2027 Executive Capital Budget and Capital Improvement Plan -- Common Council Adopted Amendments

	2027 Capital Budget		
	GO Borrowing	Other Funds	All Funds
Executive Budget	**$ 179,789,647**	**$ 92,417,816**	**$ 272,207,463**
Finance Committee (FC)			
Finance Committee Proposed Amendments	$ 4,527,728	$ 3,882,392	$ 8,410,120
Finance Committee Adopted Amendments	$ 4,527,728	$ 3,882,392	$ 8,410,120
2027 FC Recommended Capital Budget	$ 184,317,375	$ 96,300,208	$ 280,617,583
Common Council (CC)			
Common Council Proposed Amendments	$ 465,000	$ 14,850,000	$ 15,315,000
Common Council Adopted Amendments	$ 465,000	$ 14,850,000	$ 15,315,000
2027 CC Adopted Budget	**$ 184,782,375**	**$ 111,150,208**	**$ 295,932,583**

Note: Amounts reflect the ***change*** from the Executive Budget, not the total project amounts.
- "2027 Capital Budget" reflects changes in the 2027 appropriation.
- "2027-2032 Capital Improvement Plan (CIP)" reflects the total change over the 6-year CIP.
- If an amendment increases borrowing in 2027 but decreases borrowing over the 6-year CIP, it will result in higher debt service in 2027 but less debt service over the course of the CIP.

						2027 Capital Budget			2027-2032 Capital Improvement Plan (CIP)		
#	Agency	Project	Sponsor	Co-Sponsors	Action	2027 GO Borrowing	2027 Other Funds	Estimated Debt Service on 2027 Borrowing	Total GO Borrowing	Total Other Funds	Estimated Debt Service on Total CIP Borrowing
1	Community Development Division	Affordable Housing - Development Projects	Evers; Lieberman; Matthews	Martinez-Rutherford	Adopt	$ -	$ 15,000,000	$ -	$ -	$ 15,000,000	$ -
2	Economic Development Division	Healthy Retail Access Program	Rhodes-Conway; Evers; Tishler; Vidaver	Matthews; Martinez-Rutherford	Adopt	$ -	$ -	$ -	$ -	$ -	$ -
3	Economic Development Division	TID 50 State Street	Verveer; Madison		Adopt	$ -	$ -	$ -	$ -	$ -	$ -
4	Engineering - Major Streets	I-94 Interchanges	Rhodes-Conway; Madison; O'Brien	Martinez-Rutherford	Adopt	$ -	$ (150,000)	$ -	$ 1,360,000	$ (50,000)	$ 159,433
5	Information Technology	Clerk's Election Equipment Lifecycle Management	Verveer; Madison; Rhodes-Conway	Harrington-McKinney	Adopt	$ 445,000	$ -	$ 52,168	$ -	$ -	$ -
6	Mobility and Infrastructure Division	Wingra Lake Loop Signing	Evers; Lieberman	Vidaver	Adopt	$ 20,000	$ -	$ 2,345	$ 20,000	$ -	$ 2,345

As of November 10, 2026

2027 Capital Budget: Common Council Amendments

Agency:	Community Development Division	Amendment #:	1
Project Name:	Affordable Housing – Development Projects	Page #:	70
Sponsors:	Evers; Lieberman; Matthews	Project #:	17110
Co-Sponsors:	Martinez-Rutherford	Action:	Adopt
		Vote:	Moved by Evers, seconded by Lieberman. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Increase Reserves Applied in the Affordable Housing – Development Projects program by $15.0 million in 2027 for a loan to CDA Redevelopment's South Madison Redevelopment project.

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$0	$0	$0	$0	$0	$0
Non GF GO Borrowing	$0	$0	$0	$0	$0	$0
Other	$15,000,000	$0	$0	$0	$0	$0
Total	**$15,000,000**	**$0**	**$0**	**$0**	**$0**	**$0**

Fiscal Impact

Annual Debt Service (GF GO)	$0.00
Annual Debt Service (Non-GF GO)	$0.00
Taxes on the Average Value Home (TOAH) Impact	$0.00

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

The proposed amendment adds $15.0 million in reserves applied to the Affordable Housing – Development Projects program to fund a loan to close a financing gap for the South Madison Redevelopment project.

