluation Manager
Christine Koh
Internal Audit & Grants Manager
Kolawole Akintola
Risk Manager
Eric Veum
Treasury & Revenue Manager
Craig Franklin, CPA

Non-Competitive Selection Request

Approval Date
2025-04-17

Approved By
Richards, Mary

Requisition Number

Fund
2100 WATER UTILITY

Major
546** Consulting/Professional Services

Agency
Water Utility

Total Purchase Amount
$ 72,646.00

Vendor Name
Short Elliott Hendrickson, Inc.

Product/Service Description
This is work related to expediting permit approval for the Safe Drinking Water Loan for the Unit Well and Reservoir 12 Reconstruction project. The permit approval will require a complete set of plans and specifications; scope of services include:

Project Kickoff Meeting and Prep (Teams)
Client / Discipline Design Review Meetings (Teams)
Team Design Coordination Meetings
Reservior Preliminary Process and Civil Planset (30%)
Reservoir Manufacturer DN110 Tank Supplier Coordination
Preliminary Agency Coordination - WisDOT, City, Utility, WDNR
Update Well House Plan Sheets, Model and Drawing files

Well House Process Piping Updates - Reservoir Fill Piping Design Electrical and SCADA - System Redesign

Exception Criteria
7. A particular consultant has provided services to the City on a similar or continuing project in the recent past, and it would be economical to the City on the basis of time and money to retain the same consultant.

Reason For Request
This firm has assembled the design and analysis of the orginal project that was scheduled for construction in 2017, and they have performed additional analyses on the reservoir since that time as well. For project and design/analysis continuity, it is important to bring back the same design consultant to review the plans and specs again, make (likely) minor updates based on current codes/standards, and simply re-certify the bid documents. Other design professional firms will not certify another's work in a situation like this and instead would essentially be re-designing this facility from scratch again. That scenario introduces significant inefficiencies to the City for the project timeline and expenses, on top of rendering nearly all past work a (very expensive) sunk cost.

Requestor
Holmgren, Peter

Comments

AMENDMENT

to the Contract for Purchase of Services

between the City of Madison and Short Elliott Hendrickson, Inc.

Unit Well 12 Reconstruction

DRAFT

The City of Madison and Contractor listed above agree to amend the Contract for Purchase of Services executed by the City on 5/13/2025 ("Original Contract"), as follows:

1. Section 3, the Scope of Services, is amended to add the following:

   "Attachment B – Unit Well 12 Contract Amendment"

   Attachment B is included with this Amendment.

2. Section 23 is being amended as follows:

   "23. COMPENSATION. It is expressly understood and agreed that in no event will the total compensation under this contract exceed ~~$75,000~~ $400,000 unless the Contract is amended as provided for in Section 9, AMENDMENT."

3. All other provisions of the Original Contract shall remain unchanged and in full force and effect.

4. Authority to Sign. The person signing on behalf of the Contractor represents and warrants that they have been duly authorized to bind the Contractor and sign this amendment on the Contractor's behalf.

IN WITNESS WHEREOF, the parties hereto have set their hands at Madison, Wisconsin.

CONTRACTOR:

_____
(Type or Print Name of Contracting Entity)

By: _____
(Signature)

_____
(Print Name and Title of Person Signing)

Date: _____

CITY OF MADISON, WISCONSIN
a municipal corporation:

By: _____
Satya Rhodes-Conway, Mayor

Date: _____

Approved:

_____
David P. Schmiedicke, Finance Director

Date: _____

By: _____
Michael Haas, Acting City Clerk

Date: _____

Approved as to Form:

_____
Eric T. Veum, Risk Manager

Date: _____

_____
City Attorney

Date: _____

DRAFT

ATTACHMENT B

Building a Better World for All of Us®

May 13, 2025

RE: Madison Water Utility - UW 12 Wellhouse Reconstruction and Reservoir Final Design
SEH No. MADWU UW 12 182222

Pete Holmgren, PE, Chief Engineer
Madison Water Utility
119 East Olin Avenue
Madison, WI 53713

Dear Mr. Holmgren:

Short Elliott Hendrickson Inc. (SEH®) proposes to complete Final Design Services for the UW 12 Wellhouse Reconstruction and Reservoir project. The final design scope includes the following:

- Topographic survey of the project site.
- Geotechnical exploration procurement assistance.
- UW 12 - Wellhouse Reconstruction Final Plans and Specs Preparation
- UW 12 - 1.5 MG Ground Storage Reservoir Final Plans and Specs Preparation
- Project Permitting and Bidding Assistance

The work is proposed for a total fee of $358,900.00. A portion of this (Tasks I-III) was previously contracted for $72,640. The fee breakdown by task and hours is as follows:

TASK	HOURS	FEE
Tasks I-III	406	$ 72,640
Task IV	997	$ 189,600
Task V	507	$ 95,960
Total	**1910**	**$ 358,200**

A proposed detailed project scope of work and Level of Effort (LOE) breakdown is also enclosed for your review. We look forward to working on the UW 12 Wellhouse Reconstruction and Reservoir - Final Design project with Madison Water Utility.

Sincerely,

Jeffrey Nussbaum, PE (WI)
Principal | Sr. Professional Engineer

Enclosure: Project Scope of Work, LOE Breakdown
x:\ko\m\madwu\182222\1-genl\10-setup-cont\03-proposal\final design\madwu uw12 final design_ proposal letter-4.22.2025.docx

ATTACHMENT B

Project Work Scope

MADISON WATER UTILITY – UNIT WELL 12 FINAL DESIGN, PERMITTING, AND BIDDING SERVICES

PROJECT BACKGROUND

SEH originally completed a design for the Unit Well 12 Reconstruction project in 2017. The project plans, specs and estimates were approved by the Common Council on November 17, 2017. Other permits were completed for the project including PSC, WisDNR and Local Permits, but the project was not bid or awarded and was put on hold and related permits have since expired.

A preliminary design phase was completed to review the existing UW 12 wellhouse reconstruction plans and specifications and identify revisions necessary to meet current codes and design practices. Preliminary design also included an evaluation of replacing the existing concrete reservoir at the project site, which is small and nearing the end of its service life. The Utility's water model was utilized to analyze potential advantage of a larger reservoir at the size. The results supported a larger 1.5 MG storage tank provided numerous operational advantages for the Utility in the future.

DETAILED SCOPE OF SERVICES – FINAL DESIGN, PERMITTING, AND BIDDING SERVICES

The following project scope is proposed to complete an initial final design phase of the Unit Well 12 Wellhouse Reconstruction and 1.5 MG reservoir project. Our primary goals include the following:

- Topographic survey and update the existing basemaps for the project site.
- Assist in procurement of a geotechnical exploration and design report.
- UW 12 Wellhouse Reconstruction and Reservoir Preliminary Design
- Utility and Agency Preliminary Reviews
- UW 12 Wellhouse Reconstruction Final Plans and Specification Preparation
- 1.5 MG Ground Storage Reservoir Final Plans and Specifications Preparation
- Project Permitting and Bidding Assistance

The following detailed scope of services outlines the initial final design tasks SEH will perform for the Unit Well 12 Wellhouse Reconstruction and 1.5 MG Reservoir project.

