

## Economic Development Division

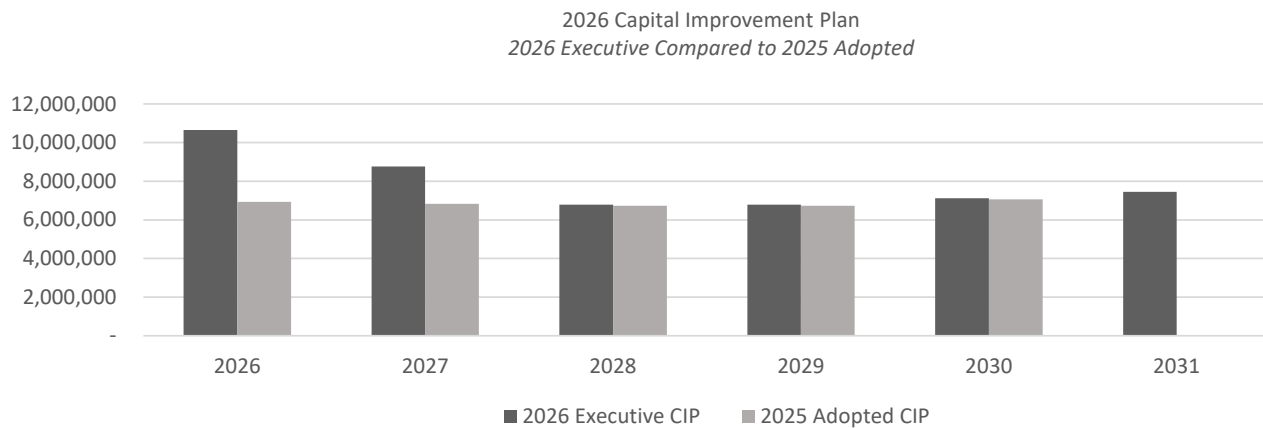
### Capital Improvement Plan (CIP) Overview

Budget Phase: Executive

#### Summary Table

	2026	2027	2028	2029	2030	2031
Business Park Holding Costs	40,000	40,000	40,000	40,000	42,000	44,000
General Land Acquisition Fund	90,000	90,000	90,000	90,000	94,500	99,000
Healthy Retail Access Program	250,000	250,000	250,000	250,000	260,000	270,000
Land Banking	1,550,000	1,000,000	1,000,000	1,000,000	1,050,000	1,100,000
Small Business Development Program	500,000	500,000	500,000	500,000	525,000	550,000
TID 36 Capitol Gateway Corridor	100,000	100,000	-	-	-	-
TID 42 Wingra	100,000	100,000	100,000	100,000	105,000	110,000
TID 50 State Street	600,000	600,000	600,000	600,000	630,000	660,000
TID 51 South Madison	2,450,000	3,000,000	3,000,000	3,000,000	3,150,000	3,300,000
TID 53 Wilson Street	2,166,000	400,000	400,000	400,000	420,000	440,000
TID 54 Pennsylvania Avenue	750,000	750,000	750,000	750,000	785,000	820,000
TID 55 Voit Farm	2,050,000	1,937,000	50,000	50,000	50,000	50,000
	<b>\$ 10,646,000</b>	<b>\$ 8,767,000</b>	<b>\$ 6,780,000</b>	<b>\$ 6,780,000</b>	<b>\$ 7,111,500</b>	<b>\$ 7,443,000</b>

#### Changes from 2025 Adopted CIP



## Economic Development Division

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### Capital Improvement Plan (CIP) Overview

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#### Description of Major Changes

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##### Business Park Holding Costs

- No major changes compared to 2025 Adopted CIP.

##### General Land Acquisition

- No major changes compared to 2025 Adopted CIP.

##### Healthy Retail Access Program

- No major changes compared to 2025 Adopted CIP.

##### Land Banking

- Program budget increased by \$550,000 in TIF increment in 2026 for demolition of a property within TID 51 for the purposes of land banking. This represents a 55% increase in 2026 compared to the 2025 Adopted CIP. TID accounting rules prevent Tax Increment Districts (TID) from funding property acquisitions and property maintenance directly, so \$550,000 is being transferred from the TID 51 South Madison capital program in 2026 to this program.

##### Small Business Development Program

- Program name changed from Small Business Equity and Recovery to Small Business Development Program.

##### TID 36 Capitol Gateway Corridor

- No major changes compared to 2025 Adopted CIP.

##### TID 42 Wingra

- No major changes compared to 2025 Adopted CIP.