Prior capital budgets and resolutions have appropriated $25.0 million of TIF Increment from Tax Increment District (TID) 51 to the South Madison Redevelopment project to date. The projected funding gap is due to a combination of recent financing and expense changes. In September 2026, the Federal Reserve increased the federal funds rate and indicated future rate increases. Baker Tilly revised the financials for the project after this action, and an approximately $15.0 million gap had been created by the repricing of markets. In terms of financing, there has been a 3%-7% drop in tax credit pricing, a 2% rise in construction interest rates, and a 1% rise in long-term interest rates. On the expense side, some construction costs increased, costs related to sewer infrastructure increased, and the construction contingency was resized.

The mortgage note for the redevelopment project will be signed in the first quarter of 2027, and full financing must be available at the time the mortgage is signed. The loan will be disbursed in 2029 upon construction completion.

2027 Capital Budget: Common Council Amendments

Agency:	Community Development Division	Amendment #:	1
Project Name:	Affordable Housing – Development Projects	Page #:	70
Sponsors:	Evers; Lieberman; Matthews	Project #:	17110
Co-Sponsors:	Martinez-Rutherford	Action:	Adopt
		Vote:	Moved by Evers, seconded by Lieberman. Adopted by voice vote – unanimous.

Funding to cover the gap is available in surplus incremental taxes that are estimated to be available from future Tax Increment District (TID) closures. The TID cash flow statements in the 2027 Executive Capital Budget include estimates of the remaining surplus in each TID after all capital costs and debt payments have been paid. Below are the estimates of surplus for TIDs 36, 37, 41, and 46:

- TID 36: $9.4 million
- TID 37: $7.2 million
- TID 41: $3.0 million
- TID 46: $25.8 million

The surplus is split between the various taxing jurisdictions within each of the respective TIDs, including the City of Madison, Dane County, Madison College, and various public school districts, the largest being Madison Metropolitan School District. The City's portion is approximately 34.5% of the total surplus. Therefore, $15.7 million in surplus is estimated to be available at the time of these TIDs' closures. The surplus is typically distributed after the affordable housing years; for TID 41, that would be in 2027, and for TIDs 36, 37, and 46, that would be 2029.

This funding will be deposited into the Affordable Housing Fund and will be treated as restricted fund balance until the loan is disbursed upon construction completion in 2029.

The use of TID surplus for this project does not impact the collection of tax increment after a TID's closure that is to be used to benefit affordable housing. These TIDs will still collect that additional increment that will be deposited into the Affordable Housing Fund and used for future development projects. TID 41 was extended for one year via legislative file 92113. Wisconsin Act 173 passed in April 2026 allows municipalities to extend the life of TIDs that have recovered all other costs by two years to benefit affordable housing. The legislation takes effect on January 1, 2028. The resolutions to extend the life of TIDs 36, 37, and 46 will be introduced separately to Council between April 2027 and April 2028 to have the extension take effect in 2028.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	n/a
Description of Operating Costs	No additional operating costs associated with the amendment.

2027 Capital Budget: Common Council Amendments

Agency:	Economic Development Division	Amendment #:	2
Project Name:	Healthy Retail Access Program	Page #:	77
Sponsors:	Rhodes-Conway; Evers; Tishler; Vidaver	Project #:	63009
Co-Sponsors:	Matthews; Martinez-Rutherford	Action:	Adopt
		Vote:	Moved by Evers, seconded by Tishler. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Narrative amendment: Add the following statement to the Healthy Retail Access Program description: "Planned projects for 2027 also include pre-development and development costs associated with community and market gardens located Citywide."

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$0	$0	$0	$0	$0	$0
Non GF GO Borrowing	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Fiscal Impact

Annual Debt Service (GF GO)	$0.00
Annual Debt Service (Non-GF GO)	$0.00
Taxes on the Average Value Home (TOAH) Impact	$0.00

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

The proposed amendment adds a statement to the program description to include development and pre-development costs to support the expansion of community and market gardens on City-owned property. This would include costs such as running title searches, advertising the properties, and other miscellaneous costs. These costs would typically be operating expenses but are earmarked in the capital program because it is consistent with the goals of the program. The amendment does not include additional budget appropriation.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	n/a
Description of Operating Costs	No additional operating costs associated with the amendment.