TASK I – PROJECT SITE TOPOGRAPHIC SURVEY

1. Provide a topographic survey of the existing UW 12 property and surrounding area (approximately 3.5 acres). The project is located at the intersection of Whitney Way and W Beltline Hwy. The topo survey will include all features and underground utilities on the site and at a minimum distance of 50 ft. outside the property line. The survey will be completed in Dane County coordinates.
2. Topographic survey work includes calling in locates using Digger's Hotline prior to work, coordinating with the Utility to locate underground features, setting horizontal and vertical control on the project site, topo of the project site, and importing data into Civil 3D software.

3. Drafting of the topographic survey basemap will be completed utilizing Civil 3D. The existing conditions plan sheet for the UW 12 Project site will also be updated, which will be utilized for the UW 12 Wellhouse and Reservoir final plans.
4. While onsite, surveyors will stake the soil boring locations, as described in Task II.

TASK II – GEOTECHNICAL EXPLORATION REQUEST

5. Draft a geotechnical exploration needs request and project description for the UW 12 Ground Storage Reservoir Project.
6. Create a site plan exhibit detailing proposed soil boring locations and coordinates. Stake the soil boring locations in the field.
7. Coordinate proposed soil borings request information with D110 tank manufacturer(s) to ensure sufficient information is obtained for project design and construction.
8. The project description and exhibit documents will be provided to MWU for their use in contracting for geotechnical engineering services.

TASK III – FINAL DESIGN

9. Project design review meetings to be held virtually with the Utility at different points during final design to review and discuss project details with individual design disciplines. The meetings will provide Madison Water Utility with an opportunity to provide detailed input on process design updates, civil plan updates, structural and architectural design updates, mechanical plans, and electrical/SCADA design.
10. Prepare for and facilitate a WisDNR and PSC Project Pre-Plan Submittal Meeting with WisDNR, PSC, SEH, and Utility Staff. Prepare pre-application meeting submittal presentation and facilitate virtual meeting.
11. Prepare preliminary reservoir civil plans. Updated civil plans to detail existing site conditions with improvements made at the site since 2017 and prepare a proposed site layout detailing both the wellhouse and reservoir, proposed utility plan, and grading plan.
12. Prepare preliminary reservoir process plans to detail the proposed reservoir floor plan, elevations, process piping, and construction details.
13. Provide structural review of the ground storage reservoir geotechnical exploration report. Coordinate design requirements and details for foundation preparation, structural fill, foundation design, site drainage, and other applicable design parameters identified in the report.
14. Coordinate reservoir project reviews with regulatory agencies and utilities. Initial project reviews are important to allow early opportunities for the agencies and utilities to comment on site layout and permitting requirements.
    - Submit preliminary plans to City of Madison Zoning Department for initial site plan review and comments.
    - Submit preliminary plans to the City of Madison Engineering Department to determine applicable stormwater requirements for the project.
    - Submit preliminary plans to WisDOT for review and comment.
    - Utility preliminary plan reviews to determine potential utility conflicts and relocations.

15. Coordinate with proposed tank manufacturers for preliminary design review input. Submit preliminary civil and process plans to tank manufacturers for review of plans, reservoir constructability, and project schedule. Also, coordinate preparation of detailed construction cost estimates.
16. UW 12 Wellhouse Reconstruction Plan updates including the following:
    - Revival of existing wellhouse models, updating to current model software formats, repairing references as necessary and plan sheet border updates.
    - Updated construction details to current versions, as necessary.
    - Updating existing infrastructure information for existing site utilities, process equipment, onsite generator, and electrical equipment.
    - Detail salvaged equipment requirements including but not limited to electrically actually valves for Pressure Zone 7 and 8, Booster pump, motor, piping, valves, and other related pump appurtenances. Evaluate salvage potential of other existing equipment at UW 12 well house, as discussed with Utility Staff.
17. UW 12 Process Design Revisions. Revise existing process plans to include reservoir fill piping to allow more efficient water transfer operations, as discussed in preliminary design phase. Other process plan updates include:
    - Detailing additional process piping appurtenances per WisDNR NR 811 Code requirements
    - Review UW 12 deep well and high booster pump design calcs for new hydraulic conditions due to reservoir addition.
    - Revise pump designs and selections, as required.

TASK IV – FINAL DESIGN II

18. Develop regular task reporting and communication methods concerning progress of the work throughout final design and permitting. Reporting shall consist of:
    - Progress reports shall be submitted each month to detail progress made during the previous month, planned work for the coming month and any issues that need to be resolved.
    - Monthly reports shall include an updated project schedule.
    - Monthly reports shall not exceed one type written page not including updated schedules, charts or tables.
19. Assist the Utility in notifying identified stakeholders, residents, and property owners within the vicinity by preparing updated mapping, building plans, and process flow diagrams to aid in communicating the actions being considered for this unit well to the City Departments, committees, neighborhood groups and any other interested parties.
    - Assist the Utility with project Public Information Meeting(s). Attend PIM meeting with Utility to assist with project questions and discussions.
20. Assist the Utility in preparation for Utility Board Meetings. Our team will assist Utility staff to obtain all City of Madison approvals and make presentations as required, meeting the requirements of Planning and Zoning Departments and the Board of Public Works. If necessary, SEH will attend one (1) Utility Board Meeting in person for presentations and project discussions.

