

**Economic Development Division**  
**2026 Capital Budget Request Summary**

**Request by Proposal**

Project/Program Name	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 Equity and Recovery	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>Total</b>	<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>

**Request by Funding Source - GO Borrowing vs. Other**

**2026 Request**

Funding Source	2026	2027	2028	2029	2030	2031
GO Borrowing	7,356,000	5,477,000	6,590,000	6,590,000	6,912,000	7,234,000
Other	3,290,000	3,290,000	190,000	190,000	199,500	209,000
<b>Total</b>	<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>

**Prior Year CIP**

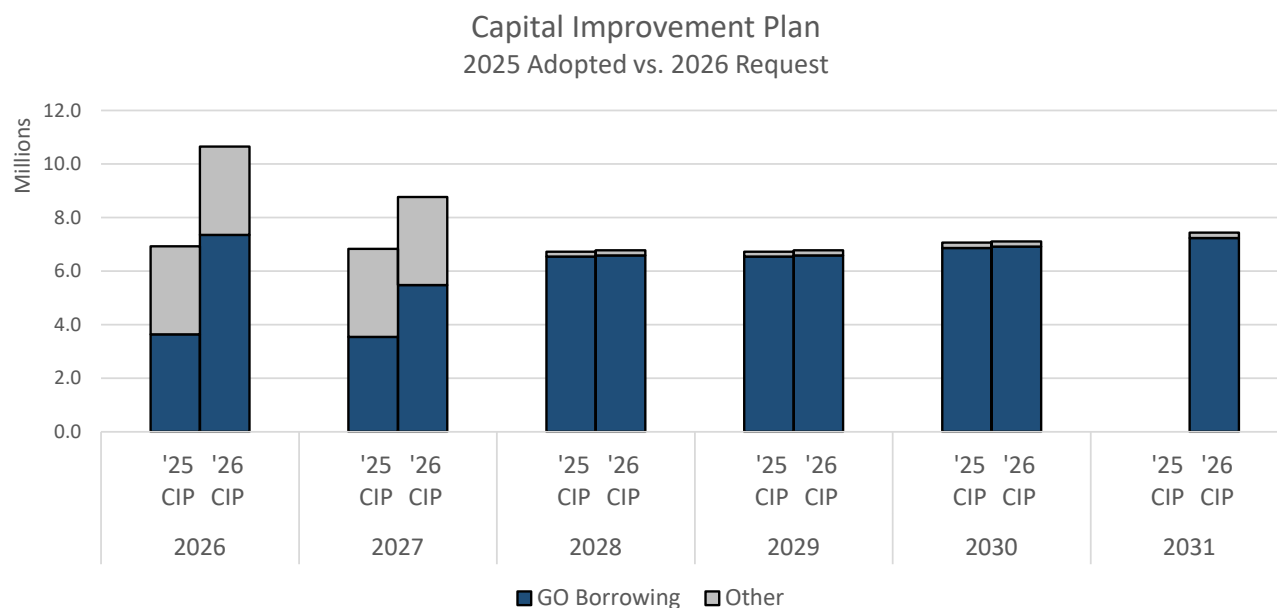
Funding Source	2026	2027	2028	2029	2030
GO Borrowing	3,640,000	3,540,000	6,540,000	6,540,000	6,862,000
Other	3,290,000	3,290,000	190,000	190,000	199,500
<b>Total</b>	<b>6,930,000</b>	<b>6,830,000</b>	<b>6,730,000</b>	<b>6,730,000</b>	<b>7,061,500</b>

**Request vs. Prior Year CIP - Difference**

Funding Source	2026	2027	2028	2029	2030
GO Borrowing	3,716,000	1,937,000	50,000	50,000	50,000
Other	-	-	-	-	-
<b>Total</b>	<b>3,716,000</b>	<b>1,937,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>

## Economic Development Division

### 2026 Capital Budget Request Summary



### Major Changes

#### 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 Incremental Districts (TID) from funding property acquisitions and property maintenance directly, so \$550,000 was transferred from the TID 51 South Madison capital program in 2026 to this program.

#### Small Business Equity and Recovery

- Agency requested program name change 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.

