



City of Madison Capitol East District

Brynn Bemis

May 12, 2016

City of Madison Engineering



B.R.E.W.D.

\$1 million Grant
Commerce

Brownfield
Remediation/
Elimination &
Workforce
Development

2007

City of Madison BREWD Corridor

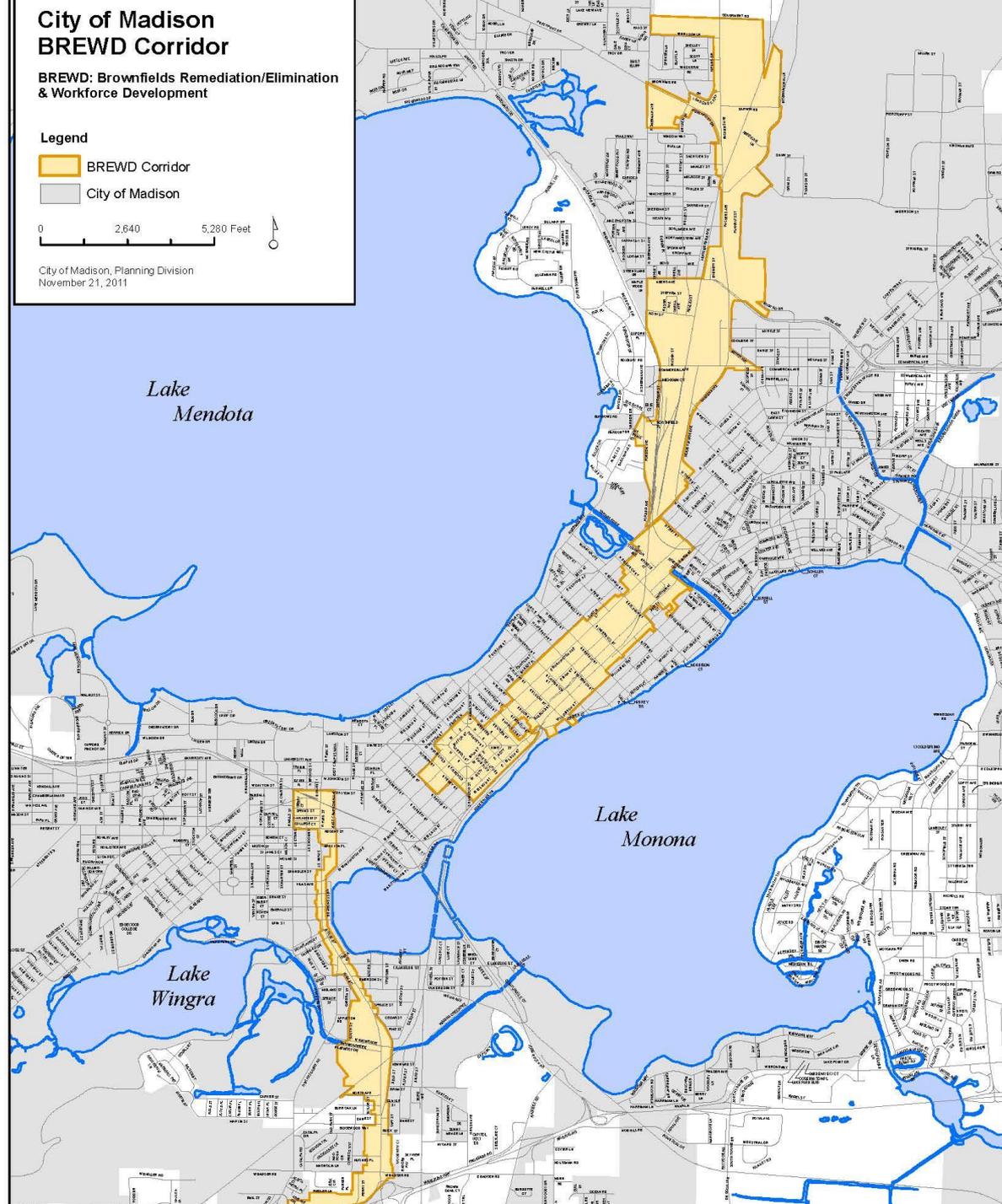
BREWD: Brownfields Remediation/
Elimination & Workforce Development