21. UW 12 Electrical Plan Updates: Prepare 30% electrical plans for the updated/revised design for UW 12. Design revisions and updates identified in the preliminary design phase include the following:
    - MCC Components: Redesign to wall mount components, where possible, to reduce the amount of MCC cabinets and save costs.
    - Relocate CT cabinet and electrical meters to exterior per MG&E current standards.
    - Remove telephone service and coordinate updated access and security requirements (to current standards and equipment) with Utility for well house.
    - Update existing wellhouse demolition plan to salvage any items to Utility.
    - Prepare for and coordinate a virtual design review meeting with Utility to review details of the 30% electrical plan design. Incorporate Utility comments and feedback into final plans and specifications.
22. Wellhouse Final Design. All engineering disciplines will finalize plans and specifications for WisDNR submittal. Notable final design tasks include the following:
    - Wellhouse Design Calculations – Process, Architecture, Structural, Electrical and Mechanical Disciplines complete design calculations to verify that the existing design meets current code requirements. Calculations are required for various permitting applications. Where applicable, existing calculations from the previous UW 12 project may be utilized and updated as necessary.
    - Wellhouse Structural and Architectural roof design updates. The precast concrete roof utilized in the previous wellhouse design now potentially requires the installation of a concrete topping for warranty compliance for the roofing system. Design details and specification preparation for the concrete topping and verification of existing precast roof design is included in this work.
    - Mechanical Air Handling Unit will be redesigned to current standards.
    - Water process design will finalize piping revisions details for new reservoir fill piping and utilization of existing actuated valves and booster pump.
    - Electrical and SCADA Final Design. Coordinate with City's preferred vendor, new MCC, VFD's and controls equipment, monitoring and security systems, connection to existing onsite backup generator, and utility service coordination.
23. Ground Storage Reservoir Final Design includes the following:
    - Civil Design: Site design will be completed for proposed reservoir location, site improvements, utilities, grading, stormwater, erosion control, and landscape architecture.
    - The City of Madison Engineering Department will require that a stormwater design and report submittal for the entire project be completed and submitted, due to the amount of impervious surfaces added to the site.
    - Drinking water process plans include tank floor plans, elevations views, cross sections, and construction details. Process design calculations to be completed for sizing process piping, overflows, drain piping, venting, etc. Finalize the system modeling, completed in preliminary design, of the proposed reservoir to confirm functionality and proper sizing of reservoir fill piping.

- Structural design review of the reservoir to incorporate geotechnical design requirements for footings, utility piping, structural fill, over excavation, and other elements of the structure.
- Electrical Design of reservoir power, level measurement and mixing systems.

24. Complete 90% UW 12 Wellhouse Reconstruction and Reservoir Plans, Specs, and Construction Cost Estimates for Utility Review.
    - Meet with Utility to discuss project details and review project documents.
    - Incorporate feedback and comments into Final Plans and Specs for WisDNR Submittal.
25. Complete UW 12 Wellhouse Reconstruction and Reservoir Final Design Plans, Specifications, and permit applications for a complete Drinking and Groundwater Plan Review department submittal
    - WisDNR Drinking Water Plan Review Submittal by June 30th to meet SDWLP requirements.
26. All SEH project work is subject to peer reviews as part of SEH's QC program. Each project includes a technical reviewer responsible to ensure quality control plans and peer reviews are properly conducted.

TASK V – PERMITTING AND BIDDING

27. Permit the proposed UW12 Wellhouse Reconstruction and 1.5 MG Ground Storage Reservoir project with WisDNR and PSC for construction.
    - Coordinate WisDNR and PSC joint pre-application meeting and preparation of project presentation.
    - Prepare WisDNR Engineering Report. For the wellhouse portion of the project, portions of the original engineering report will be utilized for efficiency. Design updates will be incorporated and also applicable design information for the added 1.5 MG reservoir. (this task will be completed prior to June 30, 2025 for submittal to meet SDWLP application requirements)
    - Preparation of WisDNR Public Water System Plan Submittal permit applications, checklists, cover letter, design calculations and other supporting information. (this task will be completed prior to June 30, 2025 for submittal to meet SDWLP application requirements)
    - Coordinate review responses with WisDNR. Address reviewer questions and comments. Revise plans and specifications as required, resubmit applicable information for review and approval.
    - Prepare and assist the Utility in making the PSC Construction Authorization Application. Prepare PSC report submittal, schedule submittal for review, address review questions and comments, and obtain construction authorization.
28. Prepare and submit required permit applications with the City of Madison. The anticipated required applications include Zoning and Planning Department, Building Permit Submittal, and City Engineering-Stormwater.
29. Final (100%) Construction Bid Documents preparation. Final Construction Plans and Specs shall include all revisions and updates incorporated during the permitting process.
30. Project bidding assistance including the following:
    - Assist the Utility in preparation of advertisement for bids and coordinate the bid process.

- Provide copies of final UW 12 Wellhouse and Reservoir Bidding Plans for Utility's use in bidding.
- Provide project technical specifications, Division 1 specifications, allowance details, project descriptions, and bid tabs as needed for the Utility's use in their project manual for bidding.
- Participate in a pre-bid meeting with prospective contractors to provide an overview of the project and answer questions.
- Assist Utility with bidding through preparation of addendums and addressing contractor questions. Utility will distribute addenda and receive bidding questions from the potential bidders.
- Attend bid opening meeting virtually if necessary. Evaluate bid results and provide bid a recommendation to Utility.

PROJECT SCHEDULE

The Utility is applying for Safe Drinking Water Loan funding for this project. The deadline for completion and submittal of Wisconsin Department of Natural Resources (WisDNR) Drinking Water permit applications including biddable / approvable plans, is June 30, 2025. Every effort within the control of the Consultant will be made to meet this deadline for final plan and WisDNR submittals. All scope items necessary for WDNR submittal will be completed prior to SDWLP submittal deadline. Final Design will continue after the deadline with PSC Construction Authorization Submittal, WDNR Review Comment Responses, Local Agency Permitting, and Bid Documents preparation.

Scope items 1-30 are anticipated to be completed by February 28th, 2026. See below for anticipated project final design, permitting, and bidding schedule:

TASK	SCHEDULE
Project Kickoff Meeting and Design Team Coordination Meetings	April 28
Topographic Survey of Project Site and Geotech Description	May 5th
Wellhouse Plan Updates – Backgrounds, Design Model, Drawing Files	May 16th
WisDNR/PSC Pre-application Joint Meeting	May 22nd
Reservoir Plans – Prelim. Process and Civil Design (Approx. 60%)	May 23rd
Agency Coordination - WisDOT, City Zoning and Engineering, Utility	May 23rd
Reservoir Plans, Specs, and Costs Due for Review (Approx. 90%)	June 6th
Wellhouse Updated Plans, Specs, Costs Due for Review (Approx. 90%)	June 6th
Client Project Review Meeting	June 9th
WisDNR Engineering Report, Final Plans and Specs Completion	June 20th
WisDNR Drinking Water Plan Review Submittal	June 27th
PSC Construction Authorization Submittal	July 31st
City of Madison Permit Submittals	August 2025
WisDNR Review Comments Addressed	August 2025
WisDNR and City of Madison Approval	October 2025
PSC Construction Authorization	November 2025
Final Bidding Documents Preparation	December 2025
Construction Bidding	Jan./Feb. 2026

ATTACHMENT B

SHORT ELLIOTT HENDRICKSON INC.
MADISON WATER UTILITY
Project: Unit Well 12 Wellhouse Reconstruction and Reservoir - Final Design
Date: May 13,2025