2027 Capital Budget: Common Council Amendments

Agency:	Economic Development Division	Amendment #:	3
Project Name:	TID 50 State Street	Page #:	80
Sponsor(s):	Verveer; Madison	Project #:	99012
Co-Sponsor(s):		Action:	Adopt
		Vote:	Moved by Verveer, seconded by Madison. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Narrative amendment: Update the TID 50 State Street description to the following: "This program supports projects within the boundary of TID 50 and within a one-half mile radius of the TID 50 boundary, 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 2027 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. Funding in 2027 will also be used for furniture and fixture repair and upgrades and for new furniture and fixtures related to the Mifflin Street Plaza reconstruction. ~~within the boundary of TID 50 and within a one-half mile radius of the TID 50 boundary.~~ $3,000,000 is also included in 2027 for private development loans."

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$0	$0	$0	$0	$0	$0
Non GF GO Borrowing	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Fiscal Impact

Annual Debt Service (GF GO)	$0.00
Annual Debt Service (Non-GF GO)	$0.00
Taxes on the Average Value Home (TOAH) Impact	$0.00

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

The proposed amendment updates the project description for TID 50 State Street to state that a portion of the funding in 2027 will be used to purchase new furniture and fixtures related to the reconstruction of Mifflin Street Plaza. Staff estimate that these types of costs for the Plaza will be $60,000. These costs will not impact funding available for existing fixture repair or for small business development and other economic development initiatives based on historic spending. No additional appropriation is being proposed.

This amendment relates to Finance Committee Operating Budget amendment #6 in that it supports the installation of furniture and fixtures in Mifflin Street Plaza that will shape the operations of the space.

2027 Capital Budget: Common Council Amendments

Agency:	Economic Development Division		Amendment #:	3
Project Name:	TID 50 State Street		Page #:	80
Sponsor(s):	Verveer; Madison		Project #:	99012
Co-Sponsor(s):			Action:	Adopt
			Vote:	Moved by Verveer, seconded by Madison. Adopted by voice vote – unanimous.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	n/a
Description of Operating Costs	No additional operating costs associated with the amendment.

2027 Capital Budget: Common Council Amendments

Agency:	Engineering – Major Streets	Amendment #:	4
Project Name:	I-94 Interchanges	Page #:	31
Sponsors:	Rhodes-Conway; Madison; O'Brien	Project #:	14699
Co-Sponsors:	Martinez-Rutherford	Action:	Adopt
		Vote:	Moved by Madison, seconded by O'Brien. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Amend the budget for the I-94 Interchanges project, which was added to the CIP through Finance Committee Amendment #2, through the following changes:

- Remove $150,000 in private funding in 2027
- Remove $8,400,000 in private funding in 2029
- Add $8,500,000 in private funding in 2030
- Add $1,360,000 in general fund-supported GO Borrowing in 2030

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$0	$0	$0	$1,360,000	$0	$0
Non GF GO Borrowing	$0	$0	$0	$0	$0	$0
Other	-$150,000	$0	-$8,400,000	$8,500,000	$0	$0
Total	**-$150,000**	**$0**	**-$8,400,000**	**$9,860,000**	**$0**	**$0**

Fiscal Impact

Annual Debt Service (GF GO)	$159,433.49
Annual Debt Service (Non-GF GO)	$0
Taxes on the Average Value Home (TOAH) Impact	$1.63

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

Finance Committee amendment #2 moved the I-94 Interchanges project from the Horizon List to the Capital Improvement Plan, including $150,000 for design in 2027 and $8,400,000 for construction in 2029. The project is being completed in coordination with the Wisconsin Department of Transportation (WisDOT), with funding support from the University of Wisconsin Hospitals and Clinics Authority (UWHCA) to pay the full local share of the interchange project. As noted in the Finance Committee amendment, the proposed budget was based on cost estimates developed in 2025 and would likely need to be updated.

The Engineering Division has continued working with WisDOT to refine the cost estimate. This Common Council amendment is being proposed to reflect updated costs, timeline, and project scope. This amendment proposes the following changes:

- $150,000 in private contributions for design work in 2027 is removed. Engineering has sufficient carryforward budget from a related project that can be used for this purpose.