Legend

-  BREWD Corridor
-  City of Madison

0 2,640 5,280 Feet

City of Madison, Planning Division
November 21, 2011





Isthmus History

- Madison's first factory district
- Built on marshland filled with contaminated coal ash and other industrial by-products
- Large industrial facilities
- Dozens of bulk oil and coal storage yards
- 25-track railroad yard
- Coal gasification power plant
- High concentration of vacant or underutilized sites
- 43.5% of population is below the poverty level

Tenney-Lapham
Neighborhood Plan

Yahara River
Parkway

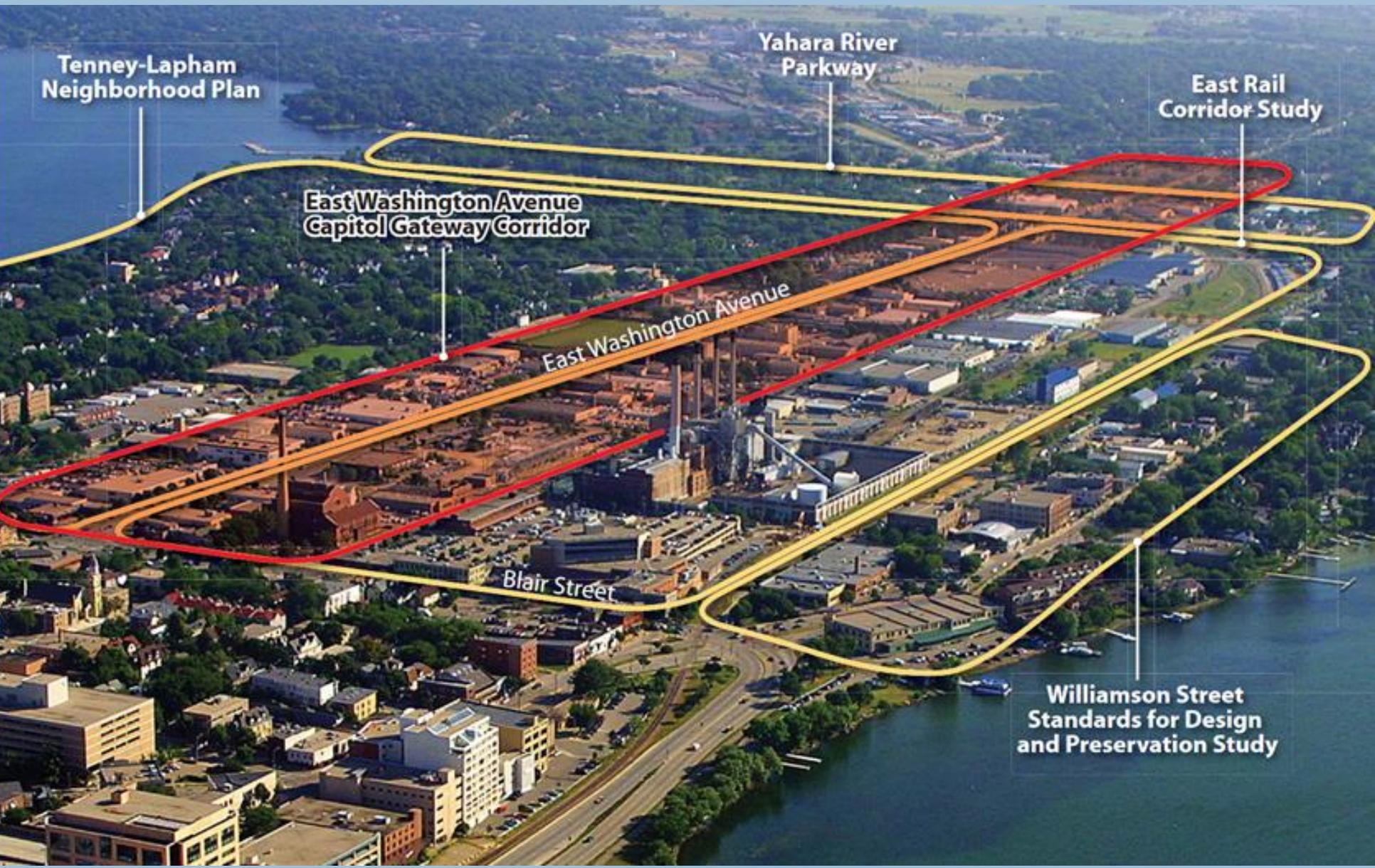
East Rail
Corridor Study

East Washington Avenue
Capitol Gateway Corridor

East Washington Avenue

Blair Street

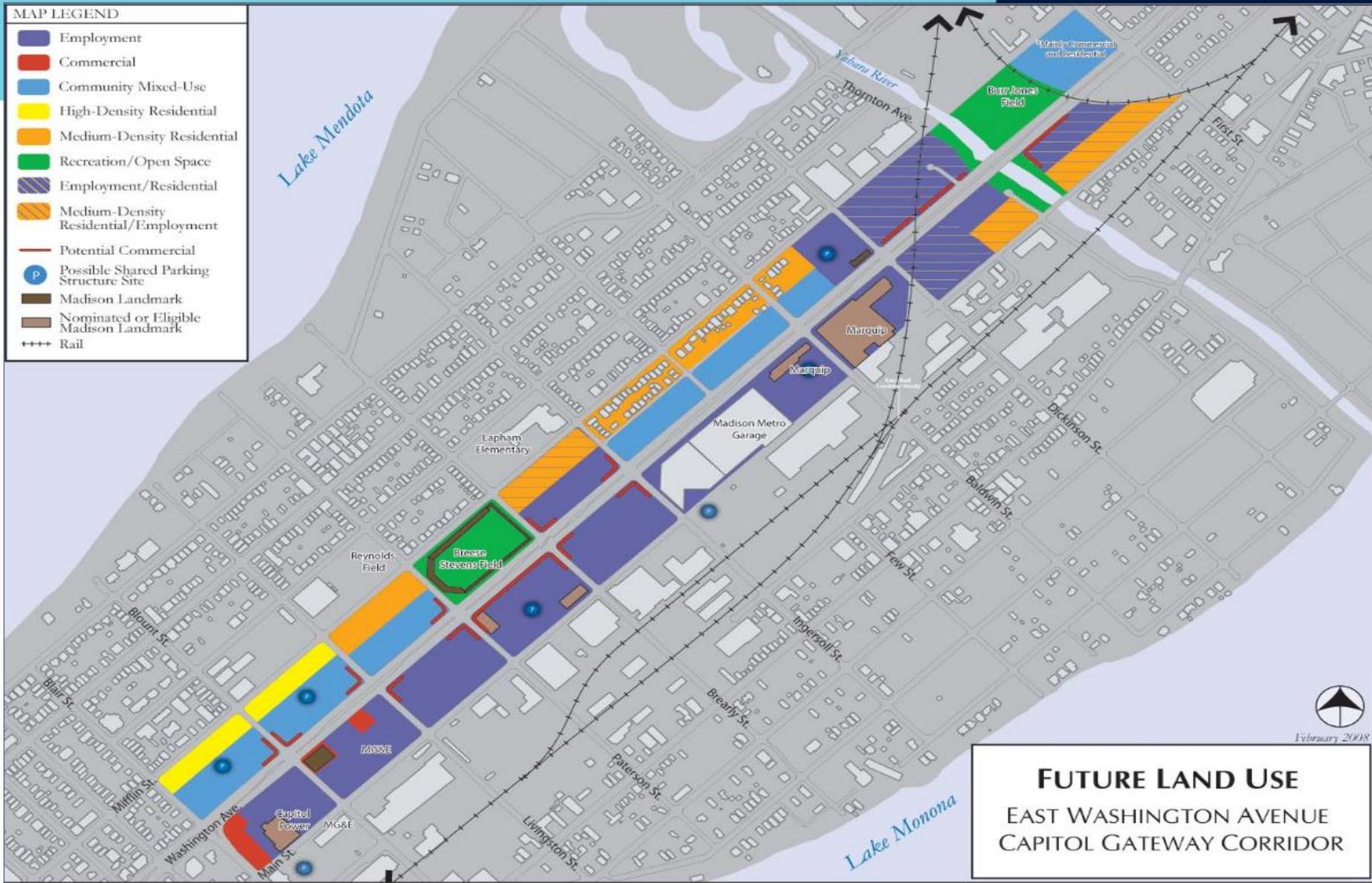
Williamson Street
Standards for Design
and Preservation Study