DESIGN SERVICES		CONSULTANT	FINAL DESIGN		TOTAL		
			COST	HOURS	COST	HOURS	COST PER HOUR
BASIC SERVICES	Project Management	SEH	$36,600	170	$36,600	170	$215.29
	Process Engineering	SEH	$64,900	393	$64,900	393	$165.14
	Hydraulics Engineering	SEH	$13,700	80	$13,700	80	$171.25
	Process Drafting	SEH	$34,320	210	$34,320	210	$163.43
	Architecture	SEH	$24,260	142	$24,260	90	$269.56
	Landscape Architecture	SEH	$5,470	36	$5,470	45	$121.56
	Mechanical Engineering	SEH	$35,700	180	$35,700	200	$178.50
	Structural Engineering	SEH	$31,400	143	$31,400	158	$198.73
	Civil Engineering	SEH	$35,900	231	$35,900	231	$155.41
	Electrical Engineering	SEH	$40,500	199	$40,500	199	$203.52
	Survey	SEH	$3,185	24	$3,185	24	$132.70
	QAQC	SEH	$6,200	24	$6,200	24	$258.33
	Administrative	SEH	$12,360	78	$12,360	90	$137.33
	** Expenses*	SEH	$13,705	-	$13,705	-	-
	SUB-TOTAL		**$358,200**	**1,910**	**$358,200**	**1,910**	**$187.54**
	TOTAL		**$358,200**	**1,910**	**$358,200**	**1,910**	**$187.54**

City of Madison

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

Master

File Number: 88329

File ID:	88329	**File Type:**	Resolution	**Status:**	Council New Business
Version:	1	**Reference:**		**Controlling Body:**	COMMON COUNCIL
				File Created Date :	05/13/2025
File Name:	Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast			**Final Action:**	

Title: Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Notes: Julius Smith

Sponsors:	Joann Pritchett	**Effective Date:**	
Attachments:	Vicinity Map.pdf, Exhibit A.pdf, Exhibit B.pdf, 10122wfl_fp.pdf	**Enactment Number:**	
Author:	Jim Wolfe, City Engineer	**Hearing Date:**	
Entered by:	hfleegel@cityofmadison.com	**Published Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Engineering Division	05/13/2025	Referred for Introduction				

Action Text: This Resolution was Referred for Introduction
Notes: Board of Public Works (6/18/25), Transportation Commission (5/28/25), Plan Commission (6/9/25), Common Council (Public Hearing - 7/1/25)

Text of Legislative File 88329

Fiscal Note

No expenditure of City funds are required for this vacation and discontinuance of approximately 105 sq. ft. or 0.002 acres of unimproved surplus public street right-of-way of Schewe Road to allow for the replatting and further dividing of Certified Survey Map No. 9672 and a portion of the Eagle Trace Plat.

Title

Vacating and discontinuing a small surplus portion public street right-of-way of Schewe Road

dedicated by Certified Survey Map No. 9672 to allow for the redivision of Lot 1 of the Certified Survey Map and Outlot 1 of Eagle Trace. Located in the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. (District 9)

Body

WHEREAS, Certified Survey Map No. 9672 was conditionally approved by the Town Board of the Town of Middleton with the road dedications shown thereon on 18th of October, 1999. Further acceptance was provided for the dedications, on the 28th of April, 2000 by the Town of Middleton, as acknowledged by the Town Clerk on the face of the Certified Survey Map; and

WHEREAS, Certified Survey Map No. 9672 was subsequently recorded upon the satisfaction of the conditions of approval on the 1ST of May, 2000 in Volume 55 of Certified Survey Maps, on pages 302-305, as Document Number 3209045, Dane County Register of Deeds; and

WHEREAS, the Right-of-Way of this portion of Schewe Road was attached to the City of Madison from the Town of Middleton in Attachment Ordinance ORD-24-00032, File ID 82906 adopted by the Madison Common Council on 7th of May, 2024; and

WHEREAS, an application was made with the Department of Planning & Community & Economic Development for a preliminary and final plat of The Crest at Eagle Trace to replat a portion of the plat of Eagle Trace, Lot 1 of Certified Survey Map No. 9672 and other unplatted lands; and

WHEREAS, the said plat of The Crest at Eagle Trace was conditionally approved by the City of Madison Common Council by Enactment Number RES-24-00654, File I.D. Number 85032, as adopted on the 29th of October, 2024; and

WHEREAS, the conditionally approved plat of Crest at Eagle Trace includes the discontinuance of a portion of the Schewe Road right-of-way that is no longer needed by the City of Madison as a public right-of-way. The said area of discontinuance is to be incorporated within a lot of the conditionally approved plat; and

WHEREAS, a portion of unimproved public right-of-way of Schewe Road, dedicated by the Certified Survey Map No. 9672, is to be vacated and discontinued. D'Onofrio Kottke and Associates Inc. and City of Madison Engineering Division, have prepared the necessary public right-of-way vacation and discontinuance maps (Exhibit A) and legal description (Exhibit B) delineating all of these areas to be discontinued, the Exhibits are attached hereto and made part of this resolution; and

WHEREAS, the current developer and owner have not constructed, nor has the City of Madison accepted any new public utilities or street improvements in conjunction with the said limits of Exhibit A and Exhibit B of Schewe Road within any of the public right-of-ways to be vacated and discontinued; and

WHEREAS, this vacation and discontinuance will not result in a landlocked parcel of property due to the current contiguous common ownership of the Lots of the plat of Lot 1 of Certified Survey Map No. 9672 and the unplatted area adjacent to this proposed area of vacation and discontinuance; and

WHEREAS, the City Engineering Division recommends approval of this public right-of-way vacation and discontinuance subject to conditions as noted herein.

NOW THEREFORE BE IT RESOLVED, that since the public interest requires it, the City Of Madison hereby conditionally vacates and discontinues the public right-of-ways as shown on attached Exhibit A and described on attached Exhibit B, under Wisconsin ss. 66.1003(4), upon completion of the following conditions:

- The Developer of The Crest at Eagle Trace shall enter into any agreement(s) required by the City of Madison in conjunction with the approval of the proposed development of The Crest at Eagle Trace.

- The conditions of approval for the preliminary and final plat for the The Crest at Eagle Trace shall be addressed to the satisfaction of the City of Madison Engineer.

