



Legislation Details (With Text)

**File #:** 90814      **Version:** 1      **Name:** Approving plans and specifications for public improvements necessary for the project known as 4504 VERONA ROAD and authorizing construction to be undertaken by the Developer, Private Contract No. 9692.

**Type:** Resolution      **Status:** Passed

**File created:** 11/10/2025      **In control:** Engineering Division

**On agenda:** 12/9/2025      **Final action:** 12/9/2025

**Enactment date:** 12/16/2025      **Enactment #:** RES-25-00632

**Title:** Approving plans and specifications for public improvements necessary for the project known as 4504 VERONA ROAD and authorizing construction to be undertaken by the Developer, Private Contract No. 9692 (District 10)

**Sponsors:** BOARD OF PUBLIC WORKS

**Indexes:**

**Code sections:**

**Attachments:** 1. 9692 Exhibit.pdf

| Date       | Ver. | Action By             | Action  | Result |
|------------|------|-----------------------|---|--------|
| 12/9/2025  | 1    | COMMON COUNCIL        | Adopt   | Pass   |
| 11/19/2025 | 1    | BOARD OF PUBLIC WORKS | RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER | Pass   |
| 11/10/2025 | 1    | Engineering Division  | Refer   |        |

**Fiscal Note**

The proposed resolution approves plans and specifications and authorizes the developer to undertake construction for the project known as 4504 Verona Road for Private Contract No. 9692. The total estimated cost to the City is not to exceed \$25,000. Funding is available in Munis #14881. No additional appropriation is required.

**Title**

Approving plans and specifications for public improvements necessary for the project known as 4504 VERONA ROAD and authorizing construction to be undertaken by the Developer, Private Contract No. 9692 (District 10)

**Body**

WHEREAS, the developer, TIMBERLINE TERRACE LLC, has received the City of Madison's conditional approval to construct a five-story mixed-use building at 4506-4514 Verona Road, and is currently applying to create a Certified Survey Map (CSM) combining two parcels into one lot in CC zoning and,

WHEREAS, Section 16.23(9) of the Madison General Ordinances and the conditions of approval require the developer to install the public improvements necessary to serve the redevelopment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Mayor and City Clerk are hereby authorized and directed to execute a Contract For the Construction of Public Improvements that will be accepted by the City of Madison For 4504 Verona Road, with TIMBERLINE TERRACE 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:  
Developer to rebuild pedestrian ramp on the east side of Verona Road Frontage Road with detectable warning field to a plan approved by the City Traffic Engineering and City Engineering. The City shall reimburse the Developer for the cost of constructing the pedestrian ramp and detectable warning field.
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.