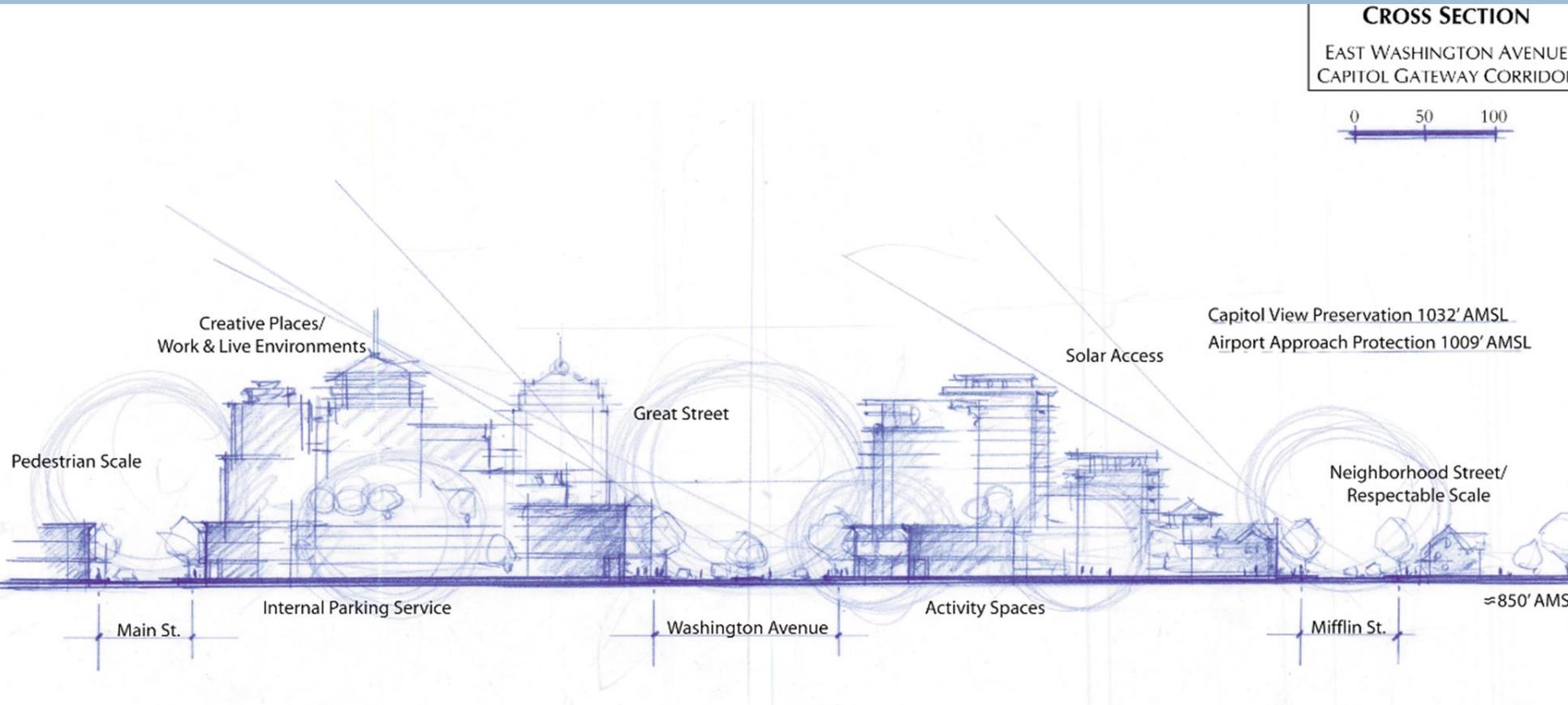
MAP LEGEND

- Employment
- Commercial
- Community Mixed-Use
- High-Density Residential
- Medium-Density Residential
- Recreation/Open Space
- Employment/Residential
- Medium-Density Residential/Employment
- Potential Commercial
- p Possible Shared Parking Structure Site
- Madison Landmark
- Nominated or Eligible Madison Landmark
- Rail