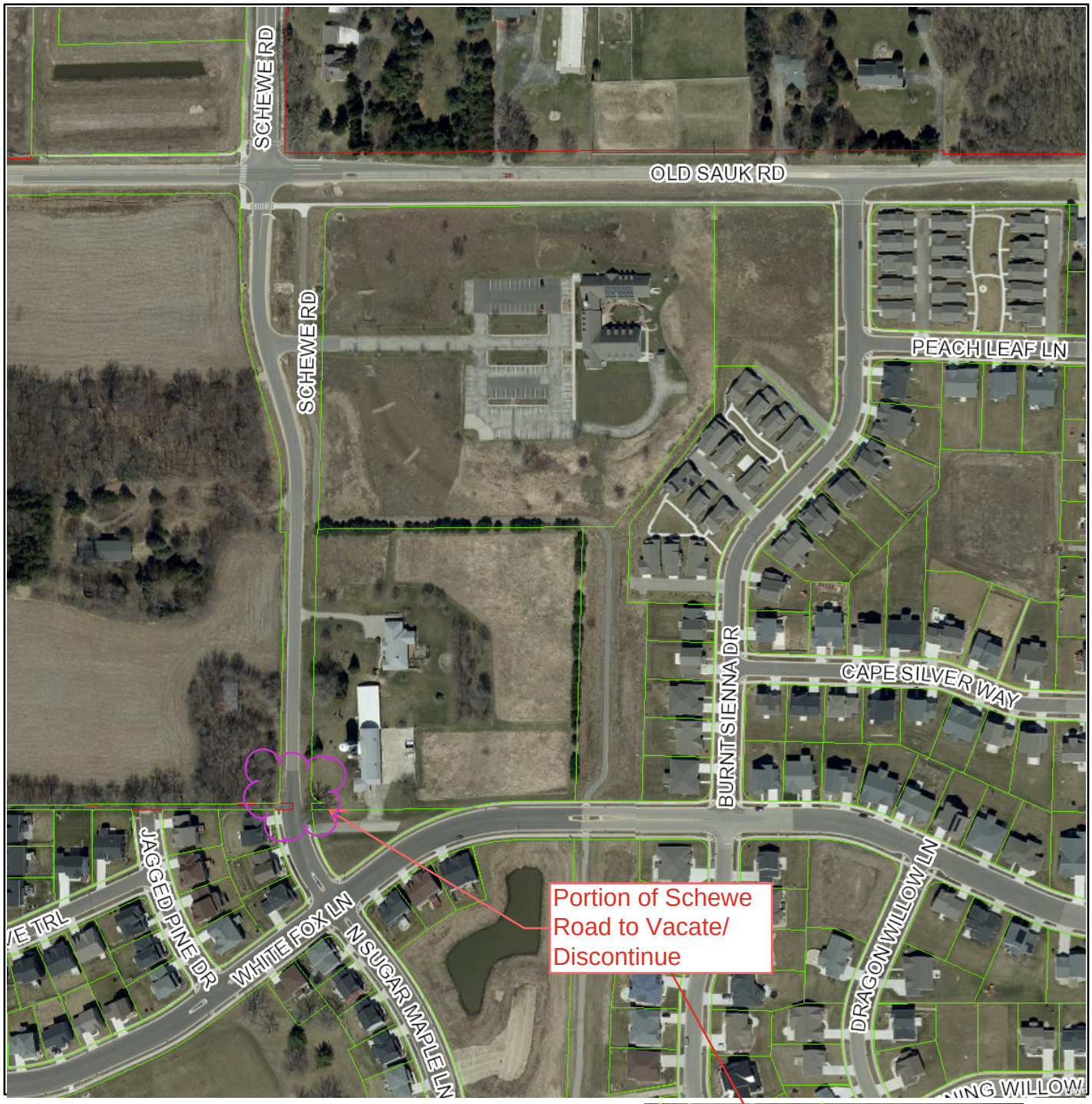
BE IT FURTHER RESOLVED, that, under Wisconsin ss. 66.1005(2)(a)(1) the City of Madison releases any easements and rights it may have within the public right-of-ways being vacated and discontinued; and

BE IT FURTHER RESOLVED, under Section 66.1005(2), Wisconsin Statutes any other existing easements and rights that exist within the vacated and discontinued public right-of-ways and unpaved public alleys shall continue unless as otherwise provided by statute; and

BE IT FURTHER RESOLVED, under Section 66.1005(1), Wisconsin Statutes, reversionary rights of the public right-of-ways herein vacated and discontinued shall attach to the adjacent properties; and

BE IT FINALLY RESOLVED, upon Common Council adoption of this resolution and completion all street vacation and discontinuance conditions identified above to the satisfaction of the City Engineer, the City Engineer will then authorize the City Clerk to validate and make effective this street vacation and discontinuance by recording it with all supplemental map exhibits with the Dane County Register of Deeds, authorizing all City agencies to administer the appropriate workflows to complete and finalize all land record database updates.

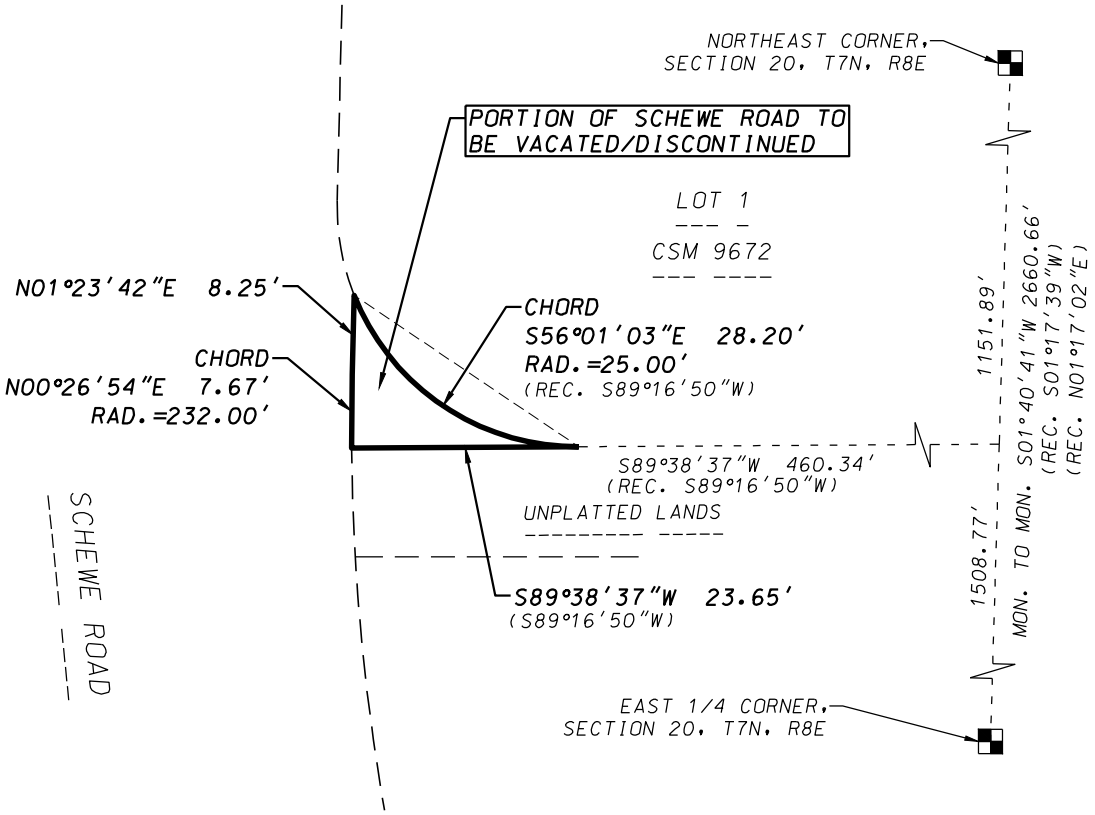
Vicinity of portion of Schewe Rd. to be discontinued



