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**Project Plan and Boundary for  
TAX INCREMENTAL FINANCE DISTRICT 52  
(E. WASHINGTON & STOUGHTON RD)**

**City of Madison**

**Prepared by:  
Department of Planning and Community and Economic Development  
Economic Development Division  
Office of Real Estate Services**

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## **TAX INCREMENTAL FINANCE DISTRICT #52 (STOUGHTON RD AND E. WASHINGTON)**

### **INTENT AND PURPOSE**

The City of Madison (the “City”) has established that the health of the Madison economy and its neighborhoods is vital. The City intends to continue to expand, stabilize and diversify its economic base while continuing to revitalize neighborhoods. To that end, the City may utilize its various implementation tools, such as the City and Community Development Authority’s (CDA) development revenue bonds, tax incremental financing (TIF), and other State or federal tools that may be available.

In particular, the City of Madison is proposing to create Tax Incremental District (TID) #52–(E. Washington & Stoughton Rd) as a blighted area TID, for the purposes of capturing incremental value to fund certain public works improvements that will benefit the TID and the larger community. Specifically, the City plans to invest funds into public works improvements, affordable housing development, small business development and parks improvements.

### **PROPOSED CHANGES IN ORDINANCES, CODES OR PLANS**

The project elements proposed in this Project Plan conform to the objectives and recommendations contained in the Comprehensive Plan For The City of Madison (the “Master Plan”) as approved by the City Plan Commission. No changes in the Official Map, Building Codes or other City Ordinances appear to be necessary to implement the Project Plan. Zoning changes may be necessary as projects are proposed for the area, although none are proposed at this time. The Plan Commission reviews such proposals.

TID 52 is currently zoned a mix of: CC-T, SR-V2, TR-C4, SR-C3, TR-C4, TR-V1, TR-C1, and TE.

#### **Consistency with the City of Madison Comprehensive Plan**

The project elements in this Project Plan conform to the objectives and recommendations contained in the City of Madison Comprehensive Plan which can be found at:

<https://www.cityofmadison.com/dpced/planning/comprehensive-plan/1607>

The City of Madison estimates that the percentage of territory devoted to retail commercial uses in TID 52 is approximately 52% of the area within TID 52.

#### **Consistency with TIF Policy**

The Project Plan is also consistent with City of Madison Tax Incremental Finance Objectives and Policies (the “TIF Policy”) adopted by the City’s Common Council on April 17, 2001 and amended most recently on February 25, 2014. The Project Plan conforms to the following TIF Policy goals:

#### **Section 1: TIF Goals**

- A. Growing the property tax base.
- B. Encouraging adaptive re-use of obsolete or deteriorating property.
- C. Encouraging urban in-fill projects that increase (or decrease where appropriate) density consistent with the City’s Comprehensive Plan.
- F. Creating a range of housing types and specifically encouraging the development of workforce and affordable housing, especially housing that is for those earning much less than the area median income.
- G. Funding public improvements that enhance development potential, improve the City’s infrastructure, enhance transportation options, and improve the quality and livability of neighborhoods.
- I. Reserving sufficient increment for public infrastructure in both TIF project plans and TIF underwriting.

## PROPOSED PROJECT COSTS

The following represent total estimated costs. By TIF Law, TIF may only pay for the non-assessable portion of these costs. More detail is provided in the section entitled “Detailed Estimate of Timing and Project Costs” that estimates the amount of cost paid with TIF.

### Half Mile Rule

It is the City’s intent to request the Joint Review Board to authorize the use of the so called “Half Mile Rule” in and adjacent to TID 52. This will allow funds from TID 52 to be spent within a half mile of TID 52.

### Public Works Improvements

The City intends to complete multiple public works projects in TID 52. These projects, led by City Engineering and Parks agencies, are listed below. The project costs below are total costs inclusive of non-TIF and other funding sources. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Project	Description	Total Cost (including TIF and non-TIF funds)
City Engineering	Sanitary Sewer Upgrades (Commercial Ave / Hawthorne Neighborhood)	1,000,000

**Estimated Cost:** **\$1,000,000**

### Community Development Authority Revitalization Activities

In accordance with Section 66.1333 of the State Statutes (Redevelopment Law), the CDA may undertake a variety of revitalization activities in the TIF District if that area corresponds to the boundary of a Redevelopment District. The Detailed Estimate and Timing of Project Costs later in this Project Plan further describes the timing for each project, as well as identifying how much funding from other non-TIF sources is included in the budget.

Consistent with the City’s Hawthorne Truax neighborhood plan that includes the Truax Park Apartments, the CDA anticipates making improvements to the recreational amenities and facilities at this CDA owned and operated property.

Project	Description	Total Cost (including TIF and non-TIF funds)
CDA Truax Park Apartments Recreation Facilities	Recreation Facilities	500,000

**Estimated Cost:** **\$500,000**

### Economic and Community Development Assistance

#### **Development Loans**

Where necessary or convenient to the implementation of the Project Plan, TIF assistance in the form of loans may be provided to private development projects, that demonstrate that “but for” such TIF assistance, the project would not occur. TIF Law allows such funds to be used to reduce the cost of site acquisition or site improvements including the construction or razing of buildings, parking facility construction, site preparation, environmental remediation, landscaping and similar types of related activities.

## **Land Banking / Land Acquisition**

In order to construct the public improvements and for the revitalization and development of private property, the acquisition of property and relocation of occupants may be necessary in this TIF District. The acquisitions could vary from rights-of-way and air space to entire parcels.

## **Small Business Assistance**

In order to assist small businesses in and around TID 52, the City may provide additional funding to the existing Commercial Ownership Assistance program, Façade Grant Program, and Building Improvement Grant Program, as well as extend the existing Small Cap TIF program that is currently in use in TID 39.

<b>Project</b>	<b>Description</b>	<b>Total Cost (including TIF and non-TIF funds)</b>
Small Business	Building Improvement / Façade Grants	400,000
COA	Commercial Ownership Assistance Program	200,000
Small Cap TIF	Small Cap TIF	200,000
Development Loans	Former Gardner Bakery project	2,350,000
Development Loans	Potential 3000 Block E. Washington	1,700,000

**Estimated Cost:** **\$4,850,000**

## **Affordable Housing**

This category of costs is for the benefit of affordable housing and the improvement of housing stock in the City of Madison. After the date on which TID 52 pays off all of its aggregate costs, as provided for in State Statute the City may extend the life of TID 52 for one year to benefit affordable housing and to improve housing stock. The City may in the future use TIF funds to develop a small cap homeownership program, provide funding for owner occupied affordable housing, provide home buyer assistance, expand the City's current rental rehab program, and provide financial assistance to additional affordable rental housing.

**Estimated Cost:** **\$0**

## **Organizational, Administrative and Professional Costs**

This category of project costs includes estimates for administrative, professional, organizational and legal costs. Project costs may include salaries, including benefits, of City employees engaged in the planning, engineering, implementing and administering activities in connection with TID 52, supplies and materials, contract and consultant services, and those costs of City departments such as the Finance Department, City Attorney, City Engineer, Parks Division, DPCED, and the Office of the Mayor.

**Estimated Cost:** **\$532,000**

**Total Cost (including TIF and non-TIF / Assessable Costs)** **\$6,882,000**

## **Financing Costs**

The total TIF-eligible cost authorized in the Detailed Estimate of Project Cost and Timing represents the total TIF Capital Budget for which TIF funds may be used. Finance costs represent the estimated amount of interest incurred if the City were to borrow funds to pay for the entire TIF-eligible costs. Staff estimates that in the event the City of Madison borrows funds

to pay for the capital costs authorized herein that tax increments estimated to be generated by the district over its life may be sufficient to repay **\$6,882,000** of TIF-eligible project costs and an estimated **\$1,892,000** financing cost.

## DETAILED ESTIMATE OF TIMING AND PROJECT COSTS

The following are the eligible project costs as provided for under Section 66.1105 (2)(f), Wisconsin Statutes and the timing in which certain project costs will be incurred. TIF Law requires that all project plan expenditures be made within a blighted area TID within 22 years of its creation. Certain project costs will be subject to the anticipated long-term development expectations as described elsewhere in this Plan.