##### TID 50 State Street

- No major changes compared to 2025 Adopted CIP.

##### TID 51 South Madison

- Program budget decreased by \$550,000 in TIF increment in 2026 for a transfer to the Land Banking capital program. This represents an 18% decrease.

##### TID 53 Wilson Street

- Program budget increased by \$1.7 million in TID-supported GO borrowing in 2026 for a private developer loan for the redevelopment of 501 E. Washington Ave. This represents a 333% increase in 2026 compared to the 2025 Adopted CIP.

##### TID 54 Pennsylvania Avenue

- No major changes compared to 2025 Adopted CIP.

##### TID 55 Voit Farm

- New program. Executive budget includes \$4.2 million in TID-supported GO borrowing from 2026 - 2031.

Economic Development Division  
*Summary of Expenditures and Revenues*

2026 CIP by Expenditure Type

	2026	2027	2028	2029	2030	2031
Land	1,680,000	1,130,000	1,130,000	1,130,000	1,186,500	1,243,000
Land Improvements	950,000	1,200,000	1,400,000	1,400,000	1,205,000	1,410,000
Loans	7,066,000	5,287,000	3,400,000	3,400,000	3,605,000	3,840,000
Machinery and Equipment	100,000	100,000	100,000	100,000	130,000	130,000
Other	850,000	1,050,000	750,000	750,000	985,000	820,000
	<b>\$ 10,646,000</b>	<b>\$ 8,767,000</b>	<b>\$ 6,780,000</b>	<b>\$ 6,780,000</b>	<b>\$ 7,111,500</b>	<b>\$ 7,443,000</b>

2026 CIP by Funding Source

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	1,790,000	1,790,000	1,790,000	1,790,000	1,877,000	1,964,000
Non-GF GO Borrowing	5,566,000	3,687,000	4,800,000	4,800,000	5,035,000	5,270,000
Reserves Applied	90,000	90,000	90,000	90,000	94,500	99,000
TIF Increment	3,200,000	3,200,000	100,000	100,000	105,000	110,000
	<b>\$ 10,646,000</b>	<b>\$ 8,767,000</b>	<b>\$ 6,780,000</b>	<b>\$ 6,780,000</b>	<b>\$ 7,111,500</b>	<b>\$ 7,443,000</b>

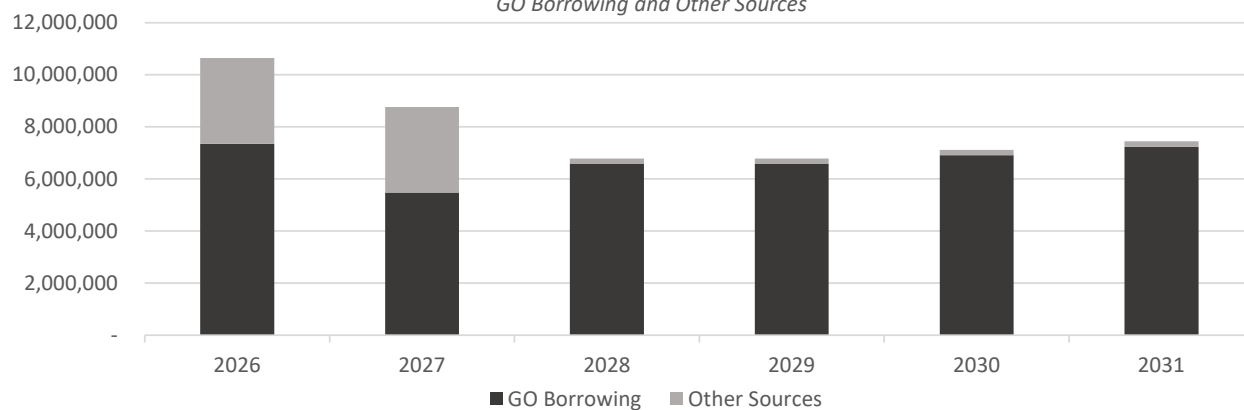
Borrowing Summary

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	1,790,000	1,790,000	1,790,000	1,790,000	1,877,000	1,964,000
Non-General Fund GO Borrowing	5,566,000	3,687,000	4,800,000	4,800,000	5,035,000	5,270,000
	<b>\$ 7,356,000</b>	<b>\$ 5,477,000</b>	<b>\$ 6,590,000</b>	<b>\$ 6,590,000</b>	<b>\$ 6,912,000</b>	<b>\$ 7,234,000</b>