Municipal Limits
Parcels
Area of Vaction

City of Madison Engineering | SCL | City of Madison, Wisconsin | City of Madison IT | U.S. Department of Agriculture, Natural Resources Conservation Service | WI Dept. of Natural Resources Division

EXHIBIT "A"



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

0 20'

Scale 1" = 20'

DATE: 11-04-24

F.N.: 24-07-104

EXHIBIT "B"
SCHEWE ROAD - STREET VACATION LEGAL DESCRIPTION

A portion of Schewe Road, a public right-of-way dedicated by Certified Survey Map No. 9672, recorded in Volume 55 of Certified Survey Maps on pages 302-305 as Document Number 3209045 in the Dane County Register of Deeds Office, located in the NE1/4 of the NE1/4 of Section 20, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 1151.89 feet along the East line of said NE1/4 to the Southeast corner of said Lot 1; thence S89°38'37"W, 460.34 feet along the South line of said Lot 1 to the point of beginning; thence S89°38'37"W, 23.65 feet to a point of curve; thence Northerly along a curve to the right which has a radius of 232.00 feet and a chord which bears N00°26'54"E, 7.67 feet; thence N01°23'43"E, 8.25 feet to a point of curve on the Southeasterly line of said Lot 1; thence Southwesterly along said Southeasterly along along a curve to the left which has a radius of 25.00 feet and a chord which bears S56°01'03"E, 28.20 feet to the point of beginning.

THE CREST AT EAGLE TRACE

OUTLOT 1, EAGLE TRACE, LOT 1, CERTIFIED SURVEY MAP NO. 9672, A PORTION OF SCHEWE ROAD DISCONTINUED/VACATED BY THE CITY OF MADISON, RES_____, DOCUMENT NUMBER_____ AND UNPLATTED LANDS, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 20, T7N, R8E, CITY OF MADISON, DANE COUNTY, WISCONSIN

NOTES

1. This Plat is subject to the following recorded instruments:
-Public Utility Easements granted by Doc. No. 5434851, partially released by Doc. Nos. _____.
-10' Wide Grading and Sloping Easement granted by Doc. No. 3209045, released by Doc. No._____.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. 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.

4. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

5. No driveway shall be constructed that interferes with the orderly operation of the pedestrian walkway. This will require all pedestrian ramps to be constructed separate from driveway entrances: a curb-head of no less than six (6) inches in width shall be constructed between all pedestrian ramps and driveway entrances.

6. Public Easements terms and conditions

   Public Storm Sewer Easements:

   Creation of Easement Rights: A permanent easement over, across and within the Easement Area is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground storm sewer purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Storm Sewer Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

   Property Restoration: City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

   Limitations on Use of Easement Area: The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Storm Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer.

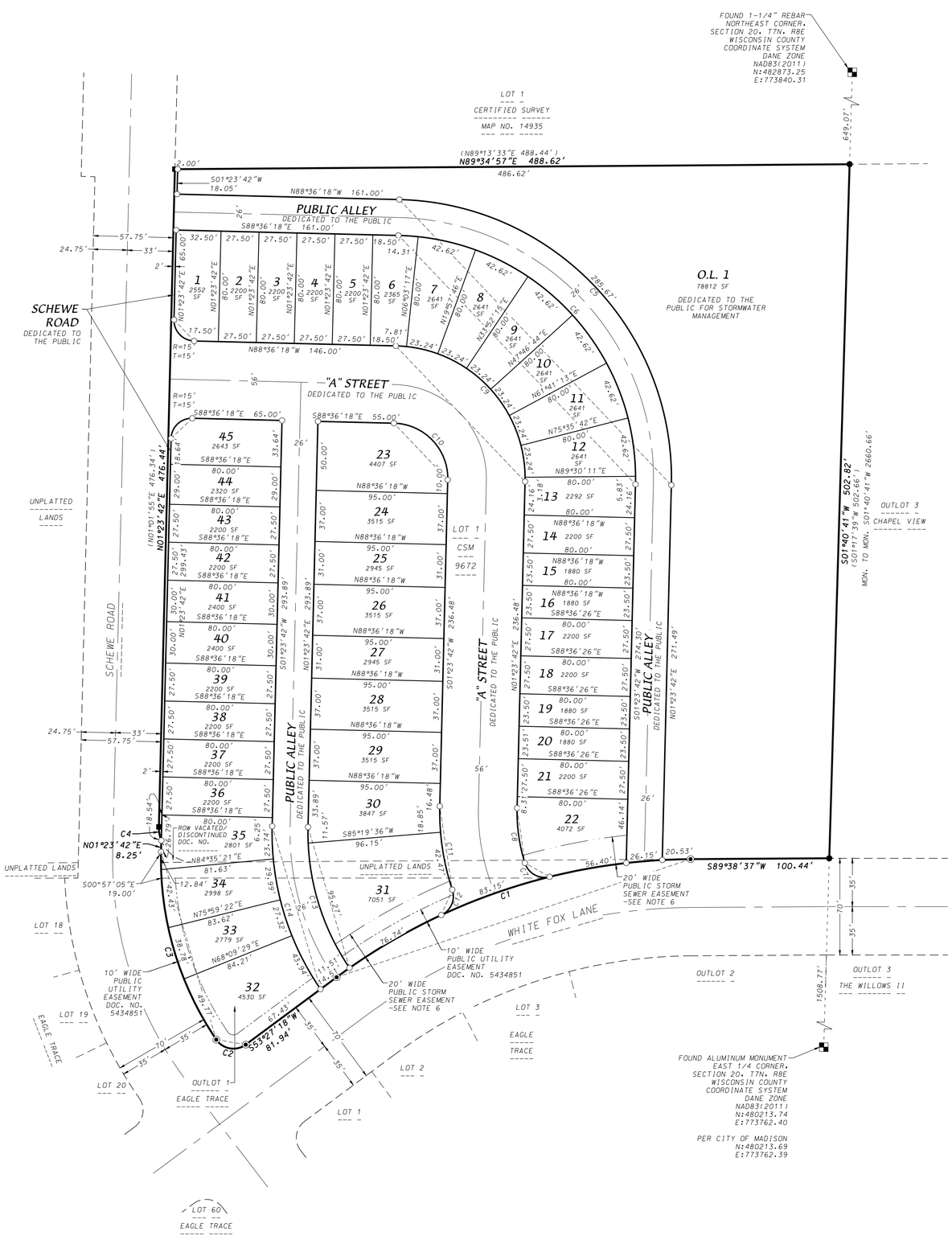
   Binding Effect: This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

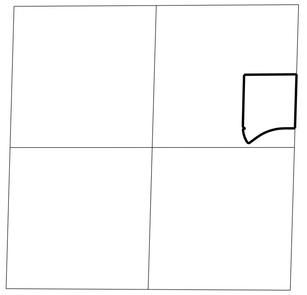
   Release of Rights to Easements Created by Plat: Any release of rights that were placed on platted land which was required by a public body or which names a public body or public utility as grantee shall be released by recording a separate easement release document with the Dane County Register of Deeds in accordance with ss236.293.