***Economic Development Division***  
**2026 Capital Budget Request Summary**

**Major Changes Continued**

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. Request includes \$4.2 million in TID-supported GO borrowing from 2026 - 2031.



Department of Planning & Community & Economic Development

## Economic Development Division

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**Business Resources**  
**Real Estate Development**  
**Real Estate Services**

**To: Mayor Satya Rhodes-Conway and Dave Schmiedicke**

**From: Matthew B. Mikolajewski**

**Date: April 18, 2025**

**Subject: 2026 Economic Development Division Capital Budget Transmittal Memo**

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### ***Summary of Changes from 2025 Capital Improvement Plan***

The 2026 Economic Development Division Capital Budget request includes three changes when compared with the 2025 Capital Improvement Plan. The first is the addition of \$1,666,000 of TID-supported GO Borrowing to the TID 53 Wilson Street Program (99016). This funding will be used for a private developer loan for the redevelopment of 501 E. Washington Avenue. While GO Borrowing will be required to fund this loan, this borrowing will be repaid by increment generated by the project.

The second change is the creation of a new program, TID 55 Voit Farm. This is a new TID to be created in 2025 to help fund the development of the Voit Farm on Milwaukee Street into 1000 units of housing. The City will be purchasing four properties within the Voit Farm development in 2025 through the City's Land Banking Program. \$50,000 is requested in 2026 and annually in the future year CIP to pay for holding and pre-development costs associated with these four parcels. The City has additionally agreed to allocate \$3,887,000 for private developer loans within the TID Project Plan. Developers will be required to apply for TIF assistance, and if a but for can be justified, the City may choose to invest TIF in these projects. The allocation of \$3,888,000 has been split between two budget years (\$2,000,000 in 2026 and \$1,887,000 in 2027). While GO Borrowing will be required to fund these costs, this borrowing will be repaid by increment generated by projects developed within the TID.

Finally, \$550,000 of the \$3 million that was to be included in the 2026 request for TID 51 South Madison (99011) has been moved to Land Banking (15756) to fund the demolition of 1814 S. Park Street, as outlined in Legistar #86853.

### ***Risk Assessment of Federal Funding***

The Economic Development Division is not reliant on Federal funding for any of its Capital Budget requests.

### ***Prioritized List of Capital Requests***

Our prioritization criteria are based on the following:

- At a minimum, we need to maintain properties that are owned by the City. As such, requests related to property holding costs are included early in our list of priorities.
- The development of more housing units continues to be a paramount priority of the community. As such, these requests are included next.
- Our small business development programs then follow.

The following list illustrates these initiatives in priority order:

- Priority # 1 – Business Park Holding Costs (15753)
  - \$40,000 in 2026 for property holding costs
- Priority # 2 – General Land Acquisition Fund (15754)
  - \$90,000 in 2026 for property holding costs and acquisition due diligence
- Priority # 3 – Land Banking (15756)
  - \$1,000,000 in 2026 for due diligence, purchase, holding costs, and pre-development costs
  - \$550,000 in 2026 for the demolition of 1814 S. Park Street
- Priority # 4 – TID 42 Wingra (99005)
  - \$100,000 in 2026 for property holding costs and pre-development expenses
- Priority # 5 – TID 53 E Wilson Street (99016)
  - \$1,666,000 in 2026 for a private developer loan, \$100,000 in 2026 for Block 113 (Brayton Lot) predevelopment expenses, and \$400,000 in 2026 for small business development programs
- Priority # 6 – TID 55 Voit Farm (15343)
  - \$2,000,000 in 2026 for private developer loans and \$50,000 in 2026 for property holding costs
- Priority # 7 – TID 51 South Madison (99011)
  - \$2,450,000 in 2026 for small business development programs and land banking
- Priority # 8 – Small Business Equity and Recovery Program (15758)
  - \$500,000 in 2026 for small business development programs
- Priority # 9 – TID 50 State Street (99012)
  - \$600,000 in 2026 for small business development programs and repair/upgrades to furniture and fixtures
- Priority # 10 – TID 54 Pennsylvania Avenue (99015)
  - \$750,000 in 2026 for small business development programs

- Priority # 11 – Healthy Retail Access Program (15755)
  - \$250,000 in 2026 for grants and technical assistance
- Priority # 12 – TID 36 Capitol Gateway Corridor (99002)
  - \$100,000 in 2026 for implementation of the Capitol Gateway Corridor BUILD Plan

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	Business Park Holding Costs	Project Type	Program
Project Number	63022	2026 Project Number	15753

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 42,000	
2026 CIP Total	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 42,000	\$ 44,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - GF GO	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	No
Impact Fees are included in this request:	No

*Request does not include TIF or Impact Fees. Skip Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: Business Park Holding Costs

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?	No
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No

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?	No
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No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?	No
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Software or software licenses?	No
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Vehicle setup or maintenance costs?	No
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External management or consulting contracts?	No
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Additional FTE positions for ongoing operations of this project/program?	No
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No

No

No

No

No

Is this project/program required to meet the Percent for Arts ordinance?	No
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No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**



# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	General Land Acquisition Fund	Project Type	Program
Project Number	63060	2026 Project Number	15754

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 94,500	
2026 CIP Total	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000	\$ 94,500	\$ 99,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,000

#### Requested 2026 Budget by Funding Source

Funding Source	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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	No
Impact Fees are included in this request:	No

*Request does not include TIF or Impact Fees. Skip Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: General Land Acquisition Fund

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

Year	Phase/Project Name	Cost	Location	Alder District
2026	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2026	General Holding Costs	\$ 40,000	Citywide	TBD
2026	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16
2027	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2027	General Holding Costs	\$ 40,000	Citywide	TBD
2027	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16
2028	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2028	General Holding Costs	\$ 40,000	Citywide	TBD
2028	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16
2029	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2029	General Holding Costs	\$ 40,000	Citywide	TBD
2029	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16
2030	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2030	General Holding Costs	\$ 44,500	Citywide	TBD
2030	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16
2031	General Property Acquisition Due Diligence	\$ 20,000	Citywide	TBD
2031	General Holding Costs	\$ 49,000	Citywide	TBD
2031	Owl Creek Holding Costs	\$ 30,000	Snowy Owl Drive	16

## Additional Information

### Facility Expenses

Does the proposal include facility expenses?

No

### Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?

No

Software or software licenses?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

Additional FTE positions for ongoing operations of this project/program?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)

End of Proposal Form.

## 2026 Capital Improvement Plan

### Program Budget Proposal

#### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	Healthy Retail Access Program	Project Type	Program
Project Number	63009	2026 Project Number	15755

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 260,000	
2026 CIP Total	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 260,000	\$ 270,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - GF GO	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Other	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	No
Impact Fees are included in this request:	No

*Request does not include TIF or Impact Fees. Skip Supplemental Budget Info.*

## Project Information

**Agency: Economic Development Division**

**Project/Program:** Healthy Retail Access Program

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?

No
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## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

- Facilities or land maintenance?
- Software or software licenses?
- Vehicle setup or maintenance costs?
- External management or consulting contracts?
- Additional FTE positions for ongoing operations of this project/program?

No
No
No
No
No

Is this project/program required to meet the Percent for Arts ordinance?

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	Land Banking	Project Type	Program
Project Number	12640	2026 Project Number	15756

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,050,000	
2026 CIP Total	\$ 1,550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,050,000	\$ 1,100,000
Difference '26 vs. '25	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - GF GO	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land	\$ 1,550,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,050,000	\$ 1,100,000
<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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

Legistar #86853 approved \$550,000 to be used for demolition of 1814 S. Park Street in 2026, to be funded using TID #51 increment.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: Land Banking

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIF Increment

District	2026	2027	2028	2029	2030	2031
TID 51 South Madison	\$ 550,000					
<b>Total</b>	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

**Agency: Economic Development Division**

**Project/Program: Land Banking**

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?

No

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No
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Over the next six years, will the project/program require any of the following operating expenses:

- Facilities or land maintenance?
- Software or software licenses?
- Vehicle setup or maintenance costs?
- External management or consulting contracts?
- Additional FTE positions for ongoing operations of this project/program?

No
No
No
No
No

Is this project/program required to meet the Percent for Arts ordinance?

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	Small Business Equity and Recovery	Project Type	Program
Project Number	13072	2026 Project Number	15758

#### 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. Agency requests name change to "Small Business Development Program."