Annual Debt Service

	2026	2027	2028	2029	2030	2031
General Fund GO Borrowing	232,700	232,700	232,700	232,700	244,010	255,320
Non-General Fund GO Borrowing	723,580	479,310	624,000	624,000	654,550	685,100
	<b>\$ 956,280</b>	<b>\$ 712,010</b>	<b>\$ 856,700</b>	<b>\$ 856,700</b>	<b>\$ 898,560</b>	<b>\$ 940,420</b>

Executive Budget by Funding Source  
*GO Borrowing and Other Sources*



Economic Development Division

*Carryforward General Obligation Borrowing*

	Unused Appropriation Authority	Reauthorized GO Borrowing
1627 CAPITOL EAST PARKING STRUCTURE	-	-
12640 LAND BANKING	2,511,614	1,895,000
13072 SMALL BUSINESS EQUITY AND RECOVERY	2,104,722	350,000
13837 ACRE Program	190,160	-
13850 TRUMAN OLSON GROCERY DEVELOPMENT	164,859	-
17073 COOPERATIVE ENTERPRISE DEVELOPMENT	150,000	-
17128 LAND ACQUISITION	2,400,000	-
17443 PARK FACILITY IMPROVEMENTS	2,000,000	2,000,000
63009 HEALTHY RETAIL ACCESS PROGRAM	179,266	187,500
63022 CENTER FOR INDUSTRY & COMMERCE	68,331	15,000
63060 GENERAL LAND ACQUISITION FUND	4,664,683	3,500,000
63080 MARKETREADY PROGRAM	17,501	-
66000 TAX INCREMENT DIST BORROWING PRJ	41,443,800	17,996,500
	\$ 55,894,936	\$ 25,944,000

## Economic Development Division

### Project & Program Details

Project	<b>Business Park Holding Costs</b>	Project #	<b>63022</b>
Citywide Element	<b>Economy and Opportunity</b>	Project Type	<b>Program</b>

#### Project Description

This program funds the annual holding, maintenance, marketing, and other acquisition costs for Business Parks owned by the City, including the Center for Industry and Commerce and Southeast Madison Business Park. The goal of the program is to attract and retain companies within the City of Madison and to increase the tax base. Planned projects for 2026 include property maintenance and marketing of parcels owned by the City.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	40,000	40,000	40,000	40,000	42,000	44,000
<b>Total</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 42,000</b>	<b>\$ 44,000</b>

Project	<b>General Land Acquisition Fund</b>	Project #	<b>63060</b>
Citywide Element	<b>Effective Government</b>	Project Type	<b>Program</b>

#### Project Description

This program funds land purchases for future municipal purposes. Purchases from the fund can only be completed to the extent that funds are available and specific Common Council approval is obtained. The primary revenue source for the fund is from the sale of surplus property and sites within City-owned business parks. Funding in 2026 (\$90,000) is for completing due diligence for properties that may be purchased through the General Land Acquisition Fund, and for property holding costs for parcels currently owned by the City.

	2026	2027	2028	2029	2030	2031
Reserves Applied	90,000	90,000	90,000	90,000	94,500	99,000
<b>Total</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ 94,500</b>	<b>\$ 99,000</b>

Project	<b>Healthy Retail Access Program</b>	Project #	<b>63009</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program provides grant opportunities for projects that aim to improve access to affordable and healthy food within areas of focus, as identified in the Food Access Improvement Map. Planned projects for 2026 include (1) capital and infrastructure grants that proliferate healthy food access, with priority given to food retail establishments, (2) technical assistance for entities that want to increase healthy food access, with priority given to assisting food retail establishments, (3) data collection initiatives focused on discerning the needs and desires of business owners and community residents, which will aid city staff in efficient and targeted program outreach, and (4) evaluation of both programmatic structure and individual program grants.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	250,000	250,000	250,000	250,000	260,000	270,000
<b>Total</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 250,000</b>	<b>\$ 260,000</b>	<b>\$ 270,000</b>

## Economic Development Division

### Project & Program Details

Project	<b>Land Banking</b>	Project #	<b>12640</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program is for the acquisition of land and buildings that could be used for future economic development, affordable housing projects, and other City uses in accordance with the City's Land Banking Fund Policy. The goal of this program is to acquire strategic properties for future purposes that might include: assisting displaced businesses, reducing blight, stabilizing housing markets, improving the quality of life for residents and neighborhoods, and preserving land for City purposes. Projects planned for 2026 include due diligence for the possible acquisition of new property, the acquisition of new property, property maintenance and management of newly acquired and previously acquired properties through this program, and predevelopment costs associated with future redevelopment of acquired properties. \$550,000, funded through TID #51, is included in 2026 for the demolition of 1814 S. Park Street.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	1,000,000	1,000,000	1,000,000	1,000,000	1,050,000	1,100,000
TIF Increment	550,000	-	-	-	-	-
<b>Total</b>	<b>\$ 1,550,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,050,000</b>	<b>\$ 1,100,000</b>