7. Distances shown along curves are chord lengths.

LEGEND

- ● Found 3/4" rebar
- ◉ Found 1-1/4" rebar
- ■ Found 1-1/4" pipe
- ○ 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.
- ( ) Recorded as information





LOCATION MAP
1"=800'

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1		435.00	270.21	274.75	S71°32'58"W	36°11'20"	
	OL1	435.00	20.53	20.53	S88°17'31"W	02°42'14"	
	ALLEY	435.00	26.15	26.15	S85°13'04"W	03°26'40"	
	22	435.00	56.40	56.44	S79°46'42"W	07°26'04"	
	STREET	435.00	83.15	83.28	S70°34'35"W	10°58'10"	
	31	435.00	76.74	76.84	S60°01'52"W	10°07'16"	
	ALLEY	435.00	11.51	11.51	S54°12'46"W	01°30'56"	
2		15.00	21.65	24.18	N80°21'34"W	92°22'16"	OUT-N34°10'26"W
3		232.00	141.72	144.02	N16°23'22"W	35°34'08"	
	32	232.00	49.77	49.87	N28°00'57"W	12°18'58"	
	33	232.00	38.78	38.83	N17°03'48"W	09°35'20"	
	34	232.00	43.43	42.49	N07°01'21"W	10°29'34"	
	35	232.00	12.84	12.84	N00°11'26"W	03°10'16"	
4		25.00	10.00	10.07	N10°08'31"W	23°04'26"	IN-N21°40'44"W
5		202.00	285.67	317.30	N43°36'18"W	90°00'00"	
6		176.00	248.90	276.46	S43°36'18"E	90°00'00"	
	6	176.00	14.31	14.31	S86°16'30"E	04°39'36"	
	7	176.00	42.62	42.72	S76°59'29"E	13°54'26"	
	8	176.00	42.62	42.72	S63°05'03"E	13°54'26"	
	9	176.00	42.62	42.72	S49°10'37"E	13°54'26"	
	10	176.00	42.62	42.72	S35°16'11"E	13°54'26"	
	11	176.00	42.62	42.72	S21°21'45"E	13°54'26"	
	12	176.00	42.62	42.72	S07°27'19"E	13°54'26"	
	13	176.00	5.83	5.83	S00°26'48"W	01°53'48"	
7		15.00	20.54	22.62	N60°44'17"W	86°24'06"	IN-S76°03'40"W
8		122.00	40.13	40.31	N08°04'16"W	18°55'56"	IN-N17°32'14"W
9		96.00	135.76	150.80	N43°36'18"W	90°00'00"	
	13	96.00	3.18	3.18	N00°26'48"E	01°53'48"	
	12	96.00	23.24	23.30	N07°27'19"W	13°54'26"	
	11	96.00	23.24	23.30	N21°21'45"W	13°54'26"	
	10	96.00	23.24	23.30	N35°16'11"W	13°54'26"	
	9	96.00	23.24	23.30	N49°10'37"W	13°54'26"	
	8	96.00	23.24	23.30	N63°05'03"W	13°54'26"	
	7	96.00	23.24	23.30	N76°59'29"W	13°54'26"	
	6	96.00	7.81	7.81	N86°16'30"W	04°39'36"	
10		40.00	56.57	62.83	S43°36'18"E	90°00'00"	
11		178.00	61.12	61.43	S08°29'29"E	19°46'22"	OUT-S18°22'40"E
	30	178.00	18.85	18.85	S01°38'22"E	06°04'08"	
	31	178.00	42.47	42.57	S11°31'33"E	13°42'14"	
12		15.00	19.97	21.85	S23°21'25"W	83°28'10"	OUT-S65°05'30"W
13		174.00	106.35	108.08	N16°23'57"W	35°35'18"	IN-N34°11'36"W
	31	174.00	95.27	96.50	N18°18'17"W	31°46'38"	
	30	174.00	11.57	11.57	N00°30'38"W	03°48'40"	
14		200.00	123.11	125.14	S16°31'49"E	35°51'02"	OUT-S34°27'20"E
	35	200.00	23.74	23.76	S02°00'29"E	06°48'22"	
	34	200.00	29.99	30.02	S09°42'38"E	08°35'56"	
	33	200.00	27.32	27.34	S17°55'34"E	07°49'56"	
	32	200.00	43.94	44.03	S28°08'56"E	12°36'48"	

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:24-07-104

SHEET 1 OF 2

Aug 26, 2024-8:35am U:\User\2407104\Drawings\2407104 The Crest at Eagle Trace - Final Plat.dwg SHEET 1

THE CREST AT EAGLE TRACE

OUTLOT 1, EAGLE TRACE, LOT 1, CERTIFIED SURVEY MAP NO. 9672, A PORTION OF SCHEWE ROAD DISCONTINUED/VACATED BY THE CITY OF MADISON, RES_____, DOCUMENT NUMBER_____ AND UNPLATTED LANDS, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 20, 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 The Crest at Eagle Trace and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows: Outlot 1, Eagle Trace, recorded in Volume 60-097A of Plats on pages 529-535 as Document Number 5434851; Lot 1, Certified Survey Map No. 9672, recorded in Volume 55 of Certified Survey Maps on pages 303-305 as Document Number 3209045; a portion of Schewe Road discontinued/vacated by the City of Madison, RES-_-_____, Document Number_____ and unplatted lands, located in the NE1/4 of the NE1/4 of Section 20, T7N, R8E, City of Madison, Dane County, Wisconsin to-wit:
Commencing at the Northeast corner of said Section 20; thence S01°40'41"W, 649.07 feet along the East line of said NE1/4 to the Northwest corner of Outlot 3, Chapel View also being the Southeast corner of Lot 1, Certified Survey Map No. 14935 and the point of beginning; thence S01°40'41"W, 502.82 feet along the West line of said Outlot 3 to a point on the Northerly right-of-way line of White Fox Lane; thence S89°38'37"W, 100.44 feet along said Northerly right-of-way line to a point of curve; thence Southwesterly along said Northerly right-of-way on a curve to the left which has a radius of 435.00 feet and a chord which bears S71°32'58"W, 270.21 feet; thence S53°27'18"W, 81.94 feet along said Northerly right-of-way line to a point of curve; thence Westerly along a curve to the right which has a radius of 25.00 feet and a chord which bears N80°21'34"W, 21.65 feet to a point of compound curve on the Easterly right-of-way line of Schewe Road; thence Northerly along said Easterly right-of-way line and the West line of a vacated and discontinued portion of Schewe Road on a curve to the right which has a radius of 232.00 feet and a chord which bears N16°23'22"W, 141.72 feet; thence N01°23'42"E, 8.25 feet along the West line of said vacated and discontinued Schewe Road to a point of curve; thence Northerly along said Easterly right-of-way line on a curve to the right which has a radius of 25.00 feet and chord which bears N10°08'31"W, 10.00 feet; thence N01°23'42"E, 476.44 feet along said Easterly right-of-way line to the Southwest corner of Lot 1, Certified Survey Map No. 14935; thence N89°34'57"E, 488.62 feet along the North line of said Lot 1 to the point of beginning. Containing 265.001 square feet (6.084 acres).