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 525,000	
2026 CIP Total	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 525,000	\$ 550,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - GF GO	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Other	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	No
Impact Fees are included in this request:	No

*Request does not include TIF or Impact Fees. Skip Supplemental Budget Info.*



## Project Information

**Agency:** Economic Development Division

Project/Program: Small Business Equity and Recovery

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

### Facility Expenses

Does the proposal include facility expenses?	No
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No
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## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?	Yes
---	-----

Yes

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?	No
---------------------------------	----

Software or software licenses?	Yes
--------------------------------	-----

Vehicle setup or maintenance costs?	No
-------------------------------------	----

External management or consulting contracts?	No
--	----

Additional FTE positions for ongoing operations of this project/program?	No
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No

Yes
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No
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No
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No
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Is this project/program required to meet the Percent for Arts ordinance?	No
--	----

Percent for Art requirements detailed in MGO Section 4.30

No

Please provide additional information in the following section.

## Project Information

Agency: Economic Development Division

Project/Program: Small Business Equity and Recovery

## Additional Information (Continued)

If you answered "Yes" to any of the "Additional Information" questions above, please provide additional details in the next section. If a specific section is not relevant, you can enter "N/A"

### Facility Expenses

If the proposal includes City site/building/facility expenses, has the proposal been reviewed by City Engineering Facilities?

Explain how you developed the facilities cost estimate for the budget request.

### Technology

Technology components may include:

- Electronic hardware that will be connected to a City device (e.g. wireless, bluetooth, cable, NFC)
- A new website or changes to an existing website
- Changes to existing software or processes, including upgrades or additional modules
- Technology-related operating costs (e.g. software licenses, Software as a Service subscriptions)

If the proposal includes a technology component, have you worked with your IT Project Portfolio Manager to discuss the project?

[If no, please reach out to your Project Portfolio Manager so that their business analysis can be included in the request.](#)

Do you believe any of the hardware or software to be considered surveillance technology?

[Surveillance technology is defined in MGO Sec. 23.63\(2\).](#)

If yes, please reach out to Sarah Edgerton prior to submitting your budget request.

The Government Accounting Standards Board (GASB) recently issued a statement (GASB 96) for subscription-based information technology arrangements (SBITAs). Per GASB 96, ongoing licensing and subscription costs, including software as a service (SaaS) expenses should be budgeted as an operating expense. Software costs should **not** be requested in your capital budget. Answer the questions below so the Finance Department is aware of your software needs for the operating budget request process.

Does your project or program require purchasing software licenses?

Does your project or program require purchasing implementation services or other one-time costs?

### Operating Expenses

Estimate the project/program annual operating costs. Include software costs if applicable.

Description - please detail operating costs by major where available	Annual Costs
We currently track funding provided through these programs in Excel. Given the volume of work, it is likely time to upgrade to a more robust project tracking system.	TBD

### Percent for Art

If your project is required to meet the Percent for Art ordinance, is this expense included in the expense table on the "Project Information" tab?

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 36 Capitol Gateway Corridor	Project Type	Program
Project Number	99002	2026 Project Number	99002

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
<b>2025 CIP Total</b>	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	
<b>2026 CIP Total</b>	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
<b>Difference '26 vs. '25</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

#### Requested 2026 Budget by Funding Source

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

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Other	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	
<b>Total</b>	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 36 Capitol Gateway Corridor

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIF Increment

District	2026	2027	2028	2029	2030	2031
TID 36 Capitol Gateway Corridor	\$ 100,000	\$ 100,000				
<b>Total</b>	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

**Agency: Economic Development Division**

**Project/Program: TID 36 Capitol Gateway Corridor**

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?

No
----

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No
----

Over the next six years, will the project/program require any of the following operating expenses:

No
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No
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No
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No
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No
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Is this project/program required to meet the Percent for Arts ordinance?

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 42 Wingra	Project Type	Program
Project Number	99005	2026 Project Number	99005

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 105,000	
2026 CIP Total	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 105,000	\$ 110,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,000

#### Requested 2026 Budget by Funding Source

Funding Source	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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land Improvements	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 42 Wingra

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TIF Increment

District	2026	2027	2028	2029	2030	2031
TID 42 Wingra (Wingra Clinic Project)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 105,000	\$ 110,000
<b>Total</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 105,000	\$ 110,000

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

**Agency: Economic Development Division**

**Project/Program: TID 42 Wingra**

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?

No
----

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

- Facilities or land maintenance?  
Software or software licenses?  
Vehicle setup or maintenance costs?  
External management or consulting contracts?  
Additional FTE positions for ongoing operations of this project/program?

No
No
No
No
No

Is this project/program required to meet the Percent for Arts ordinance?

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**



## 2026 Capital Improvement Plan

### Program Budget Proposal

#### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 50 State Street	Project Type	Program
Project Number	99012	2026 Project Number	99012

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
<b>2025 CIP Total</b>	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	
<b>2026 CIP Total</b>	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000
<b>Difference '26 vs. '25</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - TIF	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000
<b>Total</b>	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Machinery and Equipment	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 130,000	\$ 130,000
Loans	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 530,000
<b>Total</b>	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 50 State Street

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
TID 50 State Street	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000
Total	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 630,000	\$ 660,000

TIF Increment

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

**Agency: Economic Development Division**

**Project/Program: TID 50 State Street**

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?

No
----

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

- Facilities or land maintenance?
- Software or software licenses?
- Vehicle setup or maintenance costs?
- External management or consulting contracts?
- Additional FTE positions for ongoing operations of this project/program?

No
No
No
No
No

Is this project/program required to meet the Percent for Arts ordinance?

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

## 2026 Capital Improvement Plan

### Program Budget Proposal

#### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 51 South Madison	Project Type	Program
Project Number	99011	2026 Project Number	99011

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,150,000	
2026 CIP Total	\$ 2,450,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,150,000	\$ 3,300,000
Difference '26 vs. '25	\$ (550,000)	\$ -	\$ -	\$ -	\$ -	\$ 3,300,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
TIF Increment	\$ 2,450,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Borrowing - TIF	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,150,000	\$ 3,300,000
<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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land Improvements	\$ 700,000	\$ 1,050,000	\$ 1,250,000	\$ 1,250,000	\$ 1,050,000	\$ 1,250,000
Loans	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,900,000	\$ 2,050,000
Other	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -
<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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

\$550,000 transferred to Land Banking to fund the demolition of 1814 S. Park Street in 2026.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 51 South Madison

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
TID 51 South Madison			\$ 3,000,000	\$ 3,000,000	\$ 3,150,000	\$ 3,300,000
<b>Total</b>	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ 3,150,000	\$ 3,300,000

TIF Increment

District	2026	2027	2028	2029	2030	2031
TID 51 South Madison	\$ 2,450,000	\$ 3,000,000				
<b>Total</b>	\$ 2,450,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
<b>Total</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

Agency: Economic Development Division

Project/Program: TID 51 South Madison

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

Year	Phase/Project Name	Cost	Location	Alder District
2026	Land Banking (including holding and pre-development costs)	\$ 700,000	TID #51 (South Madison)	14
2026	Loans and Small Business Programs	\$ 1,750,000	TID #51 (South Madison)	14
2027	TID Investment Study	\$ 200,000	TID #51 (South Madison)	14
2027	Land Banking (including holding and pre-development costs)	\$ 1,050,000	TID #51 (South Madison)	14
2027	Loans and Small Business Programs	\$ 1,750,000	TID #51 (South Madison)	14
2028	Land Banking (including holding and pre-development costs)	\$ 1,250,000	TID #51 (South Madison)	14
2028	Loans and Small Business Programs	\$ 1,750,000	TID #51 (South Madison)	14
2029	Land Banking (including holding and pre-development costs)	\$ 1,250,000	TID #51 (South Madison)	14
2029	Loans and Small Business Programs	\$ 1,750,000	TID #51 (South Madison)	14
2030	TID Investment Study	\$ 200,000	TID #51 (South Madison)	14
2030	Land Banking (including holding and pre-development costs)	\$ 1,050,000	TID #51 (South Madison)	14
2030	Loans and Small Business Programs	\$ 1,900,000	TID #51 (South Madison)	14
2031	Land Banking (including holding and pre-development costs)	\$ 1,250,000	TID #51 (South Madison)	14
2031	Loans and Small Business Programs	\$ 2,050,000	TID #51 (South Madison)	14

## Additional Information

### Facility Expenses

Does the proposal include facility expenses?

No

### Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?

No

Software or software licenses?

No

Vehicle setup or maintenance costs?

No

External management or consulting contracts?

No

Additional FTE positions for ongoing operations of this project/program?

No

Is this project/program required to meet the Percent for Arts ordinance?

No

[Percent for Art requirements detailed in MGO Section 4.30](#)

End of Proposal Form.

## 2026 Capital Improvement Plan

### Program Budget Proposal

#### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 53 Wilson Street	Project Type	Program
Project Number	99016	2026 Project Number	99016

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 500,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 420,000	
2026 CIP Total	\$ 2,166,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 420,000	\$ 440,000
Difference '26 vs. '25	\$ 1,666,000	\$ -	\$ -	\$ -	\$ -	\$ 440,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - TIF	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Land Improvements	\$ 100,000	\$ -	\$ -	\$ -		
Loans	\$ 2,066,000	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

\$1,666,000 was added to the 2026 request to fund a private developer loan for the redevelopment of 501 E. Washington Avenue.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 53 Wilson Street

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
TID 53 Wilson Street	\$ 2,166,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 420,000	\$ 440,000
Total	\$ 2,166,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 420,000	\$ 440,000

TIF Increment

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



## Project Information

Agency: Economic Development Division

**Project/Program: TID 53 Wilson Street**

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?	No
--	----

No

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?

No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?	No
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No

Software or software licenses?	No
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No

Vehicle setup or maintenance costs?	No
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No

External management or consulting contracts?	No
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No

Additional FTE positions for ongoing operations of this project/program?	No
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No

Is this project/program required to meet the Percent for Arts ordinance? No

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

# 2026 Capital Improvement Plan

## Program Budget Proposal

### Identifying Information

Agency	Economic Development Division	New or Existing Project	Existing
Proposal Name	TID 54 Pennsylvania Avenue	Project Type	Program
Project Number	99015	2026 Project Number	99015

#### 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.

#### Budget Comparison

	2026	2027	2028	2029	2030	2031
2025 CIP Total	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000	
2026 CIP Total	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000	\$ 820,000
Difference '26 vs. '25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 820,000

#### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - TIF	\$ 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>

#### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Loans	\$ 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>

Explain any changes from the 2025 CIP in the proposed funding for this project/program

No changes.

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 54 Pennsylvania Avenue

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
TID 54 Pennsylvania Avenue	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000	\$ 820,000
Total	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 785,000	\$ 820,000

TIF Increment

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

**Agency:** Economic Development Division  
**Project/Program:** TID 54 Pennsylvania Avenue

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

## Facility Expenses

Does the proposal include facility expenses?	No
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No

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?	No
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No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?	No
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No

Software or software licenses?	No
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No

Vehicle setup or maintenance costs?	No
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No

External management or consulting contracts?	No
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No

Additional FTE positions for ongoing operations of this project/program?	No
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No

Is this project/program required to meet the Percent for Arts ordinance?	No
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No
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Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**

## 2026 Capital Improvement Plan

### Program Budget Proposal

#### Identifying Information

Agency	Economic Development Division	New or Existing Project	New
Proposal Name	TID 55 Voit Farm	Project Type	Program
Project Number	99017	2026 Project Number	99017

#### 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.

#### Alignment with Strategic Plans and Citywide Priorities

Identify the Citywide Element and Strategy from the Imagine Madison Comprehensive Plan that is most relevant to your proposal.

Citywide Element	Neighborhoods and Housing
Strategy	Increase the amount of available housing.

Is this project related to a city agenda or strategic plan other than Imagine Madison (e.g. Climate Forward, Housing Forward, Metro Forward, Vision Zero)?

Does this project/program improve the city's climate resilience or sustainability by addressing climate change impacts, reducing greenhouse gas (GHG) emissions, improving energy efficiency, or other benefit?

Does this project/program create operational efficiencies or cost savings? For example, by reducing staff travel time, reducing utility expenses, or other operational change?

Describe how this proposal advances the selected Imagine Madison Element. In addition, if you answered "Yes" to any of the three questions above, describe how the proposal advances these other citywide priorities.

The Voit Farm is proposed to be developed into over 1000 units of new housing. It therefore meets the goals of the City's Housing Forward Plan. Voit Farm is located on an existing bus line, has great bike access to the Capital City Trail, and is generally located near employment opportunities, retail, restaurants, and other amenities. This is a more sustainable location for 1000 units of new housing when compared with more suburban sites.

Describe how this proposal considers equity and quality of life for residents. (For example, does this project address specific inequities, is it based on equity-related data/ prioritization, or is it from a Neighborhood Resource Team (NRT) recommendation?)

The Voit Farm development will include a range of market rate and affordable housing units, along with possibly some owner-occupied units. Improved access will be granted to a large park located on the northern portion of the site. As noted above, the site has good transit and bike access, and is located in proximity to employment opportunities, retail, restaurants, and other amenities.

## Project Information

Agency: Economic Development Division

Project/Program: TID 55 Voit Farm

## Budget Information

Agencies may submit requests for new projects under the following circumstances: 1) Project is primarily funded by non-general obligation borrowing funding sources, 2) the project meets an emergency need not anticipated in 2025, 3) the project is currently on the Horizon List and is ready to be advanced, or 4) the project is planned for the last year of the CIP (2031).

What "New Project" criteria does your proposal meet? Select "Yes" for all that apply.

1) Primarily funded by non- GO sources	Yes
2) Meets emergency need	No
3) Currently on horizon list	No
4) Proposed for last year of CIP	No

Describe how the proposal meets the criteria above. Why is this project needed in the 2026 CIP?

This is TID-supported GO Borrowing. The development team is starting construction in 2025, with the likelihood of TIF funding being needed to support private development projects in 2026.

### Requested 2026 Budget by Funding Source

Funding Source	2026	2027	2028	2029	2030	2031
Borrowing - TIF	\$ 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>

### Requested 2026 Budget by Expense Type

Expense Type	2026	2027	2028	2029	2030	2031
Loans	\$ 2,000,000	\$ 1,887,000	\$ -	\$ -	\$ -	\$ -
Land Improvements	\$ 50,000	\$ 50,000	\$ 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>

TIF funding is included in this request:	Yes
Impact Fees are included in this request:	No

*Request includes TIF or Impact Fees. Proceed to Supplemental Budget Info.*

## Project Information

Agency: Economic Development Division

Project/Program: TID 55 Voit Farm

## TIF Supported Projects/Programs

If TIF is a funding source, please identify the amounts by district for TIF-supported borrowing and TIF increments:

TIF Borrowing

District	2026	2027	2028	2029	2030	2031
TID 55 Voit Farm	\$ 2,050,000	\$ 1,937,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Total	\$ 2,050,000	\$ 1,937,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000

TIF Increment

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

If TIF is a requested funding source, is this request included in an approved TIF project plan?

Yes

## Impact Fees

District	2026	2027	2028	2029	2030	2031
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

## Project Information

Agency: Economic Development Division

**Project/Program:** TID 55 Voit Farm

## Project Schedule and Location

Complete the table below for each year of requested funding. If detailed project plans are not available, explain why and when this information will be available.

- For **programs**, detail the minor projects that will occur and provide location detail when necessary.
- For **projects**, detail costs across the major project phases (planning, design, or construction/implementation).

[illegible]

## Additional Information

### Facility Expenses

Does the proposal include facility expenses?	No
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No

## Technology

Does the proposal include a technology component (e.g. electronic hardware, upgrades or migrations of existing systems, website changes, technology-related operating costs such as software licenses)?	No
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No

Over the next six years, will the project/program require any of the following operating expenses:

Facilities or land maintenance?	No
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Software or software licenses?	No
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Vehicle setup or maintenance costs?	No
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External management or consulting contracts?	No
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Additional FTE positions for ongoing operations of this project/program?	No
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No

No

No

No

No

Is this project/program required to meet the Percent for Arts ordinance? No

No

Percent for Art requirements detailed in MGO Section 4.30

**End of Proposal Form.**