Project	<b>Small Business Development Program</b>	Project #	<b>13072</b>
Citywide Element	<b>Economy and Opportunity</b>	Project Type	<b>Program</b>

#### Project Description

This program combines several programs and initiatives aimed at supporting small business development. Projects planned in 2026 include the following: Façade Grant Program, Building Improvement Grant Program, Commercial Ownership Assistance Program, BusinessReady Program, small business organization support, Kiva Madison, ACRE Pre-Development Grants, and similar programs and initiatives approved by the Common Council. Funding through this program will be used when Tax Increment Finance (TIF) or other funding sources aren't available to pay for a project. Program formerly name Small Business Equity and Recovery.

	2026	2027	2028	2029	2030	2031
GF GO Borrowing	500,000	500,000	500,000	500,000	525,000	550,000
<b>Total</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 500,000</b>	<b>\$ 525,000</b>	<b>\$ 550,000</b>

Project	<b>TID 36 Capitol Gateway Corridor</b>	Project #	<b>99002</b>
Citywide Element	<b>Land Use and Transportation</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 36, created in 2005. The district is located in downtown Madison and includes the area generally bounded by First Street, Dayton Street, Blount Street, and Wilson Street. The goal of this program is to attract employers and residents to the Capitol East District and grow the City's tax base. Projects planned for 2026 include continued implementation of the Capitol Gateway Corridor Better Urban Infill Development (BUILD) Plan through a study to identify and prioritize future public projects in the District.

	2026	2027	2028	2029	2030	2031
TIF Increment	100,000	100,000	-	-	-	-
<b>Total</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## Economic Development Division

### Project & Program Details

Project	<b>TID 42 Wingra</b>	Project #	<b>99005</b>
Citywide Element	<b>Land Use and Transportation</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 42, created in 2012. The district is located on Madison's south side with the general boundaries of South Park Street, West Wingra Drive, and Fish Hatchery Road. The goal of the program is to develop residential and commercial space in accordance with the Wingra Better Urban Infill Development (BUILD) Plan. Progress is measured by implementation of the Wingra BUILD Plan, the number of residential units constructed, the amount of commercial space constructed, and the district's total tax base. Funding in 2026 is for property maintenance, management, and pre-development costs for City-owned property, as well as due diligence costs for potential Land Banking purchases within the boundaries of TID 42 and within one-half mile of TID 42.

	2026	2027	2028	2029	2030	2031
TIF Increment	100,000	100,000	100,000	100,000	105,000	110,000
<b>Total</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 100,000</b>	<b>\$ 105,000</b>	<b>\$ 110,000</b>

Project	<b>TID 50 State Street</b>	Project #	<b>99012</b>
Citywide Element	<b>Land Use and Transportation</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 50, created in 2022. TID 50 extends along State Street from Lake Street to the Capitol Square. The goal of this program is to support continued investment in Downtown Madison. Funding in 2026 is for Building Improvement Grants, Facade Grants, Commercial Ownership Assistance Program support, furniture and fixture repair/upgrades, and related economic development initiatives approved by the Common Council within the boundary of TID 50 and within a one-half mile radius of the TID 50 boundary.

	2026	2027	2028	2029	2030	2031
Non-GF GO Borrowing	600,000	600,000	600,000	600,000	630,000	660,000
<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 600,000</b>	<b>\$ 630,000</b>	<b>\$ 660,000</b>

## Economic Development Division

### Project & Program Details

Project	<b>TID 51 South Madison</b>	Project #	<b>99011</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 51, created in 2023. TID 51 is generally bounded by Fish Hatchery Road, John Nolen Drive, Wingra Creek, and the Beltline. The goal of this program is to support investment in South Madison in accordance with the 2022 South Madison Plan. Funding in 2026 will be used for costs associated with small business development programs (Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, Small Cap TIF Program), Land Banking (due diligence, purchase, holding costs, remediation, and other pre-development expenses), Development Loans, and other similar economic development initiatives within the boundary of TID 51 and within a half-mile radius of the boundary of TID 51. Funding for projects will be supported through donation of tax increment revenues from TID 36 & 37 in 2025 - 2027 and TID-supported GO Borrowing in 2028 - 2031.