Dated this 26th day of August, 2024

_____
Brett T. Stoffregan, Professional Land Surveyor, S-2742

OWNER'S CERTIFICATE

VH CET, 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 CET, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

Department of Administration
Common Council, City of Madison
Dane County Zoning and Land Regulation Committee

In witness whereof, VH CET, LLC has caused these presents to be signed this_____day of_____, 2024.

VH CET, LLC

_____

STATE OF WISCONSIN)
COUNTY OF DANE) S.S

Personally came before me this_____day of_____, 2024, the above named authorized signatory of the above named VH CET, LLC to me known to be the person(s) 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:_____
Matt Wachter, Secretary of Plan Commission

MADISON COMMON COUNCIL CERTIFICATE

Resolved that the plat of "The Crest at Eagle Trace" located in the City of Madison, was hereby approved by Enactment Number RES-_____, File I.D. Number_____, adopted this_____day of_____, 2024, and that said Enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this_____day of_____, 2024.

_____
Maribeth Witzel-Behl, City Clerk, City of Madison, Dane County, Wisconsin

CITY OF MADISON TREASURER'S CERTIFICATE

I, Craig Franklin, being the duly appointed, qualified, and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this_____day of_____, 2024 on any of the lands included in the plat of "The Crest at Eagle Trace".

_____
Craig Franklin, City Treasurer, City of Madison, Dane County, Wisconsin

COUNTY TREASURER'S CERTIFICATE

I, Adam Gallagher, being the duly elected, qualified, and acting treasurer of the County of Dane, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this_____day of _____, 2024 affecting the land included in "The Crest at Eagle Trace".

_____
Adam Gallagher, Treasurer, Dane County, Wisconsin

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____, 2024 at_____.

and recorded in Volume_____of Plats on Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

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7530 Westward Way, Madison, WI 53717
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FN:24-07-104

Aug 26, 2024-8:35am U:\User\2407104\Drawings\2407104 The Crest at Eagle Trace - Final Plat.dwg SHEET 2

City of Madison

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

Master

File Number: 88219

File ID:	88219	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/05/2025
File Name:	CLAIM: G. Croal - Vehicle Damage - $4,831.74			**Final Action:**	
Title:	G. Croal - Vehicle Damage - $4,831.74				
Notes:	TMI Claim				
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 88219

Title

G. Croal - Vehicle Damage - $4,831.74

Body

Claim received 4/30/2025.

City of Madison

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

Master

File Number: 88222

File ID:	88222	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/05/2025
File Name:	CLAIM: P. McMahon - Vehicle Damage - $583.73			**Final Action:**	
Title:	P. McMahon - Vehicle Damage - $583.73				
Notes:	EVL006521				
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 88222

Title

P. McMahon - Vehicle Damage - $583.73

Body

Claim received 5/1/2025.

City of Madison

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

Master

File Number: 88226

File ID:	88226	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/05/2025
File Name:	CLAIM: B. Brej - Vehicle Damage - $4,000.00			**Final Action:**	
Title:	B. Brej - Vehicle Damage - $4,000.00				
Notes:	EVL006522				
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 88226

Title

B. Brej - Vehicle Damage - $4,000.00

Body

Claim received 5/2/2025.

City of Madison

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

Master

File Number: 88242

File ID:	88242	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/07/2025
File Name:	CLAIM: Waypoint Property Management Services - Property Damage - $504.35			**Final Action:**	

Title: Waypoint Property Management Services - Property Damage - $504.35

Notes: EVL006534

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 88242

Title

Waypoint Property Management Services - Property Damage - $504.35

Body

Claim received 5/7/2025.

City of Madison

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

Master

File Number: 88265

File ID:	88265	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/08/2025
File Name:	CLAIM: A. Schroeckenthaler - Property Damage - $11,430.00			**Final Action:**	

Title: A. Schroeckenthaler - Property Damage - $11,430.00

Notes: EVL006545

Sponsors:		**Effective Date:**	
Attachments:		**Enactment Number:**	
Author:		**Hearing Date:**	
Entered by:	jaustin2@cityofmadison.com	**Published Date:**	

History of Legislative File

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

Text of Legislative File 88265

Title

A. Schroeckenthaler - Property Damage - $11,430.00

Body

Claim received 5/8/2025.

City of Madison

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

Master

File Number: 88288

File ID:	88288	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/09/2025
File Name:	CLAIM: A. Basel - Vehicle Damage - $1,587.00			**Final Action:**	
Title:	A. Basel - Vehicle Damage - $1,587.00				
Notes:	EVL006548				
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 88288

Title

A. Basel - Vehicle Damage - $1,587.00

Body

Claim received 5/8/2025.

City of Madison

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

Master

File Number: 88306

File ID:	88306	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/13/2025
File Name:	CLAIM: C. Leverenz - Property Damage - $2,500.00			**Final Action:**	
Title:	C. Leverenz - Property Damage - $2,500.00				
Notes:	EVL006552				
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 88306

Title

C. Leverenz - Property Damage - $2,500.00

Body

Claim received 5/9/2025.

City of Madison

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

Master

File Number: 88316

File ID:	88316	**File Type:**	Claim	**Status:**	Risk Business
Version:	1	**Reference:**		**Controlling Body:**	Risk Manager
				File Created Date :	05/13/2025
File Name:	CLAIM: Edgewood High School - Property Damage - $150.00			**Final Action:**	
Title:	Edgewood High School - Property Damage - $150.00				
Notes:	EVL006553				
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 88316

Title

Edgewood High School - Property Damage - $150.00

Body

Claim received 5/12/2025.