The actual eligible project costs herein (shown below) may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan. New costs, not included in this Project Plan, that are identified over time shall require a project plan amendment. **There are \$0 in assessable, non-project costs.**

Type TID / Major Project	Project/Program Name	Year / Time Frame	Proposed TIF Funded Non-Assessable Costs	Assessable / Non-TIF Project Costs	Total
City Engineering	Sanitary Sewer upgrades (Commercial Ave / Hawthorne Neighborhood)	2023-2050	\$1,000,000	\$0	\$1,000,000
CDA	CDA Truax Park Apartments (Recreational Facilities)	2023-2050	\$500,000	\$0	\$500,000
Economic Development	Building Improvement / Façade Grants	2023-2050	\$400,000	\$0	\$400,000
Economic Development	Commercial Ownership Assistance Program	2023-2050	\$200,000	\$0	\$200,000
Economic Development	Small Cap TIF	2023-2050	\$200,000	\$0	\$200,000
Economic Development	Development Loans (Gardner Bakery)	2023-2050	\$2,350,000	\$0	\$2,350,000
Economic Development	Development Loan (Potential 3000 Block of E. Washington)	2023-24	\$1,700,000	\$0	\$1,700,000
Admin	Professional / Admin Services	2023-2050	\$532,000	\$0	\$500,000
<b>TOTAL</b>			<b>\$6,882,000</b>	<b>\$0</b>	<b>\$6,882,000</b>
<b>Financing Costs</b>			<b>\$1,892,000</b>	<b>\$0</b>	<b>\$1,892,000</b>

NOTE: These project costs and non-project costs conform with State Statute 66.1105(4)(GM).

## SUMMARY OF TOTAL PROJECT COSTS AND ECONOMIC FEASIBILITY

The project costs include the estimated costs of planning, engineering, construction or reconstruction of public works and improvements and financing costs. **The actual eligible project costs, outlined herein, may vary or may be adjusted without a project plan amendment, so long as the total amount of eligible costs does not exceed the amount adopted in the Project Plan.**

### How Tax Increments Are Generated, Used

Under the Wisconsin TIF Law, the property taxes paid each year on the increase in equalized value of the Tax Incremental District may be used by the City to pay for eligible project costs within the TID. Taking the TID's current value as a result of growth and deducting the value in the District that existed when the District was created determines the increase in value. All taxes levied upon this incremental (or increased) value by the City, Madison Metropolitan School District, Dane County, and the Madison Area Technical College District are allocated to the City for direct payment of project costs and payment of debt service on bonds used to finance project costs.

Per TIF Law, the maximum life of a blighted area TID is 27 years and all project expenditures must be made five (5) years prior to the termination of the TID. Therefore, all project expenditures in TID 52 must be made by December 31, 2045. Tax increments may be received until project costs are recovered, at which time the TID must close.

### TIF-Eligible Capital Budget

The cost of public improvements and other project costs is \$6,882,000. There are no (\$0) anticipated costs that will be assessable to property owners or funded through other sources such as State and Federal grants. Assessments are determined in accordance with the City and Board of Public Works standard special assessment policies. Given that there are no (\$0) costs that are assessable to property owners or will be funded from non-TIF sources such as state and/or federal sources, **the \$6,882,000 balance of the TIF-eligible project costs (i.e. net of assessable costs and costs paid for by state and/or federal sources) represents the authorized TIF Capital Budget for this Project Plan.**

### Estimate of Economic Feasibility, TIF Generator(s)

TIF Policy requires a proposed TID have an economic "generator" i.e. at least one private development project that generates increment to finance TID costs, or a TID shall be identified as a "speculative TID". TID #52 has one generator of tax increments, as described below:

*Former Gardner Bakery Site*—Developer proposes to construct 245 affordable housing units, 2,000 SF of commercial and 282 structured parking stalls at the former Gardner Bakery site at in 2023. Total Incremental Value: \$21,380,000

*Potential 3000 Block of E. Washington*—Developer is considering the construction of approximately 190 affordable housing units at a former car dealership property at 3100 E. Washington Avenue. The estimated incremental value is \$17,880,000.

As demonstrated in the section entitled Expectations for Development, a conservative estimate of total incremental value resulting from potential development projects, and economic growth or value appreciation over the life of the TID is estimated to be **\$87,901,000**. This value includes the **\$38,460,000 of incremental value** generated from the projects outlined above, along with an additional **\$49,441,000** of value appreciation over the life of the TID.

Since a significant amount of the project cost is financed with long-term debt, borrowing would be undertaken only when sufficient development actually occurs to support each borrowing segment and the expenditure of such funds.

Based on the current tax rates and conservative financial market assumptions, the anticipated economic growth of tax incremental revenues over the life (i.e. the total amount of tax increments over 27 years) of the TID should total approximately **\$22,038,000**. The present value of the total incremental revenues that are anticipated to be generated is **\$6,882,000**.

As previously indicated, each segment of the project (i.e., every individual cost element) will require subsequent approval by the Common Council and/or the CDA. The method of financing and the individual debt issues will also require Common Council approval. It is the City's intent to closely monitor all planned and actual development within the TID. The actual City investment in TID 52 may, therefore, be less than the amount shown in the Project Plan.

## Finance Cost

Staff estimates that TID increment could support interest payments on capital borrowing. The estimated interest and finance cost of to borrow \$6,882,000 is **\$1,892,000**.

## **PROMOTION OF ORDERLY LAND DEVELOPMENT**

The area in this TID is identified for “Employment”, “Community Mixed Use”, “Low Density Residential”, “Medium Density Residential”, and “General Commercial” land use in the City of Madison Comprehensive Plan. Descriptions of this use and its corresponding density can be found in the City of Madison Comprehensive Plan at this link:

<https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

TID 52 is a blighted area TID, as defined by State Statute.

## **EXPECTATIONS FOR DEVELOPMENT**

The expectations for development in TID #52 have been developed from and predicated on the Comprehensive Plan for the City of Madison and the Downtown Plan, as adopted by the Common Council.

### **Potential Areas for Development**

The Potential Areas for Development include the currently undeveloped parcels of land within the TID. The development on these sites is described in further detail in this project plan.

### **Annual Value Increment Estimates**

**Definition of Value Increment:** The increase in value is determined by deducting the value in the TIF district that existed when it was created (i.e. the “base value”) from the TIF district’s increased value as a result of new development. Appreciation of the base value and the new development over the full 27-year life of the TIF district is also included in this estimate.

**Timeframe for Development:** For the purposes of this project plan’s economic expectations, the TIF generator projects indicated herein are expected to occur within the first 10 years of the district’s life.

**Anticipated Development:** The actual timing and value of new growth within the TID depends upon variables that are unpredictable at this time. However, based upon projects that have already been proposed or are underway (shown in the “Estimate of Economic Feasibility, TIF Generators” section of this project plan), the City estimates that the TIF generator will create **\$38,468,000** of incremental value. The total incremental value (including estimated TIF Generators and appreciation of property value within the TID) generated over the 27-year life of the district is estimated at approximately **\$87,901,000**. This growth is estimated to generate approximately **\$22,038,000** of tax increments over the life of the TID. The estimated present value of these tax increments is **\$6,882,000**.

## **METHODS FOR THE RELOCATION OF DISPLACED PERSONS AND BUSINESSES**

Where the relocation of individuals and business operations would take place as a result of the City’s acquisition activities occurring within the District, relocation will be carried out in accordance with the relocation requirements set forth in Chapter 32 of the Wisconsin Statutes and the Federal Uniform Relocation Assistance and Real Property Acquisitions Policy Act of 1970 (P.L. 91-646) as applicable.



## LEGAL DESCRIPTION

**NOTE: Wetland areas are specifically excluded from inclusion within TID 52.**

A parcel of land located in the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  all of Section 32, Township 8 North, Range 10 East; and the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  all of Section 33, Township 8 North, Range 10 East all in the City of Madison, Dane County, Wisconsin, more particularly described as follows:

**Commencing** at the South Quarter corner of said Section 36, Township 8 North, Range 10 East in the City of Madison; Thence easterly along the south line of the Southeast  $\frac{1}{4}$  of said Section 32, a distance of 32.61 feet more or less to the intersection of the southerly extension of the easterly right-of-way of Rethke Avenue;

Thence northerly 153.10 feet along the said southerly extension of the easterly right-of-way of Rethke Avenue to the Southwest corner of Certified Survey Map (CSM) No. 14955 recorded as Document No. 5449278 and also lying on the northerly right-of-way of Commercial Avenue (STH 30) to the **Point of Beginning**;

Thence westerly 66 feet across Rethke Avenue to the point of intersection of the westerly right-of-way of said Rethke Avenue and the northerly right-of-way of said Commercial Avenue (STH 30);

Thence westerly 433.51 feet more or less along the said northerly right-of-way of Commercial Avenue (STH 30) to the Southwest corner CSM No. 1866 recorded as Document No. 1450206;

Thence northeasterly 3.05 feet more or less along the northwesterly line of said CSM No. 1866 and the northerly right-of-way of said Commercial Avenue (STH 30);