2027 Capital Budget: Common Council Amendments

Agency:	Engineering – Major Streets		Amendment #:	4
Project Name:	I-94 Interchanges		Page #:	31
Sponsors:	Rhodes-Conway; Madison; O'Brien		Project #:	14699
Co-Sponsors:	Martinez-Rutherford		Action:	Adopt
			Vote:	Moved by Madison, seconded by O'Brien. Adopted by voice vote – unanimous.

WisDOT funding would not begin until 2030, so using existing budget authority from a related project will allow staff to complete necessary work prior to 2030.

- $8.4 million in private contributions in 2029 is moved back to 2030 and increased to $8.5 million. This reflects contributions from UWHCA for the full local cost of the interchange.
- $1.36 million in general fund GO Borrowing is added to 2030. This covers non-interchange items in the project area that the City would typically cost share on, such as bridge improvements, sidewalks, multi-use paths, lighting, and road widening. This work would be required regardless of the interchange.

The project costs may be updated in a future budget request or through a budget amendment as Engineering continues to work with WisDOT on the project.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	To be determined
Description of Operating Costs	The Wisconsin Department of Transportation will be responsible for maintenance and operation of the interchange. The City of Madison will have some operating costs related to plowing mult-use paths. These costs are expected to be minimal (approximately $2,000/year) but will have to be accomodated in future budgets and workload.

2027 Capital Budget: Common Council Amendments

Agency:	Information Technology	Amendment #:	5
Project Name:	Clerk's Election Equipment Lifecycle Management	Page #:	50
Sponsor(s):	Verveer; Madison; Rhodes-Conway	Project #:	15768
Co-Sponsor(s):	Harrington-McKinney	Action:	Adopt
		Vote:	Moved by Verveer, seconded by Madison. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Increase GF GO Borrowing in 2027 by $445,000 to replace all tabulators and ballot marking devices in the Clerk's Office. Decrease GF GO Borrowing by $445,000 in 2028 – 2032 due to moving the replacement schedule fully to 2027.

Change the name of the program to "Clerk's Election Equipment Replacement" and update the program description to the following: "This program provides funding for functional, up-to-date election equipment to help residents cast votes and have a voice in government. The goal is to ~~create a lifecycle management plan for these devices to ensure the equipment stays in compliance with new standards and regulations, and stays functional~~ replace existing equipment to ensure compliance with new software, standards, and regulations."

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$445,000	($135,000)	($135,000)	($135,000)	($20,000)	($20,000)
Non GF GO Borrowing	$0	$0	$0	$0	$0	$0
Other	$0	$0	$0	$0	$0	$0
Total	**$445,000**	**($135,000)**	**($135,000)**	**($135,000)**	**($20,000)**	**($20,000)**

Fiscal Impact

Annual Debt Service (GF GO)	$0.00
Annual Debt Service (Non-GF GO)	$0.00
Taxes on the Average Value Home (TOAH) Impact	$0.00

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

The 2027 Executive Capital Budget included $931,500 for this program. Combined with $318,500 of carryforward authority from the 2026 Adopted Capital Budget, the original plan for 2027 was to replace 152 ExpressVote ballot marking devices and to purchase 50 DS300 tabulators.

The current ExpressVote devices will become obsolete following a mandatory software upgrade scheduled by the vendor for December 2026. The updated software is not compatible with the current ExpressVotes, and continued use of the existing equipment would risk compliance with state and federal voter accessibility laws. The Clerk's Office was notified in April 2026 that all of the ExpressVotes would need to be replaced in time for the February 2027 Spring Primary election.

2027 Capital Budget: Common Council Amendments

Agency:	Information Technology	Amendment #:	5
Project Name:	Clerk's Election Equipment Lifecycle Management	Page #:	50
Sponsor(s):	Verveer; Madison; Rhodes-Conway	Project #:	15768
Co-Sponsor(s):	Harrington-McKinney	Action:	Adopt
		Vote:	Moved by Verveer, seconded by Madison. Adopted by voice vote – unanimous.

The Dane County Clerk is mandating software updates for all tabulators in the county. Most of the current DS200 tabulators owned by the City are over 10 years old, and many cannot support the updates.

This amendment adds $445,000 in GF GO Borrowing in 2027 to fund the purchase of hardware and equipment. It also decreases GF GO Borrowing in 2028 – 2032 by $445,000 due to moving all replacements to 2027. The amount of borrowing remaining in the out-years of the CIP is to purchase additional equipment to improve polling place operations and keep pace with population growth. The Clerk's Office estimates that they will need to purchase approximately 5-10 ExpressVote machines each year and 5-7 DS300 tabulators each year to meet that goal. The estimate also assumes an approximately 10% increase in costs each year. The GF GO Borrowing in 2028 – 2032 will show as follows:

2028	2029	2030	2031	2032
$110,000	$120,000	$130,000	$140,000	$150,000

Overall, the amendment is net neutral.

The City is currently in discussions with Dane County about a possible County match to fund either a portion of or all of the equipment costs. Those discussions are ongoing. The execution of a memorandum of understanding (MOU) between the City and the County to explain equipment ownership and maintenance responsibilities would need to be approved by Council through a separate resolution. If the County funds any or all of the costs, the amount of City funding needed for this equipment program would be reduced.

The equipment has an approximate lifespan of 10 years; it is anticipated the equipment will need to be replaced again in 2037.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	$77,260
Description of Operating Costs	The initial contract would include a 1-year software maintenance and hardware maintenance warranty. Beginning in 2028, the annual maintenance costs will total $77,260. The Clerk's Office

2027 Capital Budget: Common Council Amendments

Agency:	Information Technology	Amendment #:	5
Project Name:	Clerk's Election Equipment Lifecycle Management	Page #:	50
Sponsor(s):	Verveer; Madison; Rhodes-Conway	Project #:	15768
Co-Sponsor(s):	Harrington-McKinney	Action:	Adopt
		Vote:	Moved by Verveer, seconded by Madison. Adopted by voice vote – unanimous.

	base operating budget includes approximately $88,300 for the maintenance agreements on current equipment. Each device requires a firmware license. The annual license fee is $125 per tabulator and $105 per ExpressVote ballot-marking device. The total for annual software maintenance will be $30,460. The annual hardware maintenance agreement will be $220 per tabulator and $140 per ExpressVote. The total for annual hardware maintenance agreement will be $46,800. If additional machines are purchased in future years, the annual maintenance fees will increase.

2027 Capital Budget: Common Council Amendments

Agency:	Mobility and Infrastructure Division (Formally Traffic Engineering)	Amendment #:	6
Project Name:	Wingra Lake Loop Signing	Page #:	240
Sponsors:	Evers; Lieberman	Project #:	TBD
Co-Sponsors:	Vidaver	Action:	Adopt
		Vote:	Moved by Evers, seconded by Lieberman. Adopted by voice vote – unanimous.

Amendment Narrative

Brief description of what the amendment will do (e.g. add/remove funding, change project timing)

Create a new project within the Mobility and Infrastructure Division's capital budget titled "Wingra Lake Loop Signing" and add $20,000 in GF GO Borrowing to the project. The funding supports signing and marking to enhance and formalize the Lake Wingra Loop for people on foot and bike.

Amendment Amount

Amounts below reflect the change from the executive budget, not the total project/ program amount.

	2027	2028	2029	2030	2031	2032
GF GO Borrowing	$20,000	$	$	$	$	$
Non GF GO Borrowing	$	$	$	$	$	$
Other	$	$	$	$	$	$
Total	**$20,000**	**$0**	**$0**	**$0**	**$0**	**$0**

Fiscal Impact

Annual Debt Service (GF GO)	$2,345
Annual Debt Service (Non-GF GO)	$0
Taxes on the Average Value Home (TOAH) Impact	$0.02

Finance Department Analysis

Additional information/ context on the amendment and the potential impact if adopted.

The proposed amendment increases General Fund supported GO borrowing to purchase materials for enhanced signage and pavement markings to guide people around the Lake Wingra Loop. Associated labor costs are also included in the $20,000. The Mobility and Infrastructure Division anticipates little to no additional operating costs from the amendment. Work will primarily be on paths and sidewalks which require less maintenance than street markings.

Operating Impact

Reflects the relative change in impact associated with the proposed amendment, not the total operating impact of a project.

Annual Operating Impact	$0
Description of Operating Costs	N/A