

Judge Doyle Square: A Significant Redevelopment Opportunity in the City of Madison

Reinhart attorneys are actively engaged in all of our communities to keep our clients aware of the opportunities, and any possible concerns, that may positively or negatively affect their business. To that end, we note the City of Madison, Wisconsin, is currently in the early stages of selecting development teams capable of redeveloping a two-block area in the heart of its downtown. This area is known locally as Judge Doyle Square.

Judge Doyle Square currently houses the Madison Municipal Building and a 520-space City-owned parking garage nearing the end of its useful life. The City is hoping that any redevelopment of Judge Doyle Square will create a lively, welcoming streetscape and urban environment that better connects Judge Doyle Square to the State Capitol Square and the City's convention center.

A City staff report dated May 9, 2012 anticipates a public financing component for the project of between \$25 million and \$50 million. Because of the size and complexity of this redevelopment, the City's Economic Development Director traveled in February to the Public Private Partnership Conference in Dallas, Texas to introduce the project to a national audience.

On February 25, 2013, the City issued a [Request for Qualifications](#) (RFQ) and, on March 13, 2013, held a pre-submittal meeting to introduce the City's vision for Judge Doyle Square to all interested parties. The video of the pre-submittal meeting is expected to be available shortly on the City's [website](#). Interested development teams need to return their RFQ submittal to the City by 2 p.m. CDT, Tuesday, April 30, 2013. Following the RFQ process, the City intends to issue a Request for Proposals to selected development teams.

The RFQ for Judge Doyle Square challenges development teams to submit mixed-use redevelopments encompassing the entire two-block area of Judge Doyle Square. The RFQ requires projects to include:

- A hotel component with a minimum of 250 rooms committed to support Madison's Monona Terrace Community and Convention Center;
- Retail- and restaurant-type uses at street grade along three street frontages;
- A 3,000-square-foot bicycle center; and

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- A parking plan for both blocks large enough to support the entire development.

Other land uses that are encouraged but not required include:

- Office and commercial spaces;
- Residential housing;
- Community spaces; and
- Public open spaces.

For a full [history and schedule of meetings](#) on the Judge Doyle Square redevelopment.

Judge Doyle Square is a significant and complex multi-use public/private urban redevelopment opportunity demanding a highly skilled and experienced development team. Reinhart, with the largest real estate practice of any law firm in Wisconsin and a significant presence representing developers on all aspects of large-scale redevelopment projects in the City of Madison, is uniquely positioned to fulfill the legal needs of teams interested in Judge Doyle Square. Please contact your Reinhart attorney or Nathan Wautier, to discuss questions you may have regarding Judge Doyle Square and the City's RFQ process.

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