FUTURE LAND USE
 EAST WASHINGTON AVENUE
 CAPITOL GATEWAY CORRIDOR

E. Washington Ave. Cross-Section



City Investment in Capitol East

- 2008 Capitol Gateway Corridor Plan
- Tax Increment Financing
- Land-Banking – Don Miller Lots & Rayovac Factory
- \$20 million City Affordable Housing
- State and Federal Brownfield Funds
- Hired Marketing Consultant
- Biweekly Staff Meeting

**\$5.5 million
purchase by City**

800 North
4.5 acres

700 South
2.0 acres

800 South
2.0 acres



**Don Miller
Pontiac**
AUTO LEASING
BODY SHOP
SERVICE BLDG.
USED CAR LOT

NO
PARKING
ON THIS
PROPERTY





USED CAR SALES

10.05.2004 11:55



10.05.2004 11:55





FOR SALE OR LEASE
PITZ REALTY
608.257.0111

FOR LEASE
PITZ

FOR SALE
PITZ

SPEED
LIMIT
25



NO
PARKING
ANY
TIME



800 North
4.5 acres

700 South
2.0 acres

800 South
2.0 acres

CONSTELLATION

- \$3.4 million TIF
- BREWD \$200k
- \$39 million
- 12 stories
- Google
- Dental office
- Coffee shop
- Restaurant/Bar
- 205 units





800 North
4.5 acres

700 South
2.0 acres

800 South
2.0 acres

GALAXIE

- \$5.9 mil TIF
- \$400k EPA and \$400k WDNR brownfield cleanup grants
- \$90 million
- 15 stories
- Festival Foods
- 250 units



800 North Cleanup

- 1983-1990 16 USTs removed from site
- Significant petroleum and industrial fill
- 2013 Public Works Remediation:
 - ▣ Demolished all buildings and pavement
 - ▣ Removal of 13 hydraulic lifts
 - ▣ Removal of 2 unknown USTs
 - ▣ Excavation of 10,600 tons of “industrial fill”
 - ▣ Excavation of 6,000 tons of petroleum soil

Environmental Remediation of this Site is Financed by:



Site cleanup will consist of the removal of shallow contaminated soils. Excavations will be backfilled with clean soil to reduce direct contact with contaminants. Work is financed in part by a \$400,000 WDNR Ready for Reuse Grant and two \$200,000 US EPA Brownfield Cleanup Grants.

For questions regarding site work, contact the City of Madison Project Manager at (608) 267-1986.

To report criminal activity, contact the City of Madison Police Department at 911 or (608) 266-4275.







festival
foods





800 North
4.5 acres

700 South
2.0 acres

800 South
2.0 acres

COSMOS

- TIF: TBD...
- \$50k EPA Assessment Funds
- \$69 million
- AmFam Insurance
- StartingBlock Madison
- 2,300-seat performing arts venue



Capitol East Financial Tools

	Constellation	Galaxie	Cosmos
TIF	\$3.4 million	\$5.0 million	~\$3 million
EPA Cleanup Grant		\$400,000	
EPA Assessment			~\$50,000
WDNR RfR Cleanup		\$400,000	
City BREWD grant (Commerce)	\$200,000		
PECFA	\$23,000	\$272,000	\$102,000

Capitol East Financial Tools

City:

TIF

Affordable Housing Funds (from General Fund)

State:

WDNR – Ready for Reuse Grant, PECFA, DERF

WEDC – Assessment and Cleanup Grants

Federal:

USEPA - Assessment & Cleanup Grants

\$3.2 million Bike/Ped Earmark for Central Park

MAP LEGEND

- Employment
- Commercial
- Community Mixed-Use
- High-Density Residential
- Medium-Density Residential
- Recreation/Open Space
- Employment/Residential
- Medium-Density Residential/Employment
- Potential Commercial
- Possible Shared Parking Structure Site
- Madison Landmark
- Nominated or Eligible Madison Landmark
- Rail