	2026	2027	2028	2029	2030	2031
Non-GF GO Borrowing	-	-	3,000,000	3,000,000	3,150,000	3,300,000
TIF Increment	2,450,000	3,000,000	-	-	-	-
<b>Total</b>	<b>\$ 2,450,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 3,150,000</b>	<b>\$ 3,300,000</b>

Project	<b>TID 53 Wilson Street</b>	Project #	<b>99016</b>
Citywide Element	<b>Economy and Opportunity</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 53, created in 2023. TID 53 is located generally along Wilson Street from Carroll Street to Blair Street, between John Nolen Drive and East Washington Avenue. The goal of the program is to capture incremental value to fund public works improvements and private development projects that will benefit the TID and the larger community. Funding in 2026 includes \$100,000 for pre-development costs associated with the redevelopment of Block 113 (Brayton Lot); \$400,000 for small business development programs, including the Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, and similar economic development initiatives approved by the Common Council within the boundary of TID 53 and within a one-half mile radius of the boundary of TID 53; and, \$1,666,000 for a private developer loan for the redevelopment of 501 E. Washington Avenue.

	2026	2027	2028	2029	2030	2031
Non-GF GO Borrowing	2,166,000	400,000	400,000	400,000	420,000	440,000
<b>Total</b>	<b>\$ 2,166,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 400,000</b>	<b>\$ 420,000</b>	<b>\$ 440,000</b>

## Economic Development Division

### Project & Program Details

Project	<b>TID 54 Pennsylvania Avenue</b>	Project #	<b>99015</b>
Citywide Element	<b>Economy and Opportunity</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 54, created in 2023. TID 54 is located along the Pennsylvania Avenue and Packers Avenue corridors, generally between Aberg Avenue and North First Street. The goal of the program is to facilitate housing development, business development, and infrastructure improvements that will benefit the TID and the larger community. Funding in 2026 is for small business development programs, including the Building Improvement Grant Program, Facade Grant Program, Commercial Ownership Assistance Program, Small Cap TIF Program, and similar economic development initiatives approved by the Common Council within the boundary of TID 54 and within one-half mile of the boundary of TID 54.

	2026	2027	2028	2029	2030	2031
Non-GF GO Borrowing	750,000	750,000	750,000	750,000	785,000	820,000
<b>Total</b>	<b>\$ 750,000</b>	<b>\$ 750,000</b>	<b>\$ 750,000</b>	<b>\$ 750,000</b>	<b>\$ 785,000</b>	<b>\$ 820,000</b>

Project	<b>TID 55 Voit Farm</b>	Project #	<b>99017</b>
Citywide Element	<b>Neighborhoods and Housing</b>	Project Type	<b>Program</b>

#### Project Description

This program supports projects within TID 55, created in 2025. TID 55 is located generally along Milwaukee Street between Fair Oaks Avenue and Stoughton Road. The goal of the program is to capture incremental value to fund public works improvements and private development projects that will benefit the TID and larger community. Funding in 2026 includes \$2,000,000 for private development loans and \$50,000 for holding costs and pre-development costs for City-owned land banked properties.

	2026	2027	2028	2029	2030	2031
Non-GF GO Borrowing	2,050,000	1,937,000	50,000	50,000	50,000	50,000
<b>Total</b>	<b>\$ 2,050,000</b>	<b>\$ 1,937,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>

## Economic Development Division

### 2026 Appropriation Schedule

#### 2026 Appropriation

	Request	Executive Budget		
		GO Borrowing	Other	Total
Business Park Holding Costs	40,000	40,000	-	40,000
General Land Acquisition Fund	90,000	-	90,000	90,000
Healthy Retail Access Program	250,000	250,000	-	250,000
Land Banking	1,550,000	1,000,000	550,000	1,550,000
Small Business Development Program	500,000	500,000	-	500,000
TID 36 Capitol Gateway Corridor	100,000	-	100,000	100,000
TID 42 Wingra	100,000	-	100,000	100,000
TID 50 State Street	600,000	600,000	-	600,000
TID 51 South Madison	2,450,000	-	2,450,000	2,450,000
TID 53 Wilson Street	2,166,000	2,166,000	-	2,166,000
TID 54 Pennsylvania Avenue	750,000	750,000	-	750,000
TID 55 Voit Farm	2,050,000	2,050,000	-	2,050,000
	<b>\$ 10,646,000</b>	<b>\$ 7,356,000</b>	<b>\$ 3,290,000</b>	<b>\$ 10,646,000</b>