Thence westerly 56.39 feet more or less along the northerly right-of-way of said Commercial Avenue (STH 30) being a curve to the right having a radius of 316.50 feet;

Thence northwesterly 91.19 feet more or less along the northerly right-of-way of Commercial Avenue (STH 30) to the southeasterly right-of-way of East Washington Avenue;

Thence northwesterly 515 feet more or less across East Washington Avenue to the point of intersection of the southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue according to the Burke Assessor's Plat No. 1 recorded as Document No. 593673;

Thence northeasterly 335 feet more or less along the said southwesterly extension of the southeasterly right-of-way of Ridgeway Avenue to the most westerly corner of Outlot 36 of the said Burke Assessor's Plat No. 1;

Thence southeasterly 117 feet more or less along the southwesterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most southerly corner of said Outlot 36;

Thence northeasterly 175 feet more or less along the southeasterly line of said Outlot 36 of the Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 36 and being on the southwesterly right-of-way of Melvin Court;

Thence northeasterly 55.5 feet more or less across Melvin Court to most southerly corner of the northeasterly 237.28 feet of the northwesterly 133 feet of Outlot 44 of the said Burke Assessor's Plat No. 1;

Thence northeasterly 237.28 feet more or less along the southeasterly line of the said northwesterly 133 feet of Outlot 44 of the Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 44 also being a point on the southwesterly line of CSM No. 85 recorded as Document No. 1047363;

Thence southeasterly 113.5 feet more or less along the southwesterly line of said CSM No. 85 to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 66.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to a point on the northeasterly line of said CSM No. 85;

Thence northwesterly 140 feet more or less along the said northeasterly line of CSM No. 85 to the most northerly corner of said CSM No. 85;

Thence northeasterly 66.07 feet along the southeasterly line of the northwesterly 105 feet of Outlot 46 of the said Burke Assessor's Plat No. 1 to a point on the northeasterly line of said Outlot 46;

Thence southeasterly 140 feet more or less along the said northeasterly line of said Outlot 46 of the Burke Assessor's Plat No. 1 to a point on the said northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 165.07 feet more or less along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 2971 recorded as Document No. 1592723;

Thence northwesterly 136.69 feet more or less along the northeasterly line of said Lot 2 of CSM No. 2971 to the most easterly corner of Lot 1 of said CSM No. 2971;

Thence southwesterly 99.30 feet more or less along the southeasterly line of said Lot 1 of CSM No. 2971 to the most southerly corner of said Lot 1;

Thence northwesterly 103.08 feet along the southwesterly line of said Lot 1 of CSM No. 2971 to the most westerly corner of said Lot 1;

Thence northeasterly 159.75 feet more or less along the southerly right-of-way of Ridgeway Avenue and being on the northwesterly line of said Lot 1 of CSM No. 2971 and the northwesterly line of Lot 1 of Block 1 of Brigham Plat recorded as Document No. 439757 to the most northerly corner of said Lot 1 of Block 1;

Thence southeasterly 238.6 feet more or less along the northeasterly line of said Lot 1 of Block 1 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 970.8 feet along the said northwesterly right-of-way of East Washington Avenue to the most easterly corner of Lot 2 of CSM No. 1569 recorded as Document No. 1414389;

Thence northwesterly 122.29 feet more or less along the northeasterly line of said Lot 2 of CSM No. 1569 to the most northerly corner of said Lot 2;

Thence southwesterly 60.0 feet more or less along the northwesterly line of said Lot 2 of CSM No. 1569 to the most westerly corner of said Lot 2 and being on the northeasterly right-of-way of Grover Street;

Thence westerly 77 feet more or less across Grover Street to a point on the southeasterly line of the northwesterly 54 feet of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat;

Thence northwesterly 54 feet more or less along the northeasterly line of the southwesterly 80.8 feet of Lot 12 of Block 3 of the said Brigham Plat to a point at the intersection of the southwesterly right-of-way of Grover Street and the southeasterly right-of-way of Ridgeway Avenue;

Thence northwesterly 60 feet across Ridgeway Avenue to the intersection of the southwesterly right-of-way of Grover Street and the northwesterly right-of-way of Ridgeway Avenue being a point on the southeasterly line of Lot 12 of Block 4 of the said Brigham Plat and the northeasterly line of the southwesterly 80.8 feet of the said Lot 12 of Block 4;

Thence northeasterly 60 feet across Grover Street to the most southerly corner of Lot 1 of Block 6 of the said Brigham Plat;

Thence northeasterly 300 feet more or less along the southeasterly line of Block 6 of the said Brigham Plat to the most easterly corner of Lot 5 of Block 6 of the said Brigham Plat;

Thence northwesterly 250 feet more or less along the northeasterly line of said Lot 5 of Block 6 of Brigham Plat to the most northerly corner of said Lot 5 of Block 6 and being on the southeasterly right-of-way of Quincy Avenue;

Thence northerly 90 feet more or less crossing Carpenter Street perpendicular to the northerly right-of-way of Carpenter Street to a point on the said northerly right-of-way of Carpenter Street;

Thence easterly 161 feet more or less along the said northerly right-of-way of Carpenter Street to a point perpendicular to the said northerly right-of-way of Carpenter Street from the northeasterly corner of Lot 7 of Block 6 of the said Brigham Plat;

Thence southerly 72 feet more or less across Carpenter Street on a line perpendicular to the said northerly line of Carpenter Street from the said northeasterly corner of Lot 7 of Block 6 of Brigham Plat to the said northeasterly corner of Lot 7 of Block 6;

Thence southeasterly 154.2 feet along the northeasterly line of said Lot 7 of Block 6 of Brigham Plat to the most easterly corner of said Lot 7 of Block 6 and being on the northwesterly right-of-way of Ridgeway Avenue;

Thence southeasterly 60 feet across Ridgeway Avenue to the most northerly corner of Lot 5 of Block 5 of the said Brigham Plat;

Thence southeasterly 216 feet more or less along the northeasterly line of said Lot 5 of Block 5 of Brigham Plat to a point on the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 126 feet along the northwesterly right-of-way of East Washington Avenue to the point of curvature along the northwesterly right-of-way of East Washington Avenue and the westerly right-of-way of Wright Street;

Thence northeasterly 261 feet more or less across Wright Street to the most southerly corner of CSM No. 4141 recorded as Document No. 1788402;

Thence northeasterly 375 feet more or less along the southeasterly line of said CSM No. 4141 and being along the said northwesterly right-of-way of East Washington Avenue to a point of curvature at the intersection of the said northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Reindahl Avenue;

Thence northeasterly 85 feet more or less across Reindahl Avenue to a point on the southwesterly line of Lot 1 of Block 1 of Clyde A. Gallagher's Subdivision recorded as Document No. 480653 and being at the intersection of the northeasterly right-of-way of Reindahl Avenue and the northwesterly right-of-way of East Washington Avenue;

Thence northeasterly 510.8 feet more or less along the northwesterly right-of-way of East Washington Avenue and being the southeasterly line of Lot 2 of CSM No. 14130 recorded as Document No. 5199924 and said southeasterly line extended southwesterly to the most easterly corner of said Lot 2 of CSM No. 14130 and being the intersection of the northwesterly right-of-way of East Washington Avenue and the southwesterly right-of-way of Schmedeman Avenue;

Thence northwesterly 233.50 feet more or less along the said southwesterly right-of-way of Schmedeman Avenue and being along the northeasterly line of said Lot 2 of CSM No. 14130 to the most northerly corner of said Lot 2 of CSM No. 14130 and being at the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the southeasterly right-of-way of Ridgeway Avenue;

Thence northwesterly 66 feet across Ridgeway Avenue to the most easterly corner of Lot 12 of Block 3 of the said Clyde A. Gallagher's Subdivision and being the intersection of the said southwesterly right-of-way of Schmedeman Avenue and the northwesterly right-of-way of Ridgeway Avenue;

Thence northeasterly 66 feet across Schmedeman Avenue to the most southerly corner of Lot 1 of Block 4 of the said Clyde A. Gallagher's Subdivision and being the intersection of the northeasterly right-of-way of Schmedeman Avenue and the said northwesterly right-of-way of Ridgeway Avenue;

Thence northeasterly 530.66 feet along the said northwesterly right-of-way of Ridgeway Avenue also being along the southeasterly line of said Block 4 of the Clyde A. Gallagher's Subdivision, the southeasterly line of parts of Outlots 93, 94, and 95 of the said Burke Assessor's Plat No. 1 lying northwesterly of Ridgeway Avenue, and the southeasterly line of Outlots 102 and 105 of the said Burke Assessor's Plat No. 1 to the most easterly corner of said Outlot 102 and being at the intersection of the said northwesterly right-of-way of Ridgeway Avenue and the southwesterly right-of-way of Rowland Avenue;

Thence northeasterly 68 feet more or less across Rowland Avenue to the most westerly corner of Lot 3 of Rowl Plat recorded as Document No. 3553446 and being on the northeasterly right-of-way of Rowland Avenue;

Thence southeasterly 119.98 feet more or less along the said northeasterly right-of-way of Rowland Avenue and being along the southwesterly line of Lots 3 and 4 of the said Rowl Plat to the most southerly corner of said Lot 4;

Thence northeasterly 170.6 feet more or less along the southeasterly line of said Lot 4 of the Rowl Plat to the most easterly corner of said Lot 4;

Thence southeasterly 81.66 feet more or less to a point on the northerly line of Outlot 107 of the said Burke Assessor's Plat No. 1 being 4.30 feet more or less easterly of the most westerly corner of the said northerly line of Outlot 107;

Thence easterly 48 feet more or less along the northerly line of said Outlot 107 of the Burke Assessor's Plat No. 1 to a point on the westerly right-of-way of USH 51;

Thence southerly 48.7 feet along the said westerly right-of-way of USH 51 to a point of curvature at the intersection of the westerly right-of-way of USH 51 and the northwesterly right-of-way of East Washington Avenue;

Thence southeasterly 603 feet more or less across East Washington Avenue to the most easterly corner of Lot 11 of the Brigham – Lerdahl Plat recorded as Document No. 761515 and being at the intersection of the southwesterly right-of-way of USH 51 and the northwesterly right-of-way of Prairie Avenue;

Thence southeasterly 66 feet across Prairie Avenue to the most northerly corner of Outlot A of the plat of Washington Heights recorded as Document No. 829796 and being at the intersection of the southwesterly right-of-way of USH 51 and the southeasterly right-of-way of Prairie Avenue;

Thence southwesterly 746.5 feet more or less along the said southeasterly right-of-way of Prairie Avenue to a point on the northwesterly line of Lot 10 of Block 1 of the said plat of Washington Heights to the point of intersection of the southeasterly extension of the northeasterly line of Lot 9 of Block 14 of the Fourth Addition to Washington Heights recorded as Document No. 894970;

Thence northwesterly 66 feet across Prairie Avenue to the most easterly corner of said Lot 9 of Block 14 of the Fourth Addition to Washington Heights;

Thence northwesterly 184.26 feet more or less along the northeasterly line of Lots 6 and 9 of the said Fourth Addition to Washington Heights to the most northerly corner of said Lot 6 and being on the southeasterly right-of-way of Albert Court;

Thence northwesterly 50 feet across Albert Court on the northwesterly extension of the northeasterly line of said Lot 6 of the Fourth Addition to Washington Heights to a point on the northwesterly right-of-way of Albert Court;

Thence southwesterly 49.5 feet more or less along the said northwesterly right-of-way of Albert Court to the most easterly corner of Lot 3 of Block 13 of the said Fourth Addition to Washington Heights;

Thence northwesterly 116.25 feet more or less along the northeasterly line of said Lot 3 of Block 13 of the Fourth Addition to Washington Heights to the most northerly corner of said Lot 3 of Block 13;

Thence southwesterly 219.0 feet more or less along the northwesterly line of said Block 13 of the Fourth Addition to Washington Heights and said line extended southwesterly to the centerline of now vacated Mayfair Avenue;

Thence southeasterly 116.25 feet along the said centerline of the now vacated Mayfair Avenue to a point on the southwesterly extension of the southeasterly line of said Block 13 of the Fourth Addition to Washington Heights;

Thence northeasterly 33 feet along the said southwesterly extension of the southeasterly line of Block 13 of the Fourth Addition to Washington Heights to the most southerly corner of Lot 1 of Block 13 of the said Fourth Addition to Washington Heights;

Thence southeasterly 65 feet across Albert Court to the northerly corner of the southwesterly line of Lot 4 of said Block 14 of the Fourth Addition to Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;

Thence southeasterly 154.2 feet more or less along the said northeasterly right-of-way of Mayfair Avenue and being on the southwesterly line of Lots 4 and 7 of said Block 14 of the Fourth Addition to Washington Heights to the most southerly corner of the said southwesterly line of Lot 7;

Thence southeasterly 101 feet more or less across Prairie Avenue to the most northerly corner on the southwesterly line of Lot 13 of Block 1 of the said plat of Washington Heights and being on the northeasterly right-of-way of Mayfair Avenue;

Thence southwesterly 67 feet more or less across Mayfair Avenue to the most northerly corner of Lot 1 of Block 7 of the Second Addition to Washington Heights recorded as Document No. 850411 and being on the southwesterly right-of-way of Mayfair Avenue;

Thence southwesterly 338.8 feet along the northwesterly line of said Block 7 of the Second Addition to Washington Heights to the most westerly corner of Lot 6 of the said Block 7 and being the most southerly corner of Outlot 66 of the said Burke Assessor's Plat No. 1;

Thence northwesterly 237.5 feet more or less along the southwesterly line of the said Outlot 66 of the Burke Assessor's Plat No. 1 to a point which is 76.9 feet southeasterly from the most easterly corner of Outlot 65 of the said Burke Assessor's Plat No. 1 and being on the northerly extension of the westerly right-of-way of Jacobson Avenue according to Document No. 3470686;

Thence southerly 327.3 feet more or less along the said northerly extension of the westerly right-of-way of Jacobson Avenue to an angle point according to said Document No. 3470686;

Thence southwesterly 105.4 feet more or less to an angle point in said Document No. 3470686 and being on the north line of vacated Garfield Avenue;

Thence westerly 195.1 feet along the said north line of vacated Garfield Avenue and being along said Document No. 3470686 to the northeasterly corner of Document No. 1303587;

Thence westerly 181 feet more or less along the southerly line of said Document No. 1303587 to an angle point in the said southerly line;

Thence westerly 12.6 feet more or less along the southerly line of said Document No. 1303587 to a point which is the Northeast corner of the 12-foot walkway conveyed to the City of Madison as described in Document No. 969810;

Thence westerly 130 feet more or less along the northerly line of said Document No. 969810 and being on a line 5 feet northerly of the southerly line of Lot 1 of Block 3 of the Jacobson Plat recorded as Document No. 481713 to a point on the easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 79 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to the intersection of the easterly extension of the northerly line of Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition recorded as Document No. 672840;

Thence westerly 66 feet across North Fair Oaks Avenue to the Northeast corner of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition;

Thence westerly 135 feet more or less along the northerly line of said Lot 5 of the plat of Block 4 of Brigham's Fair Oaks Addition to the Northwest corner of said Lot 5;

Thence southerly 240 feet more or less along the westerly line of Lots 2 through 5 of the said plat of Block 4 of Brigham's Fair Oaks Addition to the Southwest corner of said Lot 2;

Thence westerly 120 feet more or less along a line 200 feet northerly of and parallel with the north right-of-way line of Lexington Avenue to an angle point being approximately 120 feet west of said Lot 2 of the plat of Block 4 of Brigham's Fair Oaks Addition and 200 feet north of the northerly right-of-way of Lexington Avenue;

Thence southwesterly 101 feet more or less to the intersection of a line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue and being 152 feet more or less northerly of the northerly right-of-way of Lexington Avenue;

Thence southerly 17 feet more or less along said line lying 345 feet westerly of and parallel with the westerly right-of-way of North Fair Oaks Avenue to a point on a line lying 135 feet northerly of and parallel to the northerly right-of-way of Lexington Avenue;

Thence westerly 130 feet more or less along a line lying 135 feet northerly of and parallel with the northerly right-of-way of Lexington Avenue to an angle point;

Thence southwesterly 34.24 feet more or less along the northwesterly line of Document No. 1565833;

Thence southerly 106.50 feet more or less along the westerly line of said Document No. 1565833 the northerly right-of-way line of Lexington Avenue;

Thence southerly 66 feet across Lexington Avenue along a southerly extension of the westerly line of said Document No. 1565833 to a point on the southerly right-of-way of Lexington Avenue;

Thence westerly 74 feet more or less along the southerly right-of-way line of Lexington Avenue to a point of curvature along the said southerly right-of-way line;

Thence southwesterly 30 feet more or less along a curve to the left having a radius of 20 feet along the intersection of the southerly right-of-way Lexington Avenue and the easterly right-of-way of Powers Avenue;

Thence southerly 220 feet more or less along the said easterly right-of-way of Powers Avenue and being the northerly extension of the westerly line of the West ½ of Block 5 of Brighams Fair Oaks Addition recorded as Document No. 828233 to the Northwest corner of Lot 28 of the said West ½ of Block 5 of Brighams Fair Oaks Addition;

Thence southwesterly 69 feet more or less across Powers Avenue to a point on the westerly right-of-way of Powers Avenue and being the Southeast corner of CSM No. 10443 recorded as Document No. 3508957;

Thence westerly 171.58 feet more or less along the southerly line of said CSM No. 10443 to the Southwest corner of said CSM No. 10443 also being the Northwest corner of Lot 9 of the Plat of Block 6 – Brigham's Fair Oaks Addition recorded as Document No. 851421;

Thence southerly 182.7 feet more or less along the west line of the said Plat of Block 6 – Brigham's Fair Oaks Addition to a point on the westerly line of Lot 7 of the said Plat of Block 6 – Brigham's Fair Oaks Addition being 518.4 feet more or less from the Southwest corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition;

Thence westerly 127.9 feet to a point on the easterly right-of-way of Pinecrest Drive being 499 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;

Thence southerly 100 feet more or less along the said easterly right-of-way of Pinecrest Drive to a point being 399 feet more or less northerly along the easterly right-of-way of Pinecrest Drive from the intersection of the easterly right-of-way of Pinecrest Drive and the northerly right-of-way of Burke Avenue;

Thence southwesterly 58 feet more or less across Pinecrest Drive to a point on the westerly right-of-way of Pinecrest Drive and being 360 feet more or less northerly along the westerly right-of-way of Pinecrest Drive from the northerly line of Burke Avenue;

Thence westerly 148.4 feet along the southerly line of the parcel described as Parcel III in Document No. 4337298 to a point on the westerly line of Outlot 57 of the said Burke Assessor's Plat No. 1;

Thence southerly 63 feet more or less along the said westerly line of Outlot 57 of the Burke Assessor's Plat No. 1 to the Northeast corner of CSM No. 13997 recorded as Document No. 5161805;

Thence westerly 148.50 feet more or less along the northerly line of said CSM No. 13997 to the Northwest corner of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue;

Thence southerly 186.06 feet more or less along the westerly line of said CSM No. 13997 and being on the easterly right-of-way of Rethke Avenue to the Southwest corner of said CSM No. 13997;

Thence easterly 167.26 feet more or less along the southerly line of said CSM No. 13997 to the Southeast corner of said CSM No. 13997 and being on the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1;

Thence southerly 107 feet more or less along the easterly line of Outlot 58 of the said Burke Assessor's Plat No. 1 to a point on the northerly right-of-way line of Burke Avenue;

Thence easterly 154.8 feet along the northerly right-of-way of Burke Avenue to the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Pinecrest Drive;

Thence easterly 60 feet more or less across Pinecrest Drive to the intersection of the said northerly right-of-way of Burke Avenue and the easterly right-of-way of Pinecrest Drive;

Thence easterly 199.95 feet more or less along the said northerly right-of-way of Burke Avenue to the Southeast corner of Lot 1 of the said Plat of Block 6 – Brigham's Fair Oaks Addition and being at the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Powers Avenue;

Thence easterly 80 feet more or less across Powers Avenue to a point on the southerly line of Lot 17 of the said West ½ of Block 5 of Brighams Fair Oaks Addition and being on the northerly right-of-line of Burke Avenue;

Thence easterly 250 feet along the said northerly right-of-way line of Burke Avenue also being along the said southerly line of Lot 17 of the West ½ of Block 5 of Brighams Fair Oaks Addition and the southerly line of Lot 16 of the said East ½ of Block 5 of Brighams Fair Oaks Addition to the southeast corner of said Lot 16 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of Gannon Avenue;

Thence easterly 60 feet across Gannon Avenue to the Southwest corner of Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition recorded as Document No. 621875 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of Gannon Avenue;

Thence easterly 252.15 feet along the northerly right-of-way of Burke Avenue also being along the said southerly line of said Lot 15 of the Plat of the West ½ of Blocks 2 and 3 of Brigham's Fair Oaks Addition and the southerly line of Lot 1 of Block 2 of the Brigham's Fair Oaks Addition recorded as Document No. 505198 to the Southeast corner of said Lot 1 of Block 2 and being the intersection of the said northerly right-of-way of Burke Avenue and the westerly right-of-way of North Fair Oaks Avenue;

Thence easterly 66 feet across North Fair Oaks Avenue to the Southwest corner of said Lot 1 of Block 1 of the Second Addition to Clyde A. Gallagher Park Subdivision recorded as Document No. 466355 and being the intersection of the northerly right-of-way of Burke Avenue and the easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 60 feet across Burke Avenue to the Northwest corner of Lot 8 of Block 1 of the Outlot A of Clyde A. Gallagher Park Subdivision recorded as Document No. 611151 and being at the intersection of the southerly right-of-way of Burke Avenue and the said easterly right-of-way of North Fair Oaks Avenue;

Thence southerly 135 feet more or less along the easterly right-of-way line of North Fair Oaks Avenue and being along the westerly line of Lots 6 through 8 of the said Outlot A of Clyde A. Gallagher Park Subdivision to a point of curvature to the northerly right-of-way of Commercial Avenue;

Thence southerly 75 feet more or less across Commercial Avenue to a point of curvature along the said easterly right-of-way of North Fair Oaks Avenue and the southerly right-of-way of Commercial Avenue;

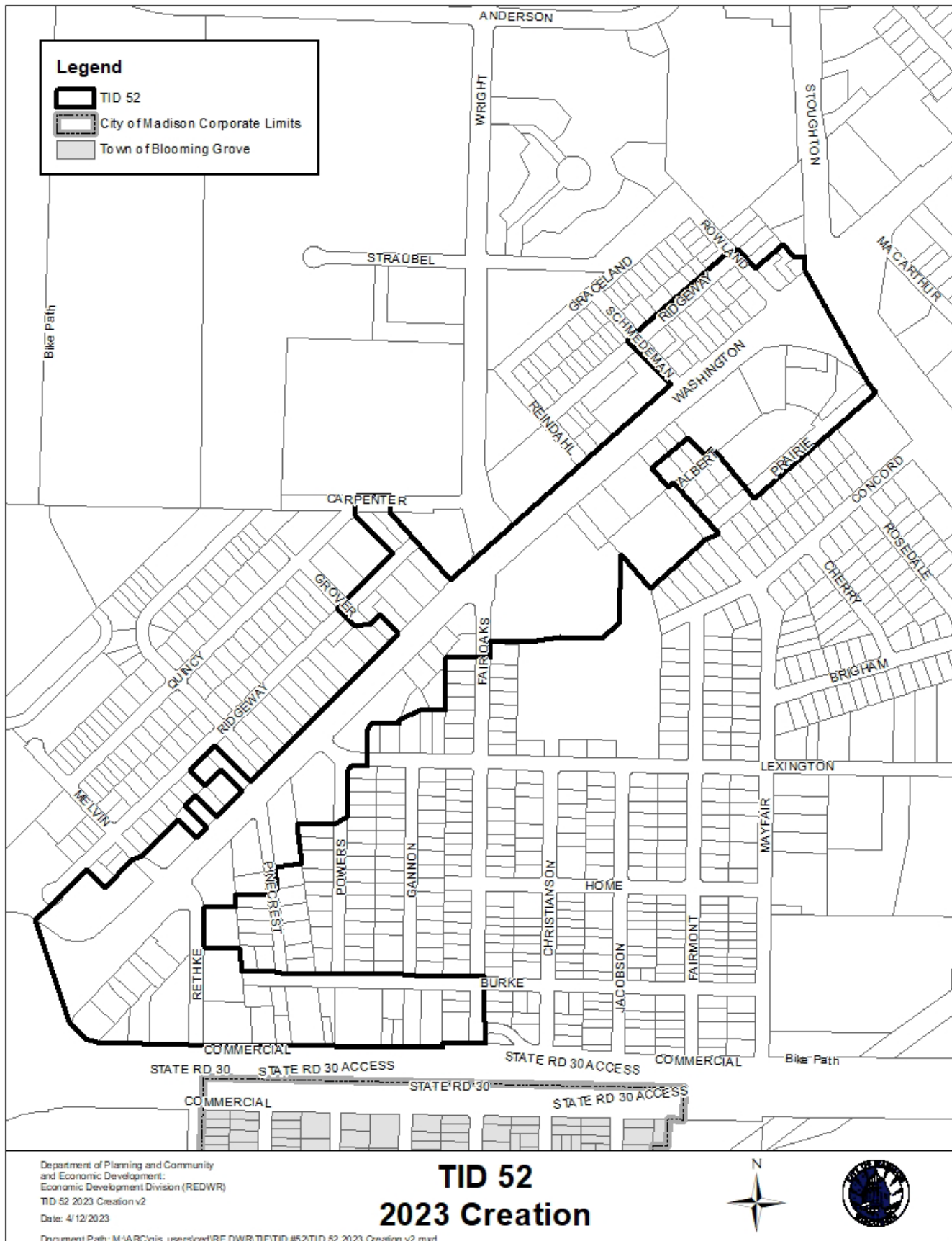
Thence southerly 37 feet more or less along the easterly right-of-way of North Fair Oaks Avenue to a point on the southerly line of Lot 4 of the said Outlot A of Clyde A. Gallagher Park Subdivision and being a point on the northerly right-of-way of Hwy 30;

Thence westerly 80 feet more or less across North Fair Oaks Avenue to the Southeast corner of Lot 4 of Block 1 of the said Brigham Fair Oaks Addition and being on the westerly right-of-way of North Fair Oaks Avenue;

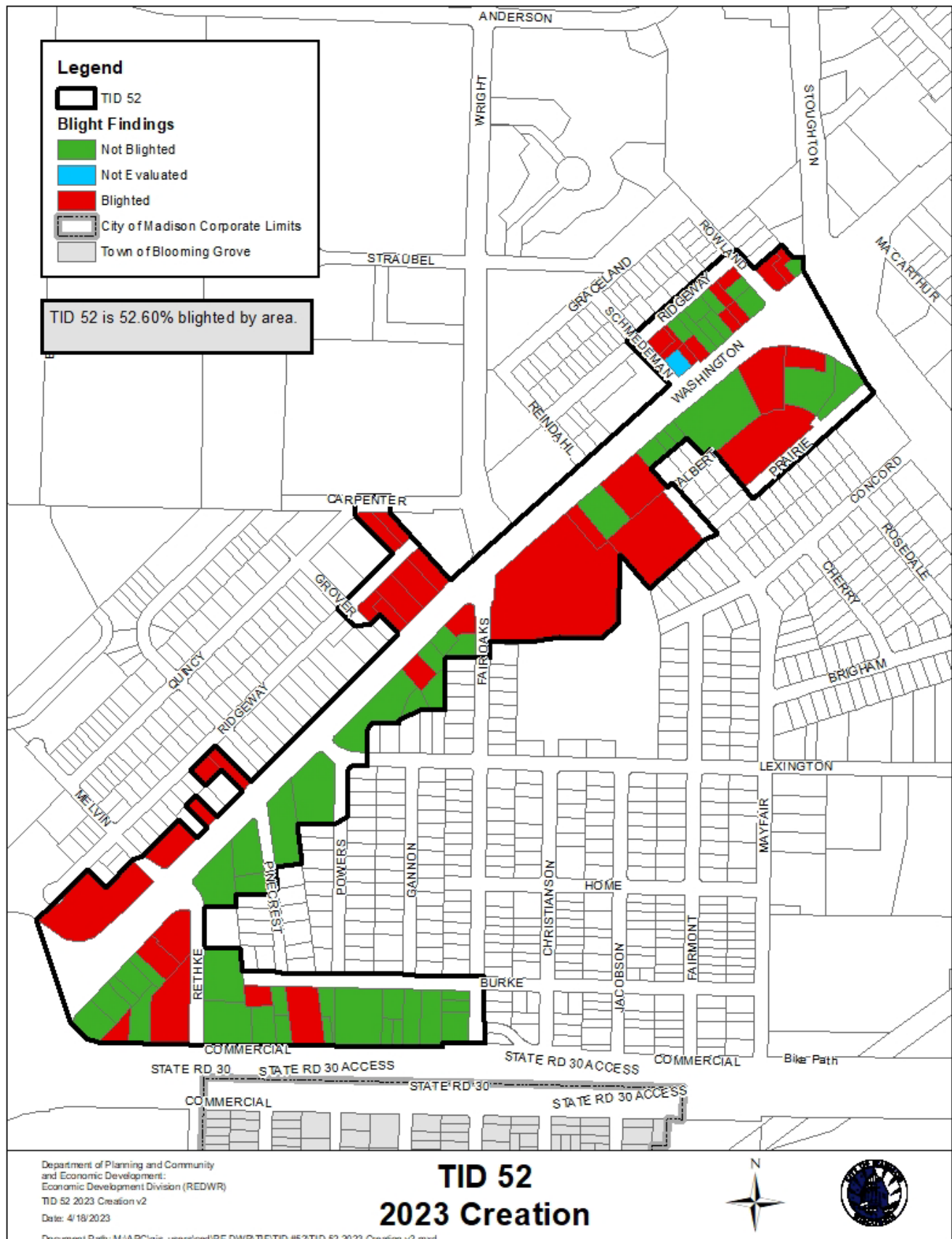
Thence westerly 127 feet more or less along the southerly line of said Lot 4 of Block 4 of the Brigham Fair Oaks Addition to the Southwest corner of said Lot 4;

Thence southerly 20 feet more or less along the westerly line of said Block 1 of the Brigham Fair Oaks Addition to a point on the northerly right-of-way of Hwy 30;  
Thence westerly 765 feet more or less along the northerly right-of-way of Hwy 30 to the Southeast corner of Lot 3 of CSM No. 1060 recorded as Document No. 1354709;  
Thence westerly 114.44 feet more or less along the southerly line of said Lot 3 of CSM No. 1060 and being along the said northerly right-of-way of Hwy 30 to the Southeast corner of said Lot 1 of CSM No. 14955;  
Thence westerly 224.56 feet more or less along the southerly line said Lot 1 of CSM No. 14955 recorded as Document No. 5449278 and being along the northerly right-of-way of Hwy 30 to the **Point of Beginning**.

## District Boundary – 2023

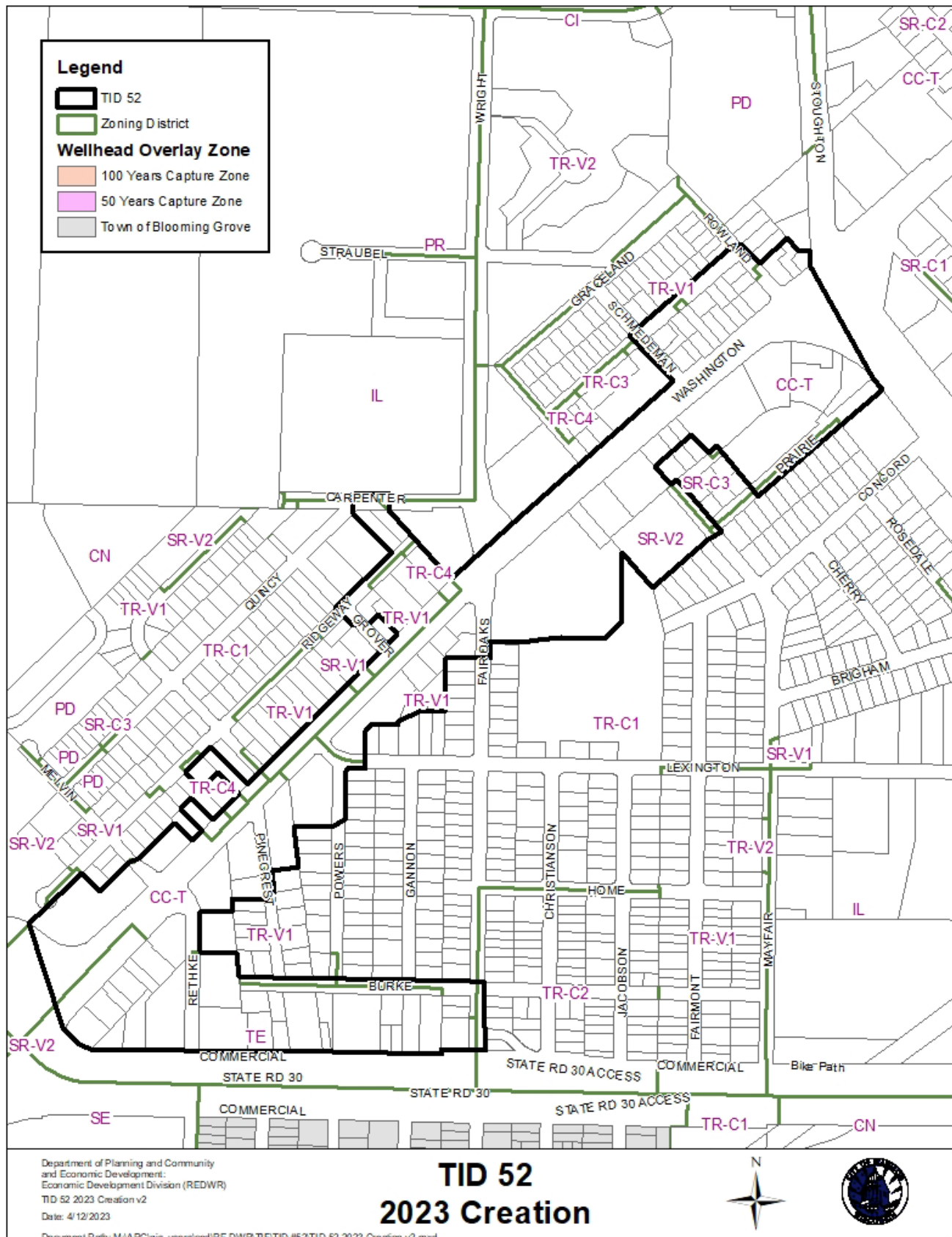


## Blight Findings – 2023

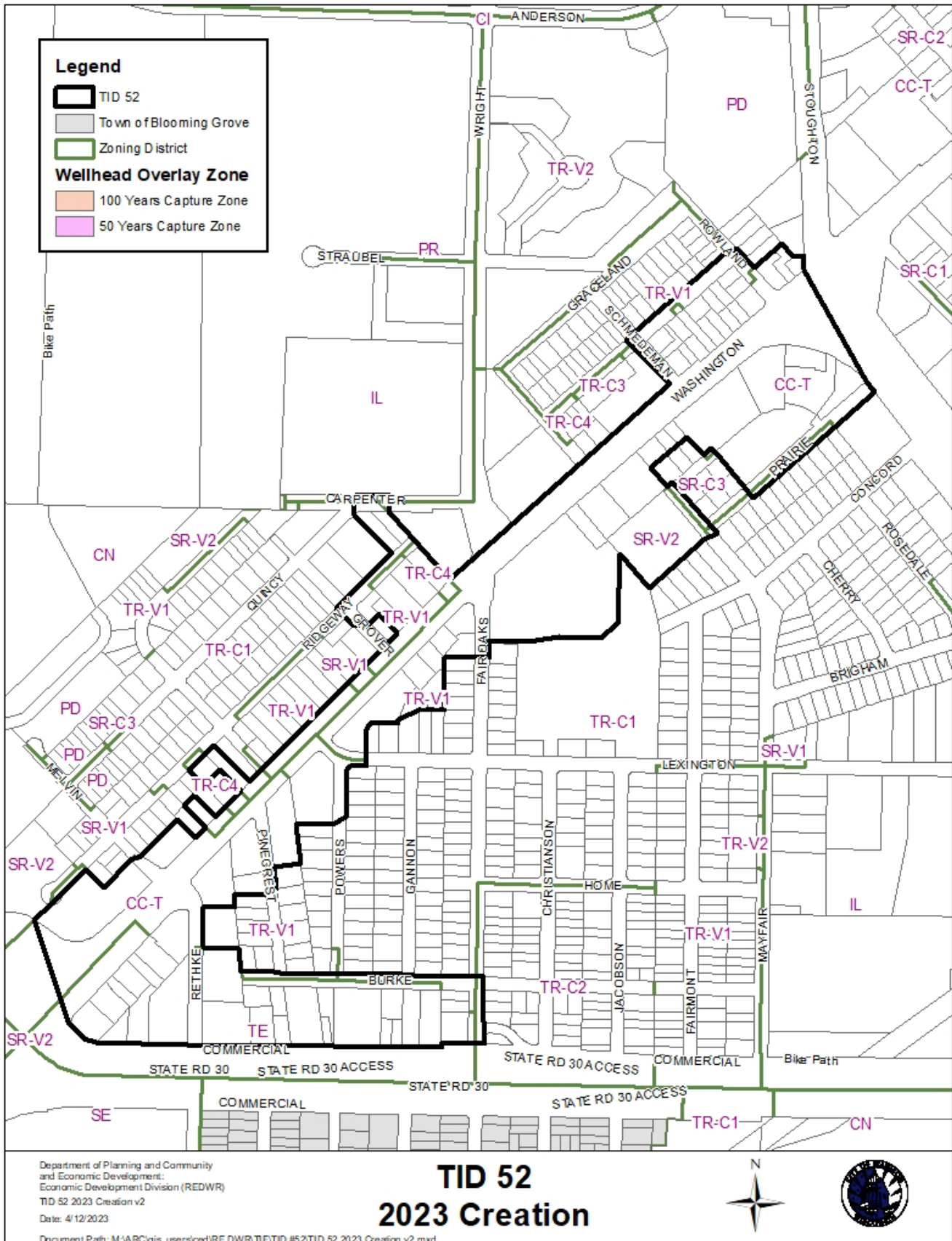




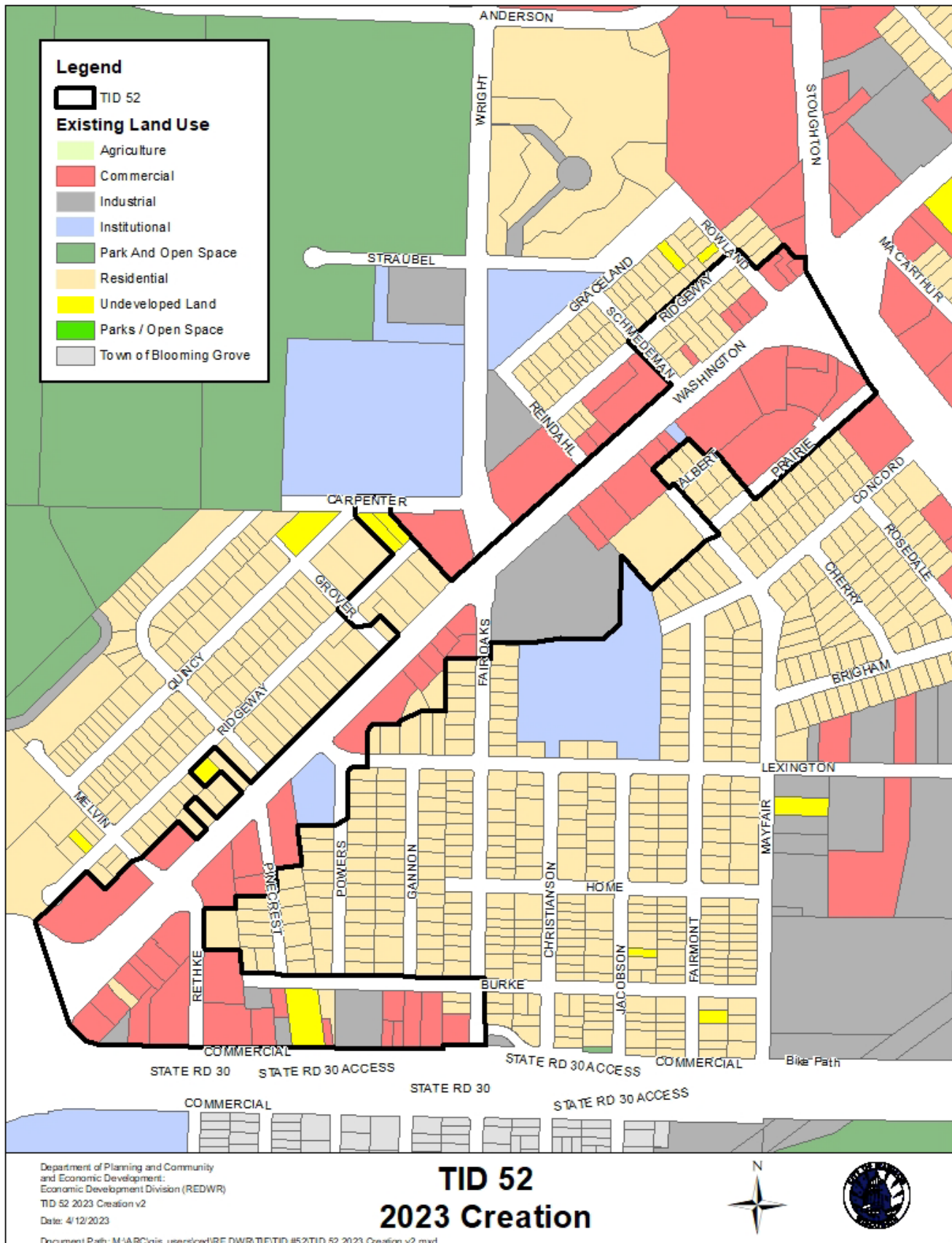
## Existing Zoning – 2023



## Proposed Zoning – 2023

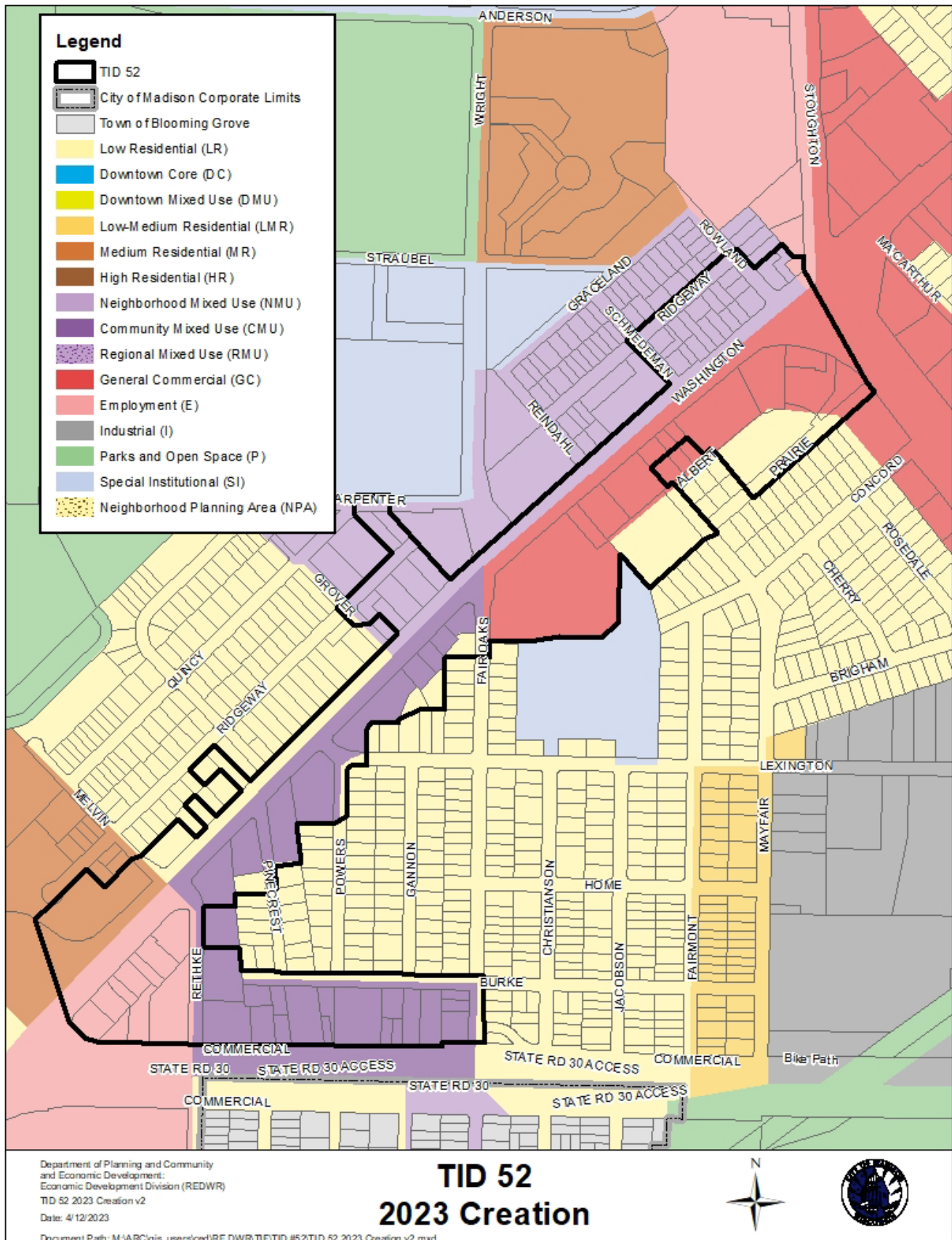


## Existing Land Use – 2023

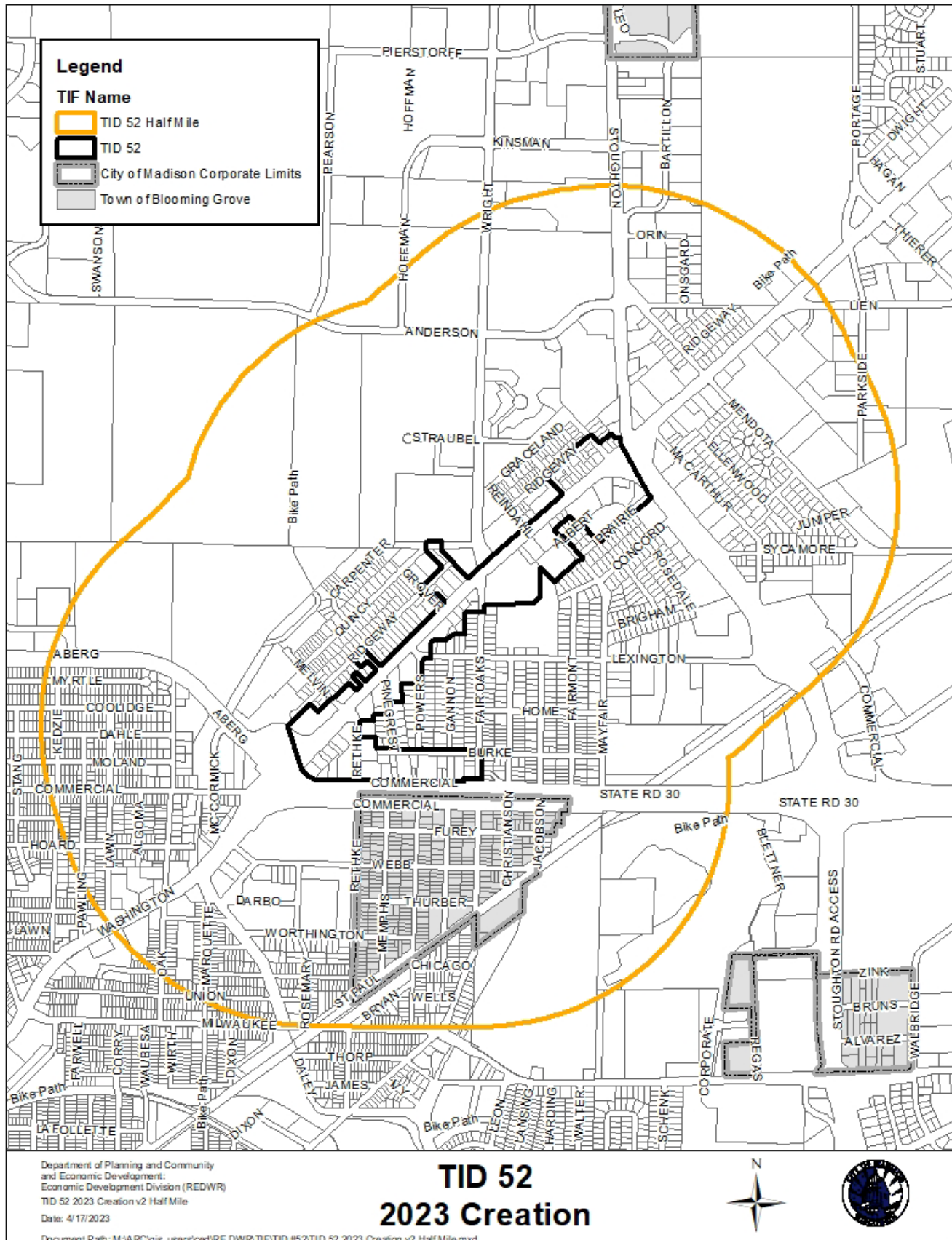




## Proposed Land Use – 2023



# Half Mile Rule Map



## City Attorney Opinion Letter



### Office of the City Attorney

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Patricia A. Lauten, Deputy City Attorney

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PARALEGAL  
Ryan M. Riley

June 7, 2023

**TO:** Joseph E. Gromacki, TIF Coordinator  
**FROM:** Matthew Robles, Assistant City Attorney  
**SUBJECT:** Project Plan for TIF District No. 52 - City of Madison (E. Washington & Stoughton Rd.)

Dear Mr. Gromacki:

In my capacity as Assistant City Attorney for the City of Madison, Wisconsin, I have examined the Project Plan for Tax Incremental Finance District No. 52, City of Madison, Wisconsin, dated June 7, 2023. Based on this examination, I am of the opinion that the Project Plan is complete and complies with the provisions of Secs. 66.1105(4)(f), Wis. Stats.

I render no opinion with respect to the accuracy or validity of any statement and/or finding contained in the Project Plan, but direct City officials to review the reports of City staff as regards to the Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "M. D. Robles", written over a horizontal line.

Matthew D. Robles  
Assistant City Attorney