EPA Assessment Grant - \$137,000

Land O' Lakes

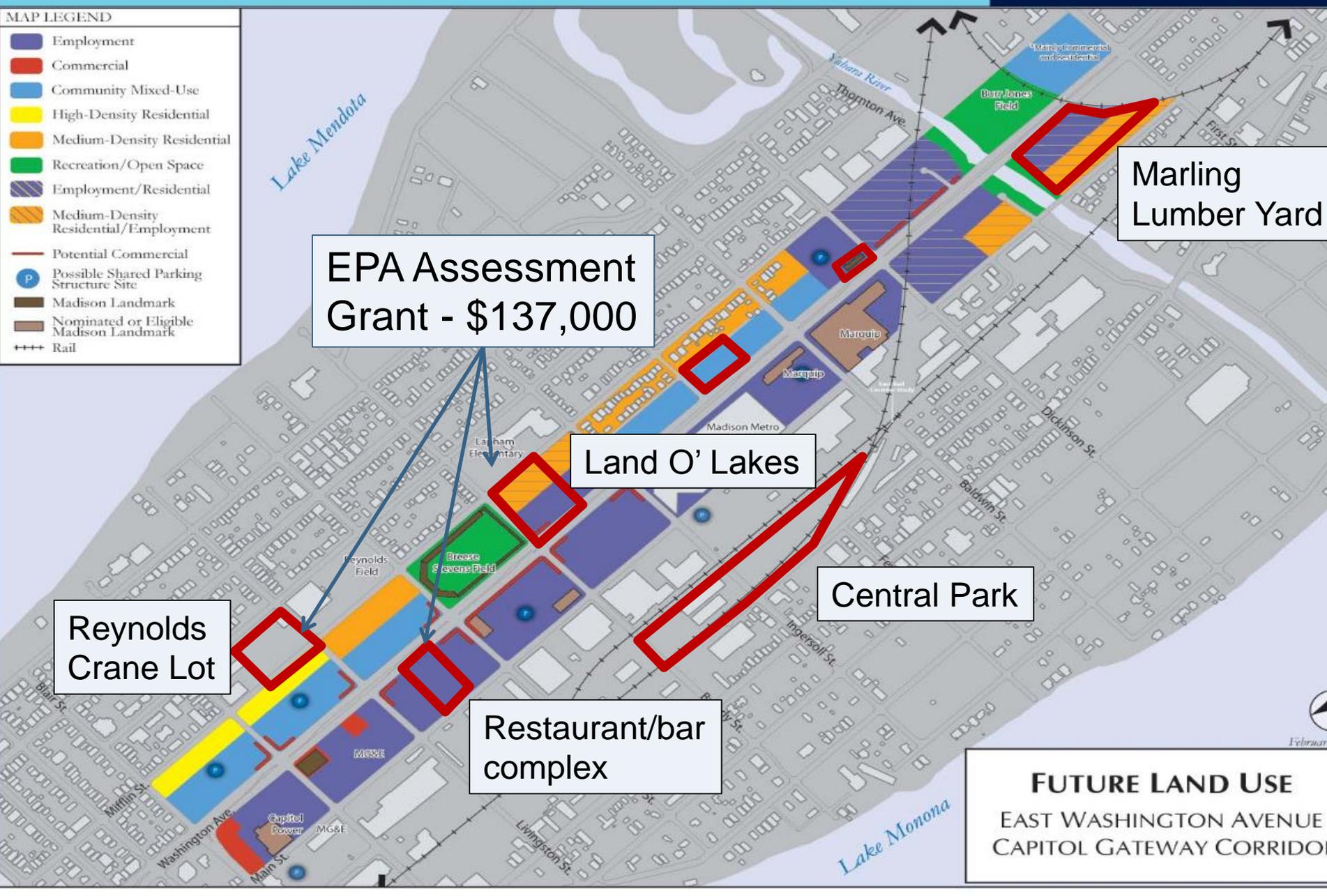
Marling Lumber Yard

Central Park

Reynolds Crane Lot

Restaurant/bar complex

FUTURE LAND USE
 EAST WASHINGTON AVENUE
 CAPITOL GATEWAY CORRIDOR



WHEDA Affordable Housing



table linen
uniform & image wear
floorcare programs
complete restroom services

NOW LEASING

Land O'Lakes Madison Dairy



Central Park



Thank you! Questions?



Brynn Bemis

City